



Saskatoon Downtown Event and Entertainment District

Conceptual Design Report

December 15, 2023



Land Acknowledgement

As we work together on this city-building project, we acknowledge our ancestors and future generations. We honour Treaty 6 Territory and the Homeland of the Métis, by sharing this land under Treaty with the Cree, Saulteaux, Dakota, Métis, Dene and Non-Indigenous peoples. We commit to Truth and Reconciliation and the Calls to Action.

Indigenous people of primarily Cree, Dakota and Saulteaux descent have called Saskatoon home for thousands of years. Today, Saskatoon is home to Indigenous people from a diversity of cultures and language groups.

The City of Saskatoon (City) recognizes the distinct order of government of First Nations and Métis and is committed to maintaining strong relationships through meaningful dialogue with Indigenous communities and organizations.

Strengthening cooperation and mutual support by working in partnership with Indigenous communities toward respective community goals and objectives is vital to fostering more inclusive communities.



Treaty No.6 Medal



Homeland of the Métis Medal

Indigenous Design

The design concepts contained within this report make space for, but do not specifically define, opportunities for Indigenous storytelling and cultural expression. Located on Treaty 6 Territory and the traditional Homeland of the Métis, the concepts respect and honor the significance of this land and aim to recognize the rich cultural and historical influences of the Indigenous people of Saskatoon, who have been stewards of this territory for millennia.

This report represents a starting point for design, exploring the feasibility and form of new facilities and new public spaces that could be created in Downtown Saskatoon. Much work is still to come before anything can be built, and the future phases of design are intended to include more engagement and collaboration with the Indigenous people of Saskatoon to centre the culture and their presence in this land through the project.

As part of this phase of work, an initial meeting with First Nations and Métis Elders and Knowledge Keepers was held to discuss the process for Indigenous engagement on placemaking and placekeeping in the Downtown Event and Entertainment District. A pipe ceremony was also held on June 9, 2023 at the northwest corner of the future Event Centre site to honour the land and what will be done on it, and to acknowledge the importance of working together in a good way.

Engagement will continue throughout the project. Engagement with Indigenous peoples must be authentic, and knowledge and stories shared with the City of Saskatoon must be respected.

Education will also be a crucial component of placemaking and placekeeping, to support not only the representation of Indigenous culture, but also greater understanding and appreciation of it. There is great diversity within Indigenous communities in Saskatoon and area, and this diversity is intended to be reflected in placemaking and placekeeping.

Examples of how Indigenous culture, perspectives and storytelling could be incorporated into the design of the District Core and its future functions include:

Values: The project emphasizes shared values, including respect, harmony, and a strong connection to the land. These project values can be deepened and refined in dialogue with Indigenous communities as work progresses.

Stories: There are opportunities for the narratives and stories of the local Indigenous peoples to be integrated into the project’s design as deemed appropriate by the Indigenous peoples of Saskatoon.

Place Names and Languages: The use of traditional place names and Indigenous languages is another opportunity to help provide a sense of belonging and respect for the land’s original caretakers.

Art and Culture: Through collaboration with the Indigenous peoples of Saskatoon, Indigenous art and cultural elements can be woven into the fabric of the project. These elements can celebrate the diverse artistic expressions of the local Indigenous communities and serve as a reminder of their living cultures. These opportunities are diverse, from the physical manifestation of Indigenous themes, ideas or iconography in the patterning and structure of buildings and public spaces, to incorporating the practical demands of specific activities into the designs such as Indigenous dance and music, smudging ceremonies and pow wows.



City of Saskatoon Reconciliation
Visual Identity

Contents

Land Acknowledgement	2
Indigenous Design	3
<hr/>	
01	
Project Overview	5
Scope	6
Process	7
<hr/>	
02	
Context	8
City Context	9
Main Influences (City Level)	9
Downtown Context	10
Main Influences (District Level)	10
<hr/>	
03	
Vision for the District Core	11
Vision and Goals for the District Core	12
District Core Inspiration	13
Design Pillars	14

04	
Conceptual Design Overview: Public Realm	18
Public Realm Objectives	20
Design Approach	21
Public Realm Programming	22
Programming	23
Materials Palette	27
Landscape Palette	29
Conceptual Design	31
Infrastructure Support	38

05	
Conceptual Design Overview: Event Centre Design	39
Event Centre Objectives	40
Comparator Facilities	41
Program Summary	42
Concept	43

06	
Conceptual Design Overview: Convention Centre	59
Convention Centre Objectives	60
Comparator Facilities	61
Program Summary	63
Concept	64

07	
Conceptual Design Overview: Theatre	75
Theatre Objectives	76
Priority Areas	77
Technical Overview	78
Design Recommendations	80
Seating Configuration Analysis	81

08	
District Transportation Strategy	86
Transportation Objectives	87
Mode Share and Transportation Impact Evaluation	88
Multi-modal Strategy and Accommodation of Modes	89
New On-Site Parking Program	90
Parking Demand and Supply Evaluation	91
Shared Parking District	92
Managed Park & Walk Solution	93
Pedestrian Strategy	94
Transit Integration Strategy	95
Rideshare, Tourbus and Taxi Strategy	96
Multimodal Streets and Conceptual Cross-sections	97

09	
Sustainability Strategies	102
Strategies	103

10	
Views of the District	104

Contributors	109
---------------------	------------

Project Overview

WAREHOUSE DISTRICT

20th Street

BROADWAY

Festival site

LEGEND:

- DISTRICT CORE AREA
- DOWNTOWN EVENT & DISTRICT PLAN STUDY
- TRANSIT STATION

URBAN REALM

- ARENA
- CONVENTION CENTRE
- THEATRE
- [COMMUNITY FUNDRAISING]

INVESTMENT IN PUBLIC REALM

POSSIBLE GREEN CORRIDOR ADD ON - PUBLIC REALM

TEMPORARY STANDARDS

TE OF THE INDUSTRY"

Scope

The ambition for the District Core is to create a destination for activity and celebration for Saskatonians and visitors, that complements but does not duplicate the exceptional facilities and public spaces that already exist elsewhere in the city. To achieve this, the City of Saskatoon needs a thorough understanding of all of the components of a successful District.

The Event Centre scope has developed a recommended conceptual design for a new facility that will attract medium to large concerts and events, with an emphasis on creating an exceptional spectator experience, and strong indoor-outdoor relationships to public space.

The Convention Centre and Theatre scope has developed a recommended conceptual design for the redevelopment of existing TCU Place to compete with larger prairie cities for national conventions, provide the ability to host theatrical and stage performances, and to function better for the range of users the facilities serve.

The Public Realm scope has developed concepts for public space that will function as outdoor extensions of the anchor facilities, while also serving as programmable gathering places even on “dark nights” at those facilities. Designing for a range of weather and seasons, taking advantage of prairie sky and sun, and appealing to a variety of user types are all core to this scope, as well as connections to and reinforcement of existing destinations in the area such as 2nd Avenue, 21st Street and the river valley.

The Transportation scope has developed strategies to get people to and from the District Core comfortably, safely, and sustainably. This involves taking advantage of existing Downtown parking while also planning for new underground parking in the core of the District, planning for growth in access by transit, walking and cycling in the longer term, developing plans for pick-up and drop-off areas, and exceptional integration of the bus rapid transit (BRT).



Supporting all of these scope components are utilities and infrastructure analysis, climate risk assessment, sustainability strategies and constructability assessment for the new facilities to ensure they can be built and be resilient to future changes. Also, a Class D cost estimate has been developed in two phases, an initial estimate as part of the design phase to inform refinements to concepts, and a finalized estimate for the completed package of concepts to provide a full picture of the project’s financial implications.



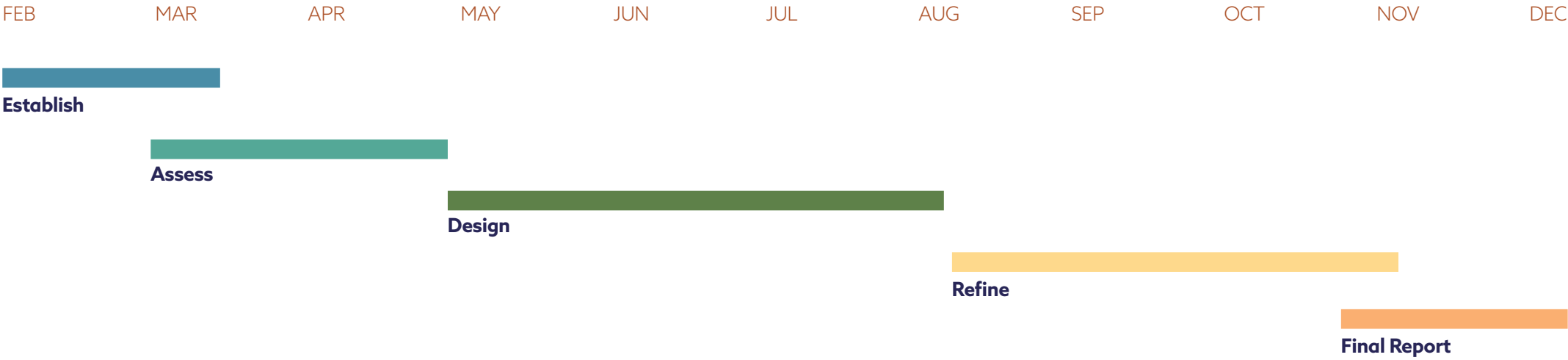
Process

The work to prepare this report has involved four phases of effort by the consultant Design team, directed and informed by City staff: an establishment phase to set the overall vision and desired outcomes for the District Core, an assessment phase to develop base analysis to inform designs, an intensive design phase to develop initial design concepts cost estimates, and a refinement phase to fully flesh out preferred design ideas and finalize cost estimates.

Establishment involved an intensive multi-day workshop exercise, including site visits and tours of existing facilities like TCU Place and SaskTel Centre. This short but productive period thoroughly informed overall project visioning and outcomes-setting.

Assessment was a deep dive into all of the key components of the future District Core: existing conditions and programming needs for the future event centre, Convention Centre and Theatre, public space analysis and programming exploration, and transportation analysis.

The Design phase took programming thinking and developed it into concepts. For the Event Centre, this included exploring options for adaptive reuse or demolition of SaskTel Centre, and numerous iterations for placement, footprint and access, and the creation of strong public space relationships.



For the Convention Centre and Theatre, design explored redevelopment options, exploring the balance of reuse and new construction to achieve programming needs. Public realm developed concepts that achieve different purposes in different locations, emphasizing movement and arrival, outdoor gathering and celebration, or community-focused activities, depending on location and relationships to adjacent development. Transportation developed strategies to move people seamlessly to and through the District Core, functional designs for loading and parking, and reconfigured streets to achieve the people-centred goals of the District Core.

Finally, the Refine phase has taken on thorough feedback and direction provided during the Design phase to define final recommended concepts and develop them further, including finalizing interior design concepts for the anchor facilities and developing detailed concepts for the design of public spaces. A final cost estimate has also been developed.



Context

The District sits within a context of both Downtown and the broader city. These contexts influence and inspire the thinking for the District Core, helping to inform how the buildings and public spaces should look and feel, and how they will be used.

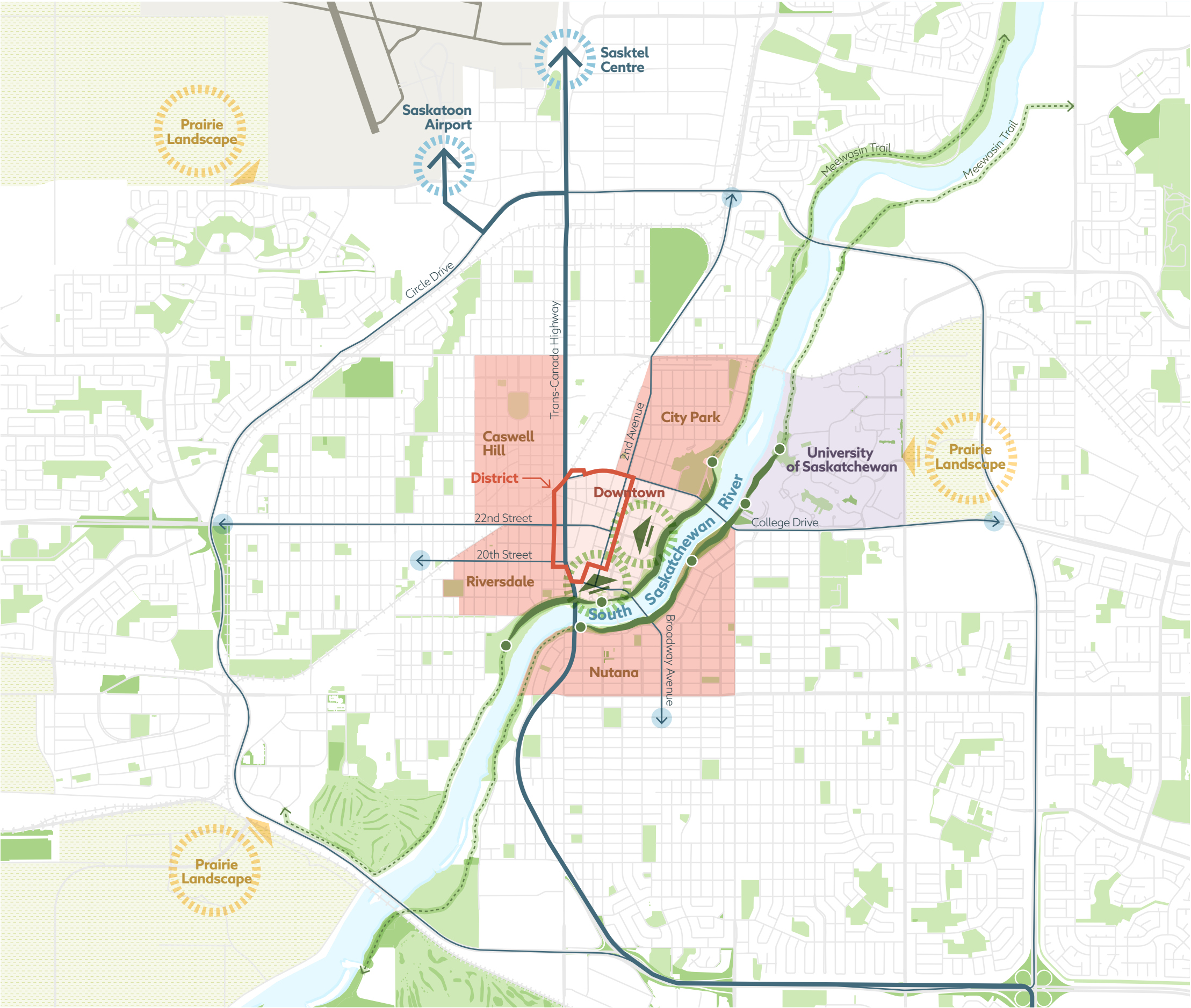


City Context

The Downtown Event and Entertainment District is located in the geographic and metaphorical heart of the city, in the northwest of Saskatoon's Downtown. The District Core considers this entire context in its conceptual design and programming, drawing on the distinct prairie landscape that surrounds Saskatoon and the Meewasin Valley that winds through the city from southwest to northeast. It considers the highways and the airport that bring visitors from elsewhere in the province and further afield, who help to bring additional dynamism and activity. It also considers immediate neighbours in neighbourhoods such as Nutana, Riversdale, Caswell Hill, and City Park, as well as the walkable retail areas on Broadway and along 20th Street.

Main Influences (City Level)

-  Saskatchewan's Prairie Landscape
-  South Saskatchewan River and Meewasin Valley
-  Adjacent Neighbourhoods



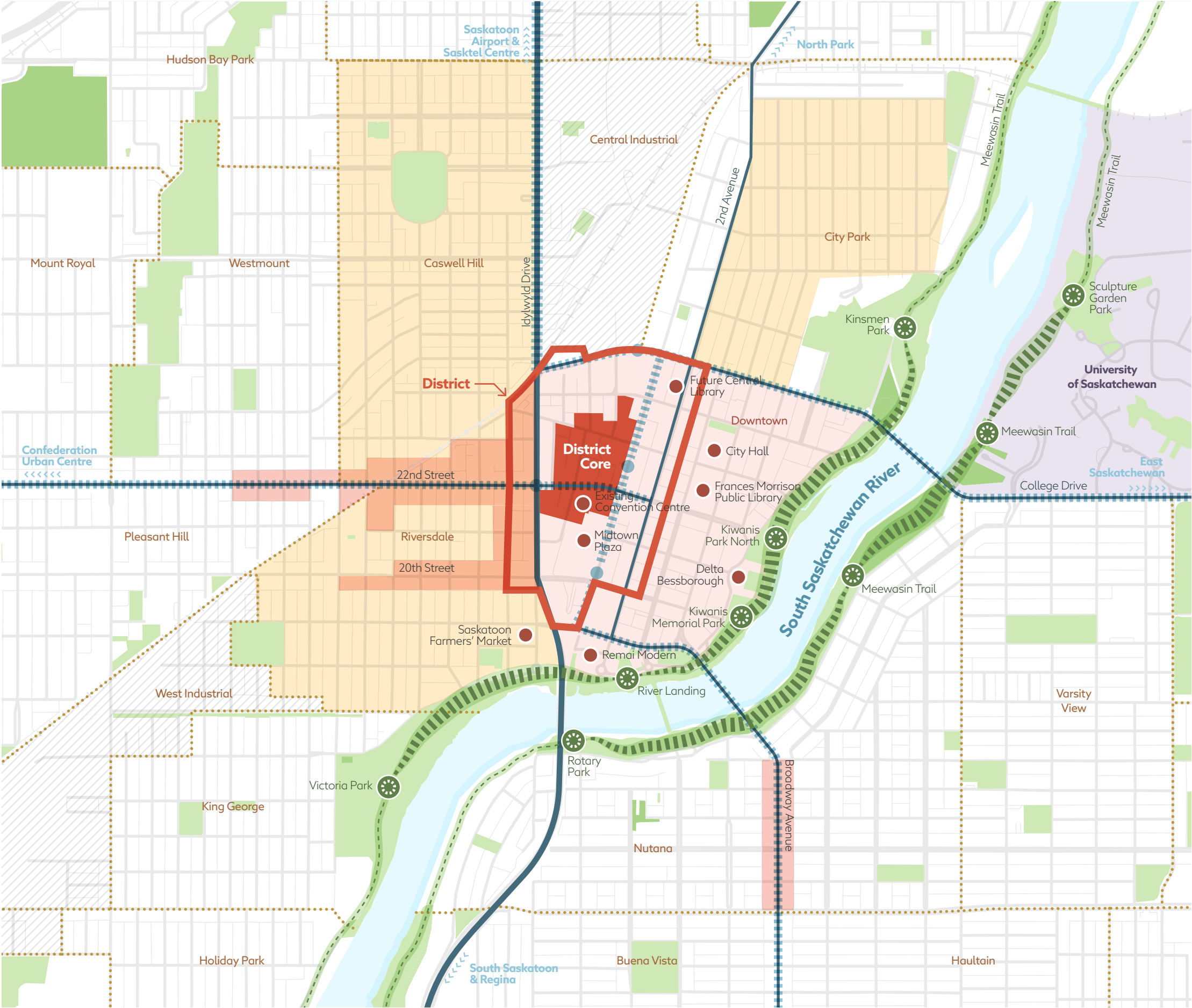
Downtown Context

The District Core is centred around 22nd Street and 23rd Street, between Wall Street and 1st Avenue. The area is currently an under-utilized area of Downtown, dominated by surface parking lots and low rise office buildings.

Strategically, developing a new centre of activity in this location will help to fill in a gap between the commercial and retail heart of Downtown to the south and east, and the predominantly residential areas west of Idylwyld Drive and north of 25th Street. It will also help catalyze additional development interest in the Warehouse District to the north for new residential developments.

District Level Influences

- Waterfront Green Connectors
- Places of Interest in Downtown
- Commercial Streets
- Adjacent Residential Neighbourhoods



Vision for the District Core

With a scale of ambition unlike any other project in Saskatoon's history, the District Core aims to bring dynamic activity into the centre of Downtown through a series of investments in new and improved facilities and high quality public spaces for gathering and celebration. Achieving this ambition requires a clearly articulated vision to guide the intentions for design.



Vision and Goals for the District Core

Vision

Together we will design a District Core that attracts patrons to Downtown Saskatoon, provides best-in-class concert and convention facilities, promotes meaningful pedestrian connections with adjacent neighbourhoods, and becomes **"the centre of every Saskatoon story"**.

Goals



A distinctive identity through placemaking/placekeeping.



Architectural and public realm design excellence.



Reconciliation by honouring Indigenous peoples histories, languages and culture.



Reliable and efficient transportation options.



Downtown density with a focus on housing.



Leadership in sustainability and resiliency.



A robust and diverse economy.



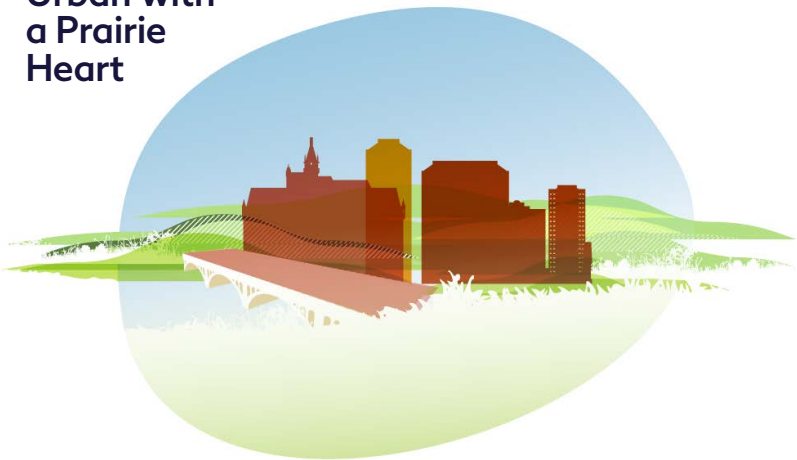
A healthy and safe community.

District Core Inspiration

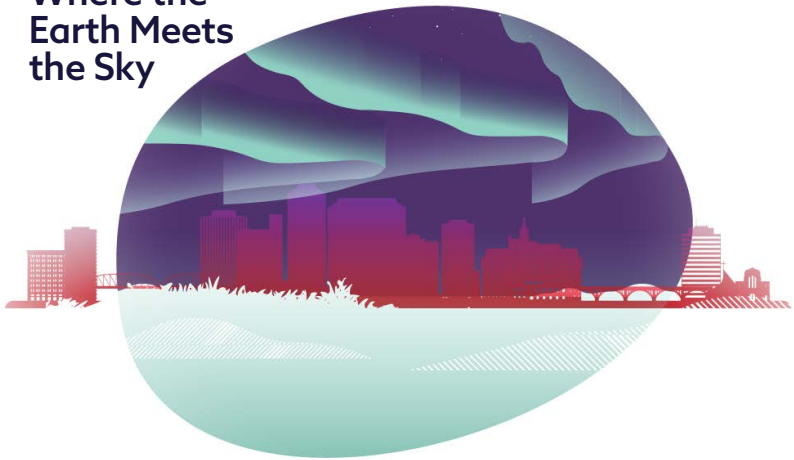
Our inspiration is drawn from the meeting of city and country that Saskatoon exemplifies in its landscapes and urban form, the awesome power and beauty of nature, and the deep connection of our communities from ancient to modern times with this unique and distinctive place. Guiding the design of this work are four design pillars which draw from these contrasts and which make Saskatoon a complex and rich community that this District Core aims to showcase and reinforce. Each pillar is expressed in different ways across the District Core, providing a deep connection to the diversity that makes the region so vibrant and beautiful.

Design Pillars

Urban with
a Prairie
Heart



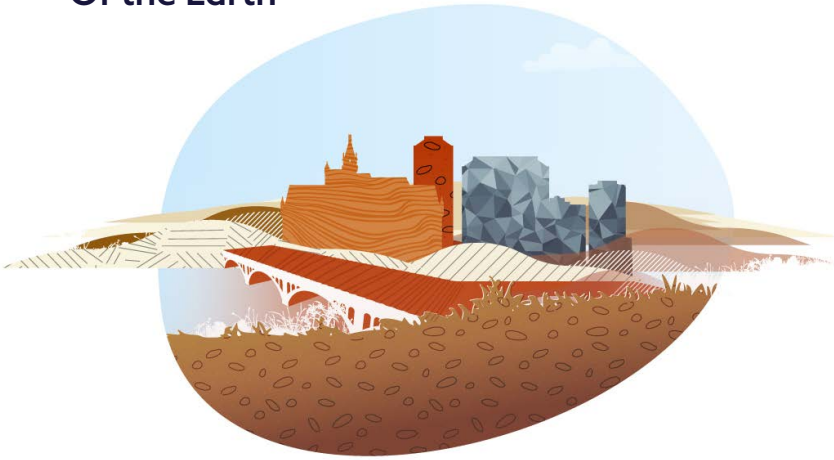
Where the
Earth Meets
the Sky

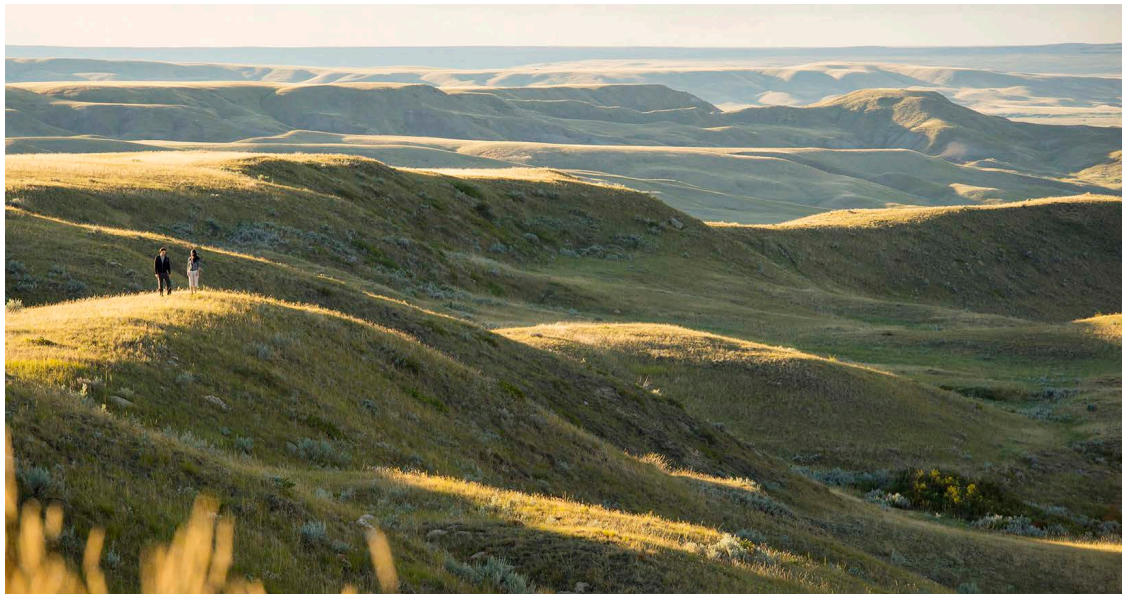


Warmly
Embrace the
Winter



Of the Earth

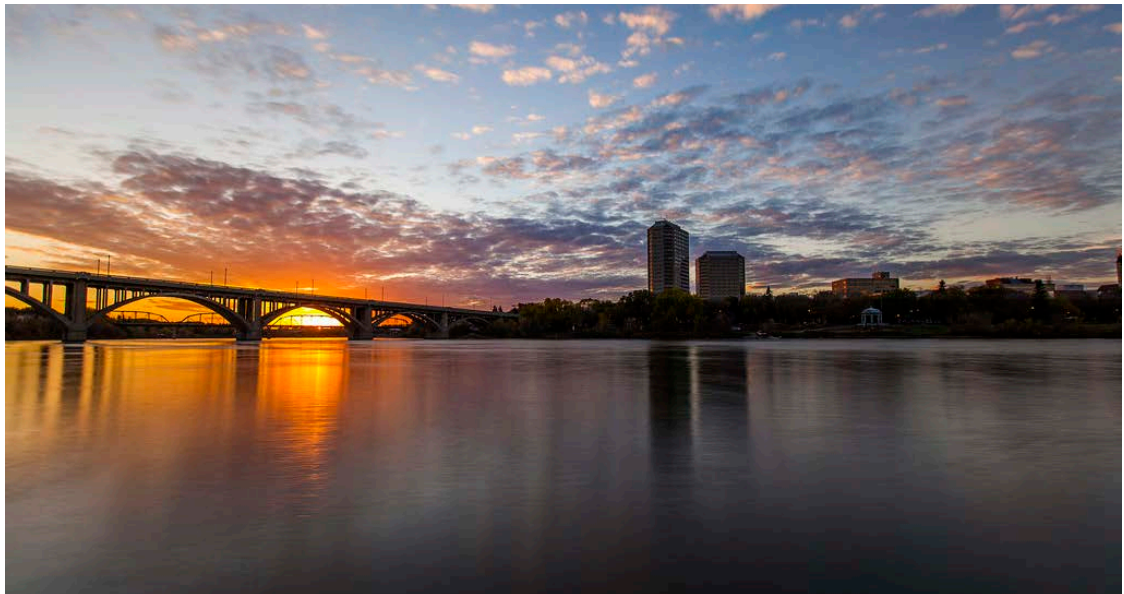




Urban with a Prairie Heart

Saskatoon is an oasis of urban life set within the vast and productive prairies of Saskatchewan. As the historical hub of trade for rural communities, Saskatoon’s role is at once a concentration of commerce, community and creativity, but in a way that is welcoming to those from elsewhere. Connecting to the past and supporting the future, the District Core embraces the historic buildings of the Warehouse District to the north as well as the soft rolling hills that can be seen on the horizon.





Where the Earth Meets the Sky

Prairie skies are ever-changing places of light and colour. A dynamic canvas on which nature paints a scene, the District Core is inspired to reflect and showcase this natural wonder. Lighting that changes colour with the seasons, buildings and public spaces that frame views and focus the user to what’s beyond, and playful facades that mimic the dynamic forms of clouds on the horizon are all inspired by the vast and awe-inspiring sky.

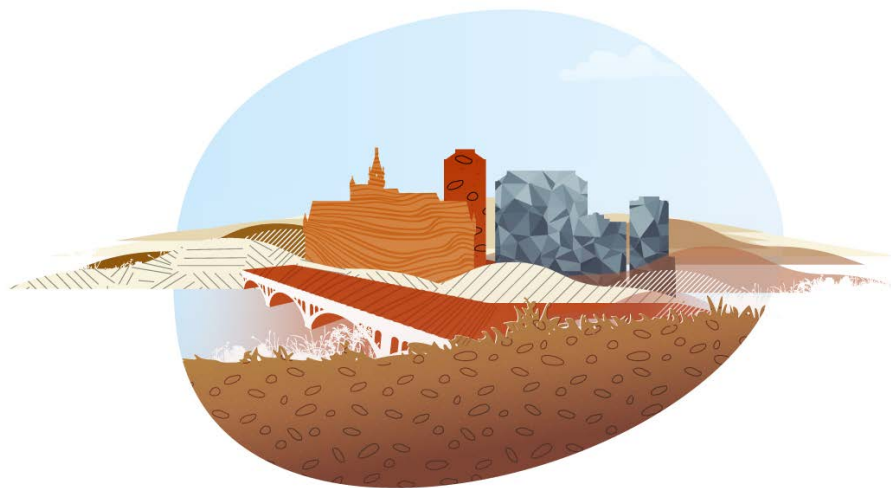




Warmly Embrace the Winter

Creating a welcoming and warm atmosphere is the ambition for the District Core in all seasons. Saskatonians know how to manage cold, so the District Core will bring the warmth of people and activity to make winter not only manageable, but fun. Places for interactive art installations, a District Core lighting strategy that is playful and constantly evolving, building design that creates sun pockets and shelter from the wind, and winter programming that entices people outside to embrace the season inspire this District Core to be a destination in all seasons.





Of the Earth

Saskatoon’s place, history and prominence on the landscape is firmly planted in the unique gifts the earth provides. Our inspiration is to honour this legacy in ways that showcase the beauty of the landscape and the earth. The District Core aims to incorporate storytelling from the Indigenous communities that have been stewards of this land for millennia. From the richness of the soil to the water-carved banks of the Meewasin Valley, the District Core finds inspiration in colours, textures and forms. The District Core seeks to bring these unique elements into the heart of the city, rooting the District Core in place and connecting it to the natural and cultural history on which the city rests.



Conceptual Design Overview: Public Realm

The life of a city is measured by the vibrancy in its streets and public spaces, where people meet, connect, and celebrate. The public realm of the District Core is meant to provide a place for activities ranging from everyday relaxation, shopping, dining, and social interaction to carefully planned festivals and events, as well as providing for movement to and through the District Core. It is also meant to help tell the story of Saskatoon and its varied people and cultures.



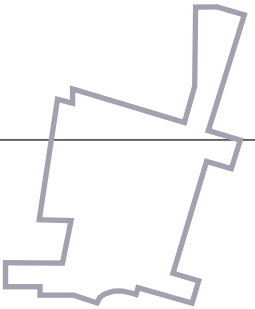
Conceptual Design Overview

Sections

1

Public Realm

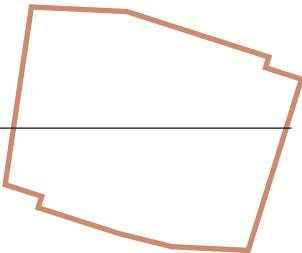
Chapter 4



2

Event Centre

Chapter 5



3

Convention Centre

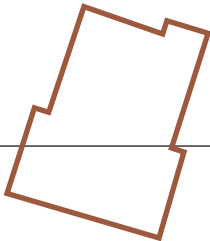
Chapter 6



4

Theatre

Chapter 7



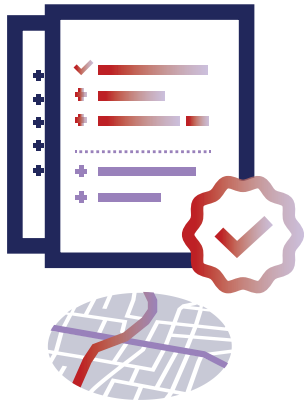
Areas



Public Realm Objectives



Showcase Saskatoon’s past, present and future civic identity through design



Provide a concise framework for streets and public spaces to be improved

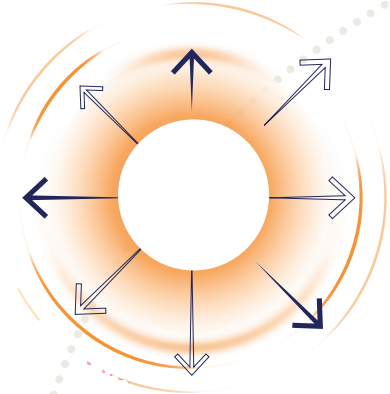


Honour, highlight and prioritize Indigenous and Saskatoon storytelling



Accommodate the outdoor needs of the District, by creating an outdoor living room

Design Approach



Radiate

Allow Saskatoon's story to radiate through the District Core

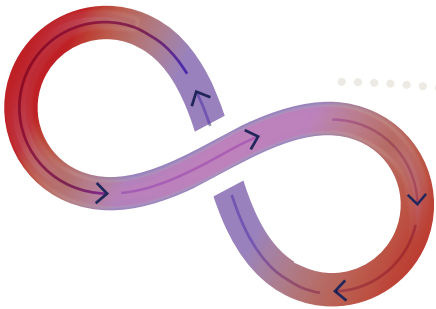
Connection with the urban context
Urban epicentre



Greenery

Honour Saskatchewan's natural heritage

Fragmentation of the green spaces
Selection of materials and landscape strategy



Fluidity

Create movement and energy

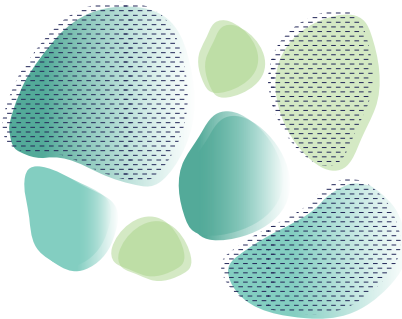
Flexible programming
Dissolve edges
Favour indoor-outdoor programming



Vibrancy

Promote a strong visual-sensory experience

Integration of light and colour
Seasonal temporary installations



Landforms

Reflect the prairie landscape

Designed elements inspired by the geomorphology of the land

Public Realm Programming

The public spaces of the District Core are intended to be highly programmable and responsive to varying demands, serving visitors, residents, businesses, festivals and event organizers that may wish to program activities in the spaces, as well as the operators of the Convention Centre, and Event Centre. They are intended to be functional and inviting at all times of year, taking advantage of buildings to shield users from cold northern winds, benefiting from solar access in different locations at different times of the year and different times of the day, and using dynamic lighting concepts to brighten up the night.



Programming

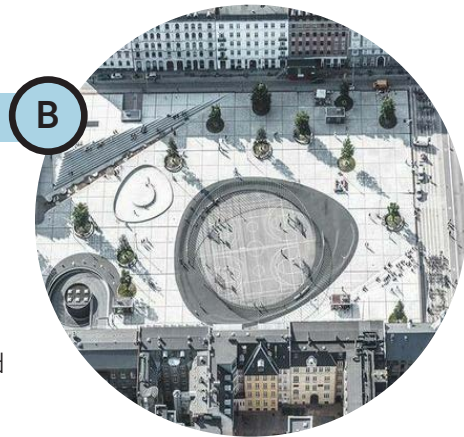
Concert Terrace and Pavilion

A plaza space with a pavilion to host activities and small outdoor performances, paired with a grass oval space that rises slightly to the west, creating an adaptable outdoor amphitheatre to allow clear views towards the pavilion. On the eastern side of the Concert Terrace, the pavilion serves as a focal point, offering a sheltered space conducive to small gatherings and providing an outdoor stage for festivals and major events. The pavilion also functions as a visual landmark, enhancing wayfinding within the plaza. Public wi-fi will be available in the public realm premise and in the common spaces of the Convention Centre and Event Centre.



Gateway Plaza

A place of arrival and entry to the primary entrance of the Event Centre, this space will be relatively open to allow for movement in and out of the building, but can be programmed with temporary installations when the Event Centre is not in use. Combined with the Concert Terrace and Pavilion, these plaza spaces could host community events such as ethnocultural community feasts, and will be provided with electrical and water connections to facilitate these programming opportunities.



The Courtyard

A linear space located between the Event Centre and future development on the eastern side, creating an intimate, semi-enclosed space for people to walk through, wait for arriving friends, and enjoy food and drink on outdoor patios.



Programming

The Landing

A place of arrival and entry to the secondary entrance of the Event Centre, this will be a smaller plaza serving people arriving by BRT, by bike, or walking from parking areas to the north.



Convention Centre Plaza

A smaller plaza in front of the expanded Convention Centre will serve as a place of arrival and entry to the Convention Centre, as well as a space that can be programmed for small outdoor events and activities. When 22nd Street is closed, it can function as an extension of the larger public spaces to the north, creating a large festival space for a wide range of possible activities.

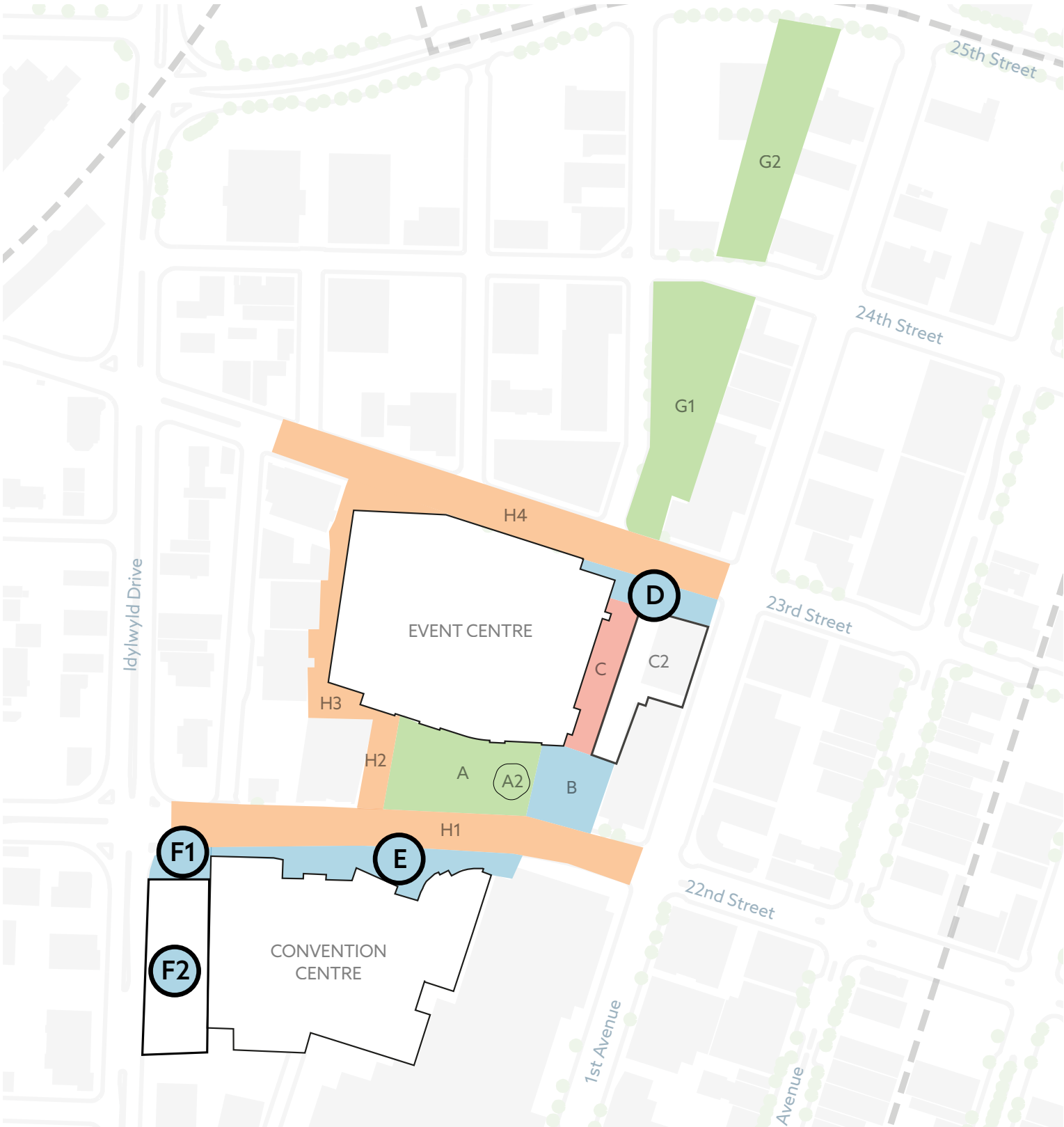


The Grove

A future public space with extensive tree plantings, intended to be developed in conjunction with the co-development site to the south. This small plaza could serve both the co-development and the Convention Centre for outdoor dinners, small events, and outdoor extensions of indoor activities. In the near term, the space could be programmed with temporary installations.



The co-development (F2) will help to frame and activate the Idylwyld Drive edge and could consist of an office or mixed use development.



Programming

Community Park

A space to add green amenity for residents and visitors to the District Core, including opportunities for children to play, residents to walk their dogs, or read a book on a sunny day. It will also connect District Core visitors to parking areas located further north.



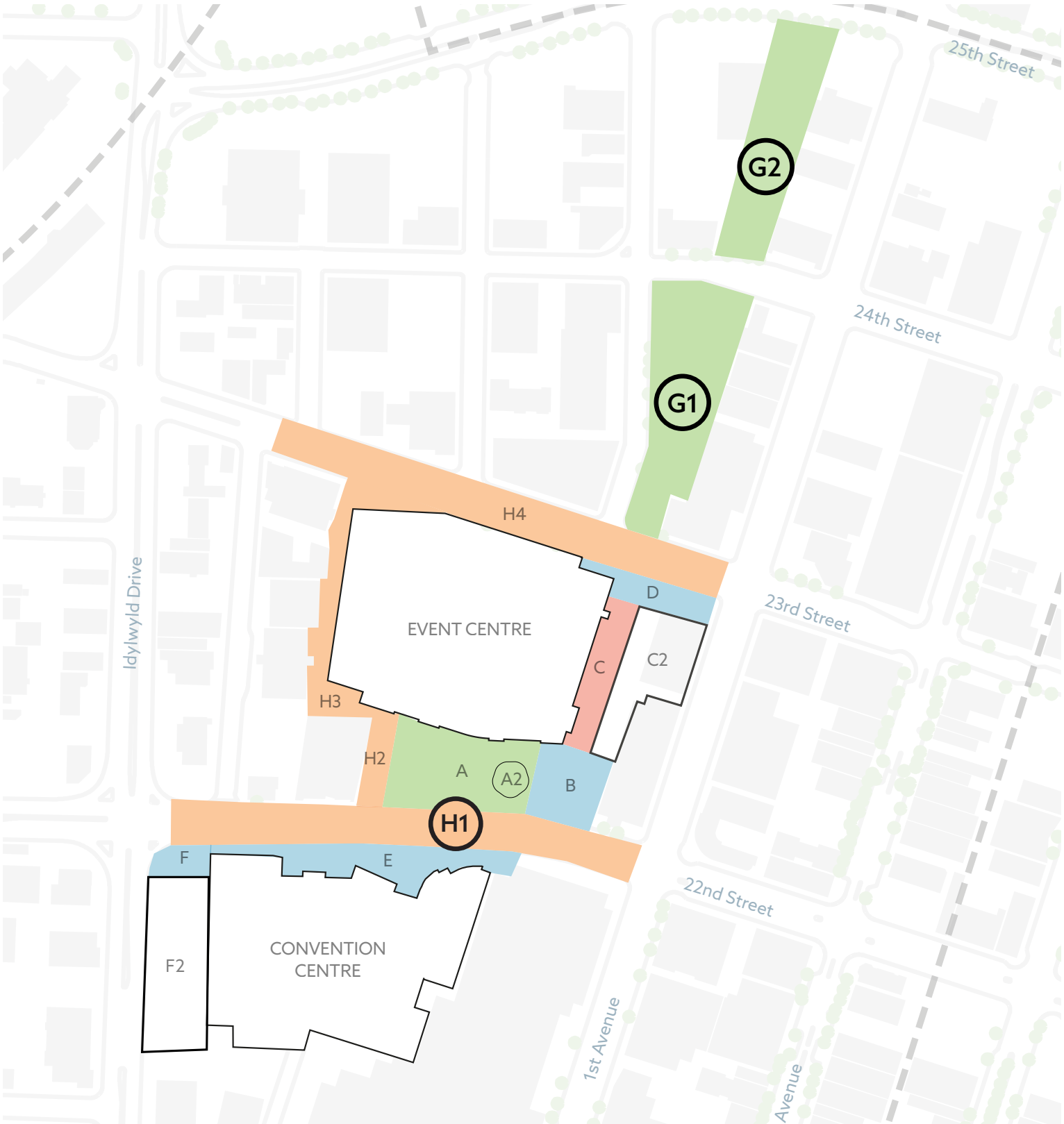
Linear Park - Greenway

A greenway corridor connecting District Core visitors to parking areas to the north, as well as to extend Downtown's active modes network for walkers, runners and cyclists.



Festival Street

22nd Street will continue to function as a street serving vehicles and the planned BRT, and will be designed to allow for closure when needed for street festivals, larger outdoor concerts, or large events with multiple components requiring expanded outdoor space.



Programming

Pacific Mall

This portion of Pacific Avenue will be retained for access to the Holiday Inn, but will be redesigned as a smaller shared space between vehicles and pedestrians.



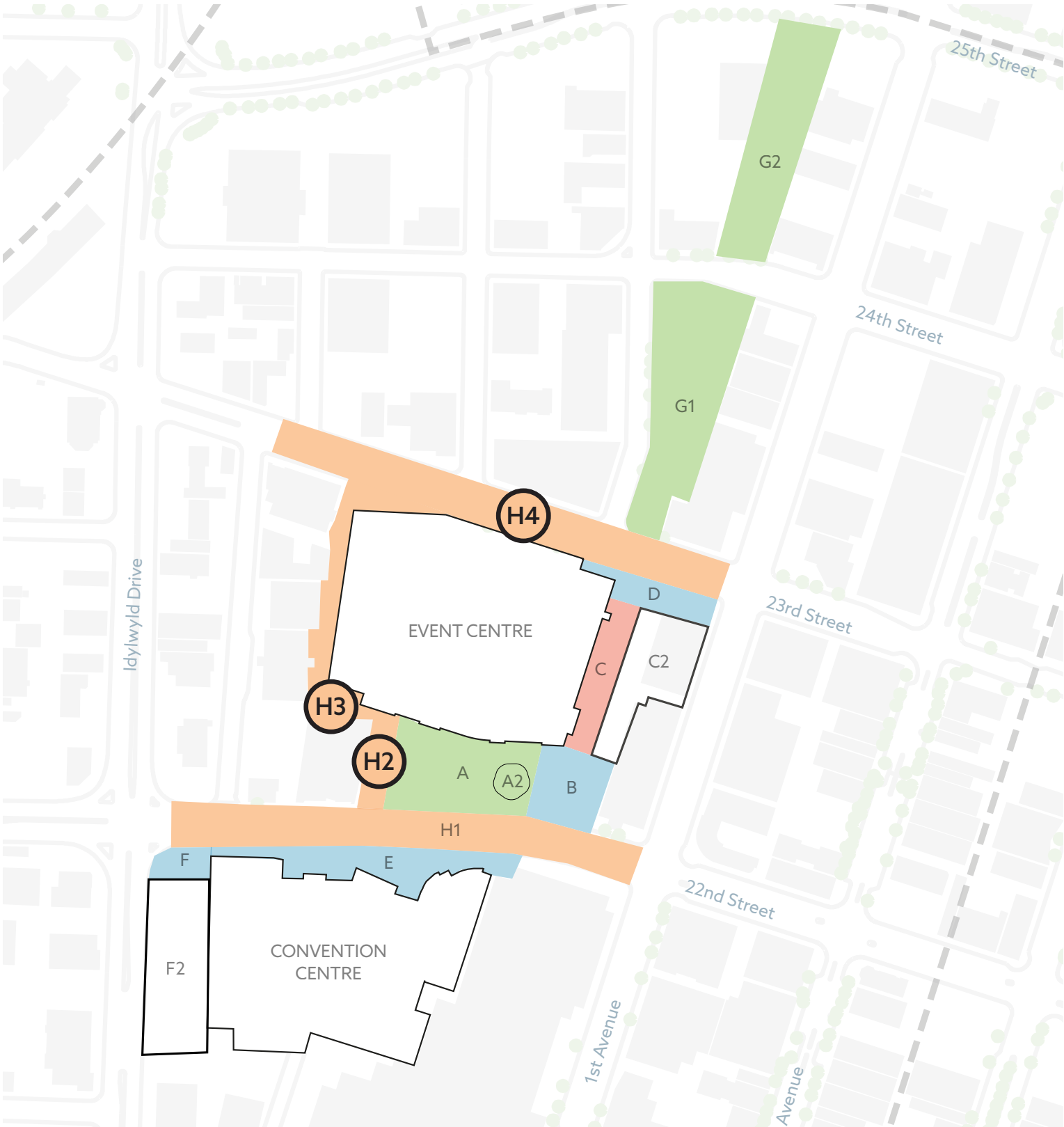
Pacific Mews

This realigned portion of Pacific Avenue will shift from a through-street to a high-quality support street, allowing for service access to the Event Centre and properties to the west, as well as a staging area for outdoor events in the Concert Terrace. Secure cycle parking will also be provided adjacent to 23rd Street.



23rd Street

The design of 23rd Street will change to better support walking and cycling access to the District Core, as well as active modes movement through and to Downtown. Wider sidewalks on the south side of the street and protected cycling facilities will be provided.



Materials Palette

The public realm is envisioned to showcase high quality materials and furnishings tailored to the unique character of each area. The design harmoniously integrates concrete unit pavers, cast-in-place concrete, and wood to strike a balance between Saskatoon’s rich natural context and the contemporary character of the development. A cohesive approach to paving treatment will unify various spaces while highlighting major entries and areas of gathering by the addition of texture and colour. Inclusion of both fixed seating edges and platforms and space for addition of flexible finishing elements, allows for a variety of set-ups and arrangements.

PAVING:

- › Utilize precast concrete unit pavers.
- › Incorporate natural grey and dark grey tones.
- › Create a light blend of the two colours to enhance and diversify the paving texture and pattern.

SEATING:

- › Implement amphiTheatre seating using cast-in-place (CIP) concrete seat walls with strip lighting at the base.
- › Introduce seating platforms, either individually or in clusters, featuring a metal base and wooden top. Choose thick red cedar timber for durability, complementing the Warehouse District’s industrial character. Incorporate strip lighting at the base of the seating platforms.

SITE FURNISHING:

- › Select modern, simple light poles in a dark grey color tone for lighting.
- › Choose high mast poles with adjustable lighting fixtures.
- › Use weathered steel for pylons, serving both as lighting fixtures and supports for banners and flags.
- › Opt for crash-rated bollards, possibly with lighting options.
- › Provide recycling receptacles with a powder-coated light grey finish, surface-mounted.
- › Install stainless steel bike racks, ensuring scratch resistance and a smooth surface.
- › Use circular tree grates with adjustable rims made of ductile iron.

PAVING



SEATING



Amphitheatre Seating



Raised Planters with Seating



Wood Platforms



Wood Platforms

SITE FURNISHING



Street Light



High Mast Pole - Plaza Lighting



Poles/ Banner



Bollard



Recycling Receptacles



Bike Racks



Moveable Furnishing



Tree Wells

Materials Palette

COMMUNITY PARK OUTDOOR CAFE AND RESTAURANT:

- › Introduce a combination of movable outdoor dining tables and chairs, powder-coated in vibrant colors specific to local zones, creating a lively atmosphere.

COMMUNITY PARK PLAY AREA:

- › Design the play area to include a play hut, slide, and a variety of log climbers and balance beams made from red cedar. Utilize a poured-in-place rubber surface with vibrant colors, incorporating mounded areas to accommodate slides and climbing features along the bank.

COMMUNITY PARK WATER PLAY:

- › Implement a splash pad with water jets, concealing nozzles within the paved surface, and provide cast-in-place (CIP) concrete seating opportunities at the entrance of the community park on 23rd Street.

CONCERT TERRACE REINFORCED LAWN:

- › Propose reinforced grass in the open lawn area to accommodate large crowds, prevent compaction and enhance permeability.

OUTDOOR CAFE AND RESTAURANT



Moveable Seating



Patio Tables



Outdoor Tables and Chairs

PLAY AREA



Multi-purpose Play Features



Rubber Surface



Balance Beams and Log Climbers

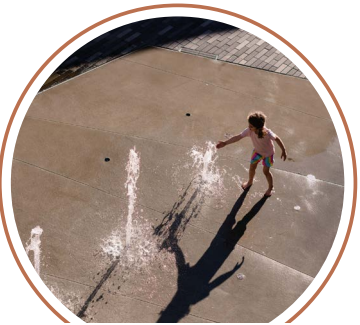


Slides and Climbing Surface

WATER PLAY



Water Jets



Splash Pad



Spray Park

REINFORCED LAWN



Reinforced Lawn



Reinforced Grass



- Grass
- Topsoil
- Grass Grid
- Sub-base
- Sub-grade

Landscape Palette

The planting palette focuses on species that are either native or adapted to Saskatoon's climatic conditions. The plant palette includes a variety of textures and foliage character allowing for layering and a naturalized approach to planting. Seasonal interest is another factor in the selection of the plant palette that contributes to the vibrancy of the space year-round. A thoughtful and comprehensive approach to planting will result in a vibrant green space that fosters a stronger sense of community ownership and pride.

STREET TREES

- › Street trees are selected for uniform look, resilience and adaptivity to the Saskatoon climate. Other factors in selection of street trees include vibrant fall colour and ability to provide shade, strong structure and single stem without lower limb branches.

GROVE TREES

- › The project introduces grove trees strategically placed in the concert terrace mounded zone, planter clusters, and within the community park. These trees are selected based on specific criteria: offering diverse forms and varying heights, showcasing vibrant fall colors, and incorporating a blend of deciduous and coniferous species that are native to the prairie climate. They are chosen for their ability to adapt to the local climate and support urban wildlife, including amphibians and insects, enhancing the ecological value of the area.

SHRUBS

Predominantly planted with tree groves in concert terrace, planter clusters and community park. The objective for shrubs are:

- › Provide food source for urban wildlife.
- › Fall colours.
- › Native and adaptive to prairie climate.
- › Hold significant values among First Nations and local communities.

STREET TREES



Acer saccharinum
Silver Maple



Acer rubrum 'Jefrouge'
Prairie Rouge Red Maple



Fraxinus americana
Tuxedo White Ash



Betula platyphylla
Parkland Pillar

GROVE TREES



Picea glauca
White Spruce



Quercus ellipsoidalis
Northern Pin Oak



Tilia americana
American Linden



Ulmus americana
American Elm

SHRUBS



Cornus sericea
Red-osier Dogwood



Viburnum trilobum
American Cranberry



Spirea japonica 'Froebelii'
Froebelii Spirea

Landscape Palette

PERENNIALS

- › Perennial plants have been selected to enhance the landscape with vibrant seasonal colors, ensuring year-round blossom. These plants are specifically chosen for their ability to attract pollinators and their adaptability to the Saskatoon climate. The mix includes native species promoting biodiversity while also creating a pet-friendly environment. Thriving in urban conditions, these perennials contribute to a sustainable and visually appealing urban landscape.

GRASSES

- › Provide biodiversity and visual interest.
- › Summer and fall interest.
- › Complement perennials and rain garden species.

PERENNIALS



Artemisia ludoviciana
Prairie Sage



Aster 'Blue Autumn'
Aster Fall Blue



Rudbeckia fulgida 'Goldsturm'
Black-eyed Susan



Sanguisorba Canadensis
American Brunet

GRASSES



Bouteloua gracilis
Blue Grama Grass



Schizachyrium scoparium
Little Bluestem



Deschampsia cespitosa
Tufted Hairgrass

Public Realm Conceptual Design

Overview

The public realm concept for the District Core encapsulates the City's vision for the District.

Convention Centre Plaza, Concert Terrace, and Gateway Plaza collectively shape a city-scale communal space that can accommodate over 2000 people during major events. This flexible space features a mix of hardscape and softscape, serving both daily activities and significant events.

North of 23rd Street, new public spaces are designated for the growing Warehouse District community through the Community Park and Linear Park Greenway. These spaces create community-scale outdoor zones benefitting the neighbourhood and nearby residents.

The redesigns of 22nd, 23rd and Wall Streets aim to allocate more space for pedestrians, transit, cyclists, and landscaping. Within the District Core, the revamped streets introduce elements such as street trees, active seating, and storefronts, transforming the urban landscape into a dynamic and welcoming environment.



Concert Terrace, Gateway Plaza & Convention Centre Plaza

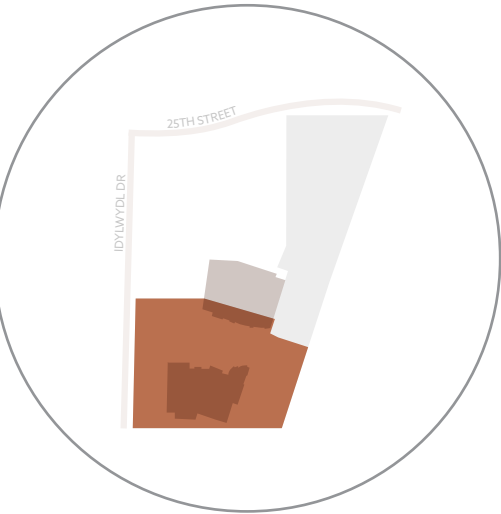
The Concert Terrace is conceived as a versatile open space with an expansive grass area at its centre, adjacent to a generous Gateway Plaza. The two features showcase a complementary arrangement of hard and softscape, each serving a distinct purpose.

The Concert Terrace functions as an informal amphitheatre on a slightly elevated green space facing east, screening the parkade entry and drop-off area of the adjacent hotel. A cluster of trees along the edges of the lawn, accompanied by native prairie understory planting, enhances the verdant nature of this space.

To the east of the Concert Terrace’s open lawn is a pavilion. The Pavilion includes lighting and infrastructure to function as a stage for larger crowds while offering a canopy for more intimate gatherings. Its proximity to the Event Centre’s main entry and Gateway Plaza facilitates gatherings, performances, and installations before and after events, concerts, or festivals.

The Gateway Plaza, serving as the main entrance to the Event Centre, and the plaza in front of the Convention Centre, are both envisioned as generous hardscape open spaces that facilitate the need for large crowd movements while providing amenities such as seating platforms and tree canopies.

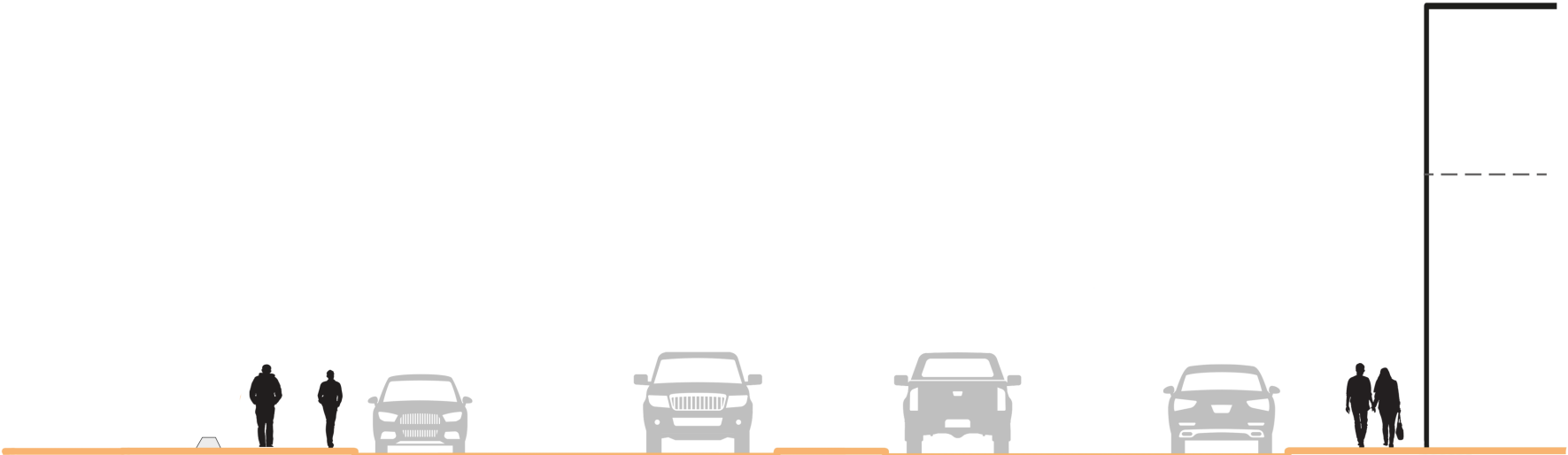
The Convention Centre Plaza presents a high-profile and high-visibility opportunity for the placement of an Indigenous cultural element, which could be explored in consultation with the Indigenous peoples of Saskatoon.



- 1 Concert Terrace
- 2 Amphitheatre seating
- 3 Pavilion
- 4 Possible location for Fred Sasakamoose Statue
- 5 Gateway Plaza (Temporary Installations)
- 6 BRT stops
- 7 Bike racks
- 8 Potential location for Indigenous Art Installation
- 9 Lighting/flag pylons

22nd Street East

Passing through the heart of the District Core, 22nd Street will be narrowed to improve pedestrian orientation, allow for additional plantings, and create more programmable public space for people. The redesigned street will include wider sidewalks, accessible drop-off locations and more extensive landscaping.



Existing



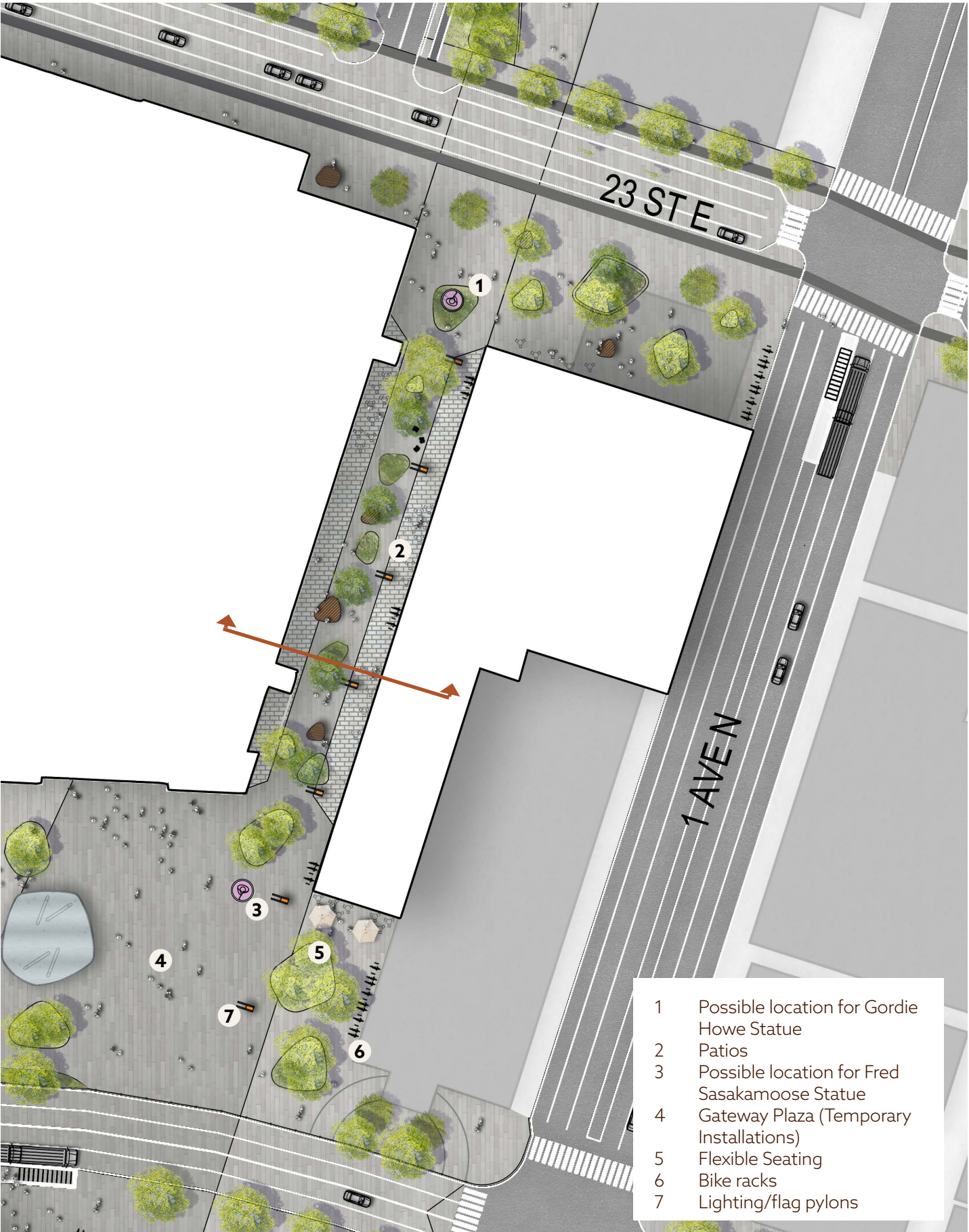
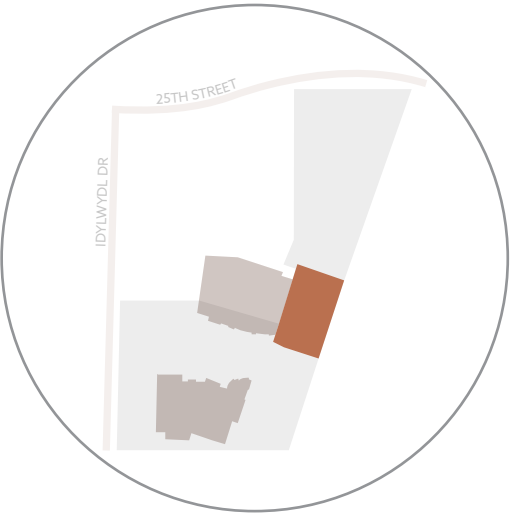
Proposed



The Courtyard

A 20-metre wide pedestrian corridor connects 23rd Street to the Gateway Plaza and Concert Terrace. This dynamic space is home to cafes and restaurants as well as other retail, offering support for pre- and post-event activities. It will also act as a lively retail area for Downtown residents, workers and visitors on a day-to-day basis, and is an excellent location for a new tourism and interpretive centre. The Courtyard enhances the nightlife scene, adding to the already vibrant life on 2nd Avenue and 21st Street.

Urban-scale planters and fixed seating clusters, are incorporated along the Courtyard, providing an amenity for visitors. A row of pylons is arranged along the Courtyard as a visual cue to 23rd Street and the Gateway Plaza, illuminating the space and doubling as banners for festivals and events. Groupings of trees, organized in informal and organic clusters, soften the space, and offer shade and enhance pedestrian comfort. The Courtyard will be bookended by the two statues of Freddie Sasakamoose and Gordie Howe, creating gateways into the space and iconic landmarks.



The Courtyard

This urban corridor, lined by the Event Centre on the west and a new building with retail, food and beverage offerings at ground level on the east, is both a pass-through space and a place to sit and people-watch before or after an event. Trees and other plantings, permanent and moveable seating, and overhead lighting create mood and ambiance.



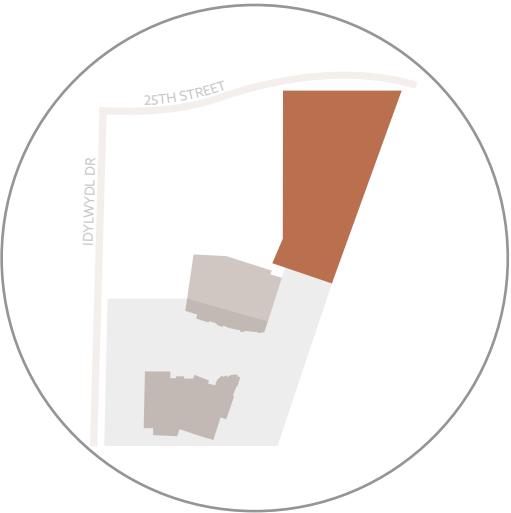
Proposed

The Community Park and Linear Park

To the north of 23rd Street, along Ontario Avenue, lies the Community Park designed to cater to the growing residents of the Warehouse District. The Community Park is connected to the Courtyard while positioning itself as a space aligned with community needs and daily life. It serves as a tranquil and serene location for residents and local workers to take leisurely strolls, walk their dogs, or visit a cafe while observing children’s play in the outdoor playground. Further north, the Linear Park provides additional opportunities for sitting and recreation while also serving an active transportation function.

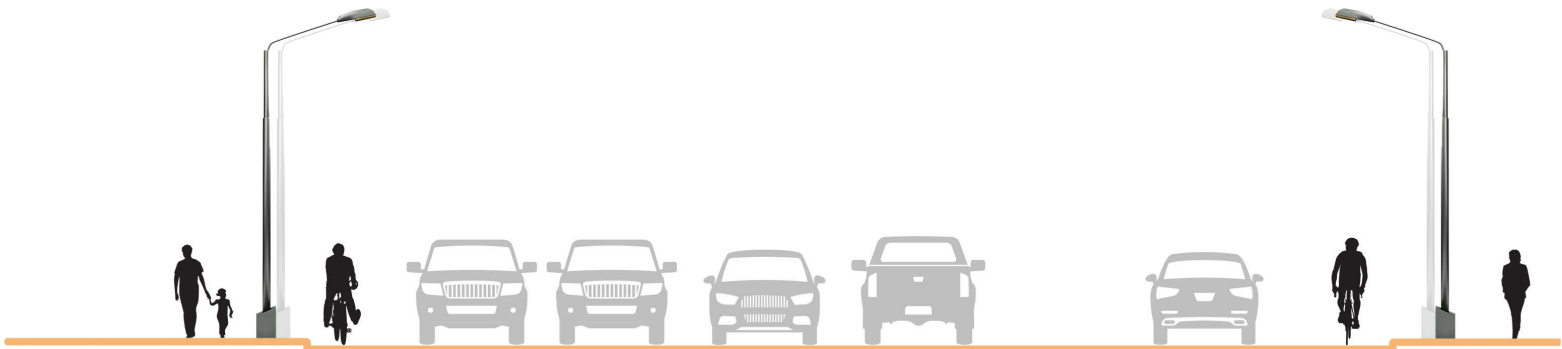
The generous green spaces include trees that provide ample shade and create additional habitat for bird species in the Downtown area, contributing to the evolving and increasingly green cityscape.

These parks act as an urban sanctuary, designed with future community needs in mind. They offer flexible spaces that can be organized both for and by the community, enabling a variety of activities and community programs.



23rd Street

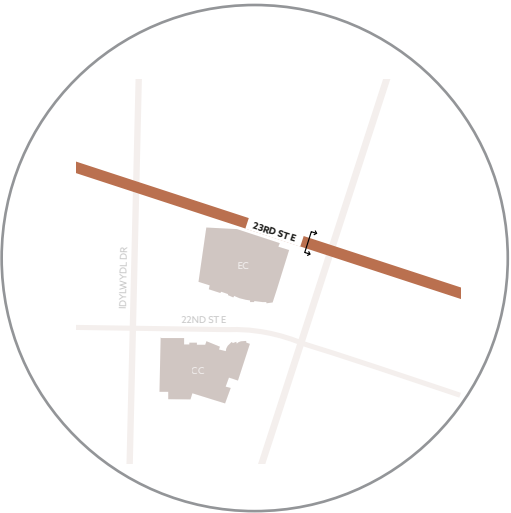
This street will be narrowed to create additional public space adjacent to the Event Centre, new trees and plantings, and to enhance the street as an active transportation corridor, particularly for scooters, e-bicycles, and bicycles.



Existing



Proposed



Public Realm Infrastructure Support

Infrastructure and Servicing

Significant event spaces need to be supported with adequate and conveniently placed infrastructure, including water, electrical and gas connections, event lighting and public washrooms. The infrastructure is needed not only for program support but also for regular maintenance and operation of the space.

- PW** Public Washrooms
- WE** Water Connection - Event
- WG** Water Connection - General Use (Hose Bib)
- WD** Water Connection - Drinking Fountain
- EE** Electrical Connection - Event (3-Phase / High Amperage)
- EG** Electrical Connection - General (Outdoor-rated Receptacles)
- G** Gas Connection - Outdoor Heating for Events
- LE** Lighting - Event (Including Controls)
- Lighting - General Public Realm Lighting:
 - › Safety
 - › Wayfinding
 - › Enhancement of public realm experience



05

Conceptual Design Overview: Event Centre Design

The vision for the Event Centre is to create a next-generation entertainment destination. Bringing the event facility into the heart of the city, the Event Centre will position Saskatoon to pursue a wide range of concerts, performances and sporting events, enlivening the District Core and the city throughout the year.



Event Centre Objectives

The Event Centre will be the new epicentre of live entertainment in Saskatchewan. Building upon the 35-year legacy of SaskTel Centre, the new facility will enable the continued delivery of world-class performances and unforgettable sports moments.

Contemporary Event Centre design standards have surged beyond the confines of the existing SaskTel Centre facility. There is the potential for Saskatoon to miss out on major sporting events and the excitement of national concert tours, as the current facility loses ground against the evolving demands of the entertainment industry.

To meet these evolving demands, Saskatoon requires a brand-new, state of the industry facility that aligns with the contemporary standards of the entertainment industry. The facility will not only cater to the changing preferences of audiences but also attract more significant acts and events to the city, enhancing Saskatoon's position as a premier destination for live entertainment in Canada.



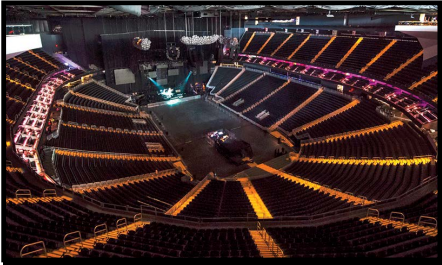


THE PRIMARY DESIGN OBJECTIVES OF THE EVENT CENTRE:

- › Provide a welcoming gathering place that can become a source of civic pride. Creating this vibrancy within existing Downtown framework will make it a catalyst for future development.
- › Provide transparency and openness to the community.
- › Provide maximum operational efficiency to successfully host a variety of event types in a wide range of capacities.
- › Provide an Event Centre design that is inspired by its surroundings while also a good neighbour to not just a lively entertainment district but also residential community.
- › Provide spaces that can host or bolster community events in the District Core.

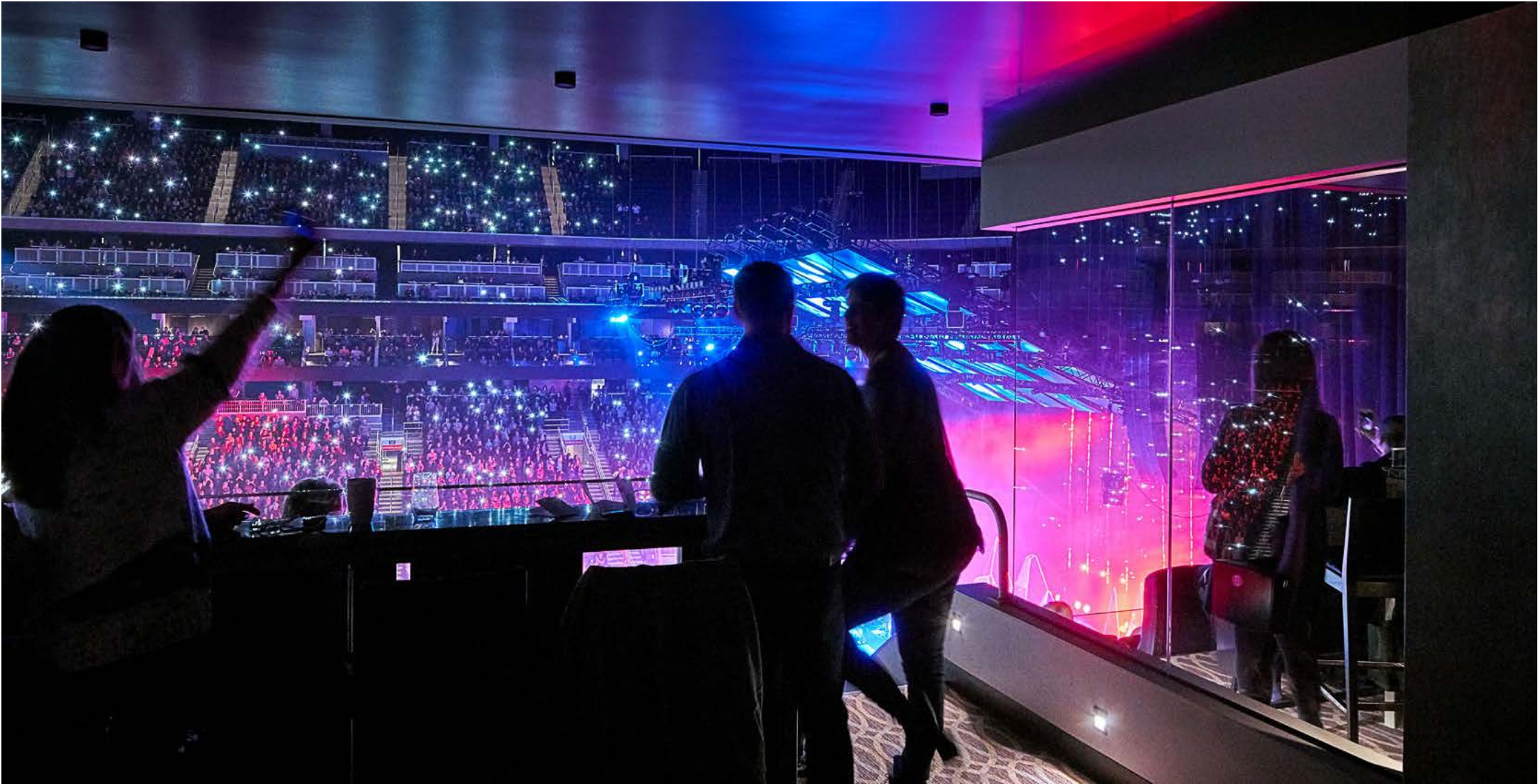
Comparator Facilities

The Event Centre concept has been designed to meet contemporary Event Centre standards in fan experience, operations, and team support spaces. Although it may boast a more modest total capacity compared to some counterparts, the purpose-driven seating bowl layout has been organized to maximize seating arrangements, especially in the end-stage concert configuration. This deliberate approach has been adopted to readily accommodate the exacting demands of large concert tours and performances, ensuring that Saskatoon remains a favoured choice for artists and audiences alike. Accessible seating will meet or exceed the current state of the industry, providing a variety of seating options throughout the bowl for a range of abilities. The rigging grids and performer support spaces will also match recently constructed and comparable facilities.

	 <div>Saskatoon</div>	 <div>Edmonton</div> <div>(© Michael Robinson Photography)</div>	 <div>Las Vegas</div> <div>(work done by others; Photo Courtesy of Hunt Construction)</div>
Seating Capacity			
Hockey Configuration	15,900 (Expandable to 18,000)	18,612	17,500
Premium Seats	2,400	5,453	3,052
General Admission Seats	13,500	13,159	14,448
*GA Expandable Capacity	15,600		
End Stage	15,300	17,102	18,000
Building Area	624,000 SF / 57,971 SM	844,857 SF / 78,490 SM *Not incl. Practice Ice, Winter Garden*	650,000 SF / 60,390 SM *Not incl. Exterior Loading Dock*
Seating Widths			
General Admission	20"	19"	
Club	21"	21"	
Suites	24"	22"	
Accessible Seating			
Wheelchair	1 per 75	1 per 75	
Companion	1 per 75	1 per 75	
Washroom Fixture Ratios			
Main Concourse			
Women; WC	1 per 55	1 per 56	1 per 36
Men; WC and Urinals	1 per 55	1 per 52	1 per 50
Upper Concourse			
Women; WC	1 per 49	1 per 60	1 per 47
Men; WC and Urinals	1 per 50	1 per 62	1 per 60
Food Service Points-of-Sale			
Main Concourse	1 per 100	1 per 87	1 per 103
Upper Concourse	1 per 150	1 per 156	1 per 144
Key Concert Elements			
Rigging Load Capacity	400,000 LBS Aggregate		
End Stage	200,000 LBS	200,000 LBS	200,000 LBS
Center Stage	200,000 LBS	200,000 LBS	—
Opposite End Stage	—	120,000 LBS	—
Rigging Grid Area	36,800 SF	33,200 SF	41,300 SF
Dressing Rooms	1,950 SF (6 Dressing Rooms)	2,300 SF (4 Dressing Rooms)	1,300 SF (4 Dressing Rooms)

Program Summary

In collaboration with the City of Saskatoon and SaskTel Centre, a detailed description of spaces and systems was developed that tailored the building’s components to the unique needs of an event centre in Saskatoon. This program informed the layout and configuration of the Event Centre’s design which will be used in the initial pricing model for the project. This summary categorizes the enclosed spaces.



Building Summary		604,000 sf
1.0	Event Facilities	36,700 sf
2.0	Spectator Seating	170,207 sf
3.0	Spectator Support Facilities	207,150 sf
4.0	Food & Beverage Services and Merchandise	41,125 sf
5.0	Artist & Team Facilities	38,885 sf
6.0	Administrative Facilities	12,144 sf
7.0	Operations Facilities	(not including Loading Dock, 45,650 sf
8.0	Event Production, Media, and Game Management	8,758 sf
9.0	Support Facilities	43,382 sf

Concept

Reflecting the vibrancy of the northern skies and the diverse communities they envelop, the concept for the Event Centre aims to strike a harmonious balance. The concept pivots on creating an inspiring architectural form that fosters civic pride while fitting into the urban context, and being a good neighbour to a budding residential and commercial community in the surrounding District.

The design bridges past and future, acknowledging strides in technology and industry, while recognizing the historical significance of the land and the indomitable spirit of those who call it home through the combination of material and form.

The Event Centre concept reflects the shifting hues and luminance of the sky celebrating its unique sense of place, while also being firmly rooted in the landscape of Saskatoon and Saskatchewan.

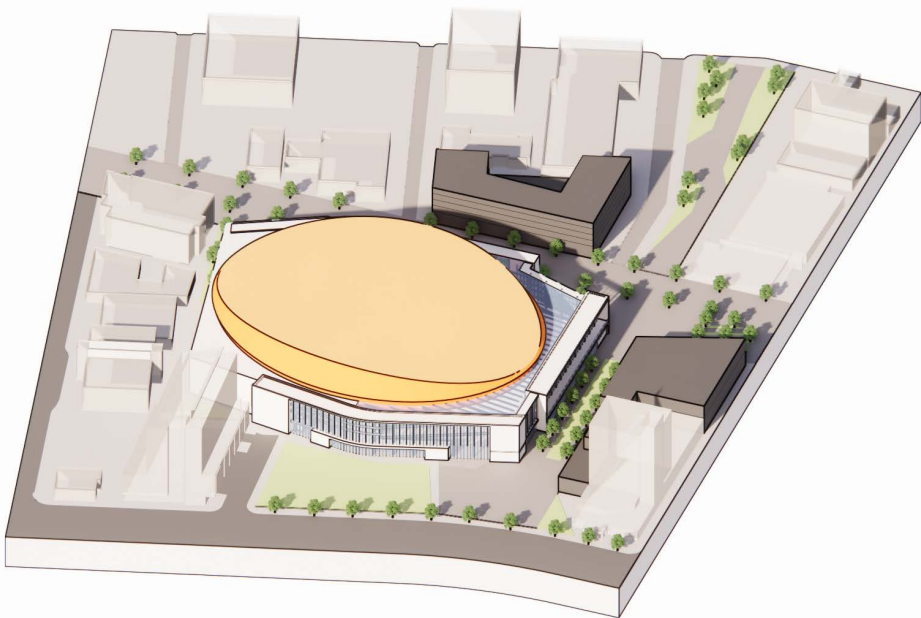


Parti Diagrams

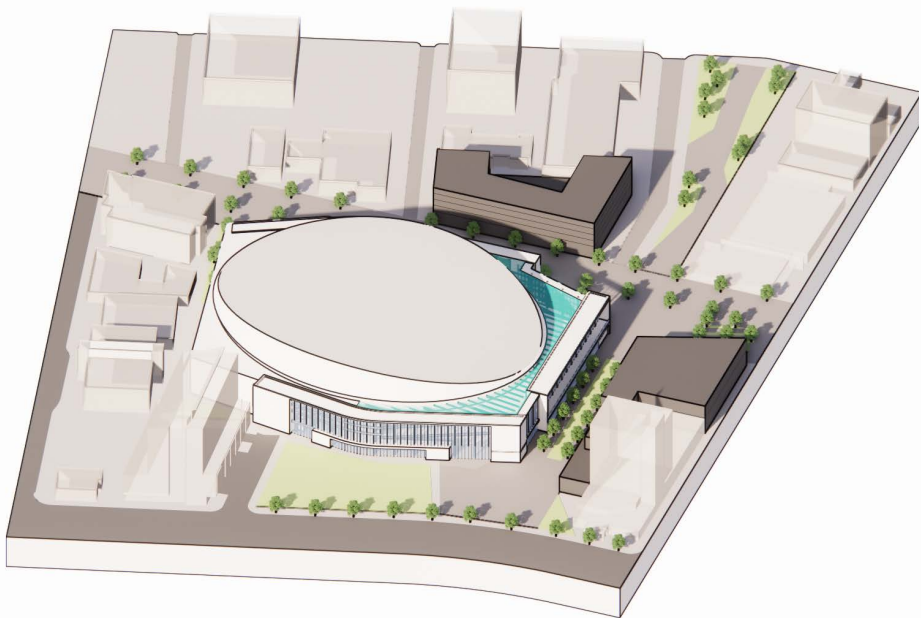
The design brings together three distinct design elements: the Heart, the Window, and the Embrace. The Heart envelops the performance floor and seating bowl in a sleek, dynamic roof form. Clad in a reflective finish, it stands as a beacon of modernity and signal of Saskatoon’s forward-looking spirit.

The Window, an expansive skylight crowning the upper concourse, washes the interior with daylight and offers views of the ever-changing prairie sky.

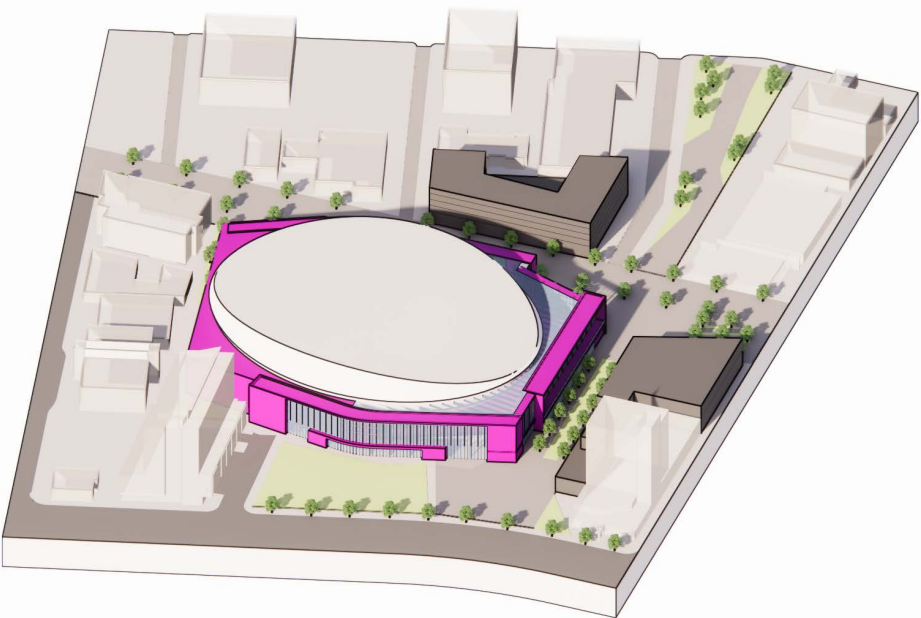
The Embrace surrounds the Heart, defining the building’s scale within the District Core while displaying a humble, earthy materiality that pays homage to the natural environment of the region. The balance of these design elements represent the connection between the built structure and the environment it inhabits, connected to both earth and sky.



The ‘Heart’



The ‘Window’



The ‘Embrace’

Interior Concept

Aesthetics and ease of circulation are key to spectator comfort. The concourses will facilitate the orderly and convenient circulation of capacity crowds. Signage will provide clear concise direction information without confusing visual clutter. Access to the event floor by spectators will be controlled and will include convenient access to washrooms and food/beverage services but will be separated from back-of-house functions.

Ample washrooms will be distributed around the concourses for easy access from the seating bowl. Some washrooms will be “swing facilities” that can be converted to male or female for events in which the attendance is not equally distributed. Washrooms will be provided at the Premium Level corridor for use by suite-holders rather than in each individual suite.

Food & Beverage and Retail facilities include concessions, grab-n-go stations, bars, premium lounges, team store and merchandise stands (fixed and portable) distributed throughout the concourse levels. A lounge/third-party restaurant is included at grade adjacent to the primary venue entrances.

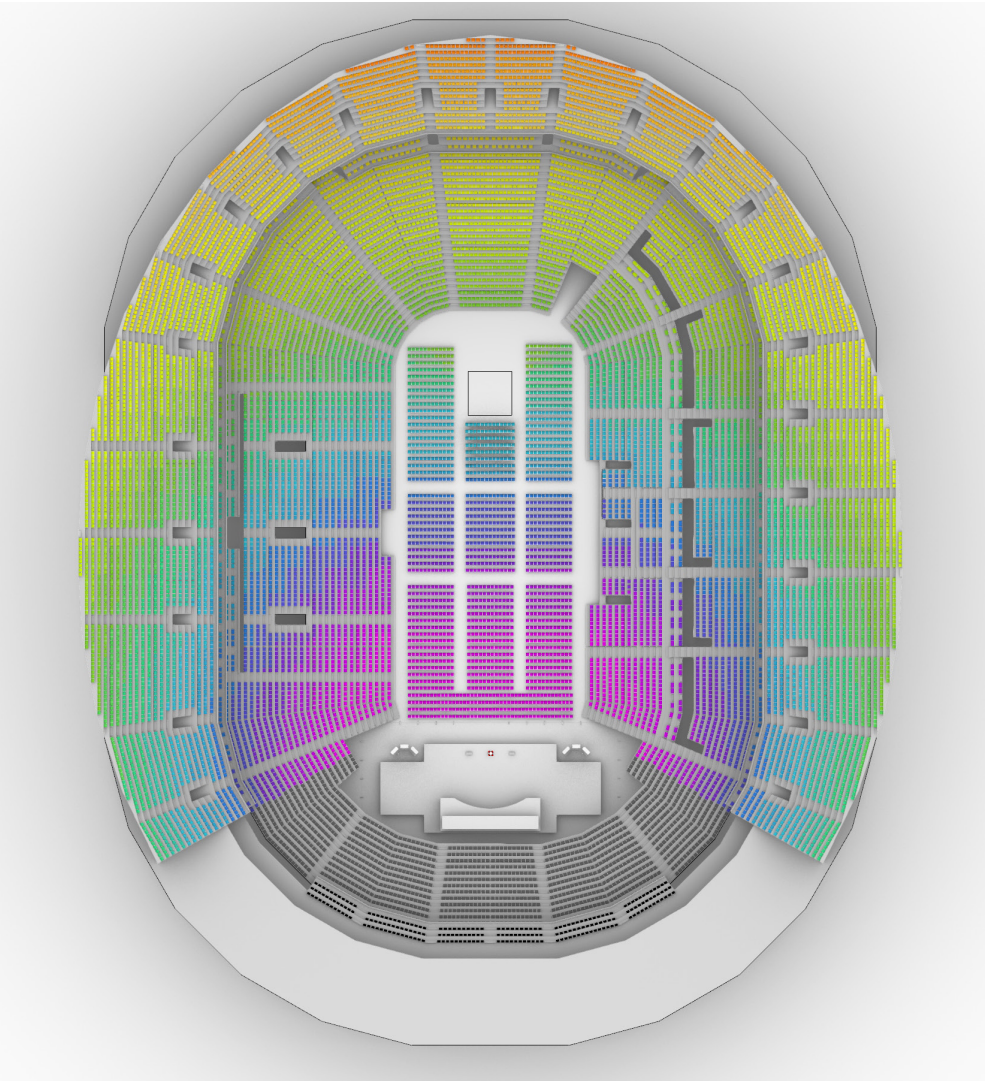
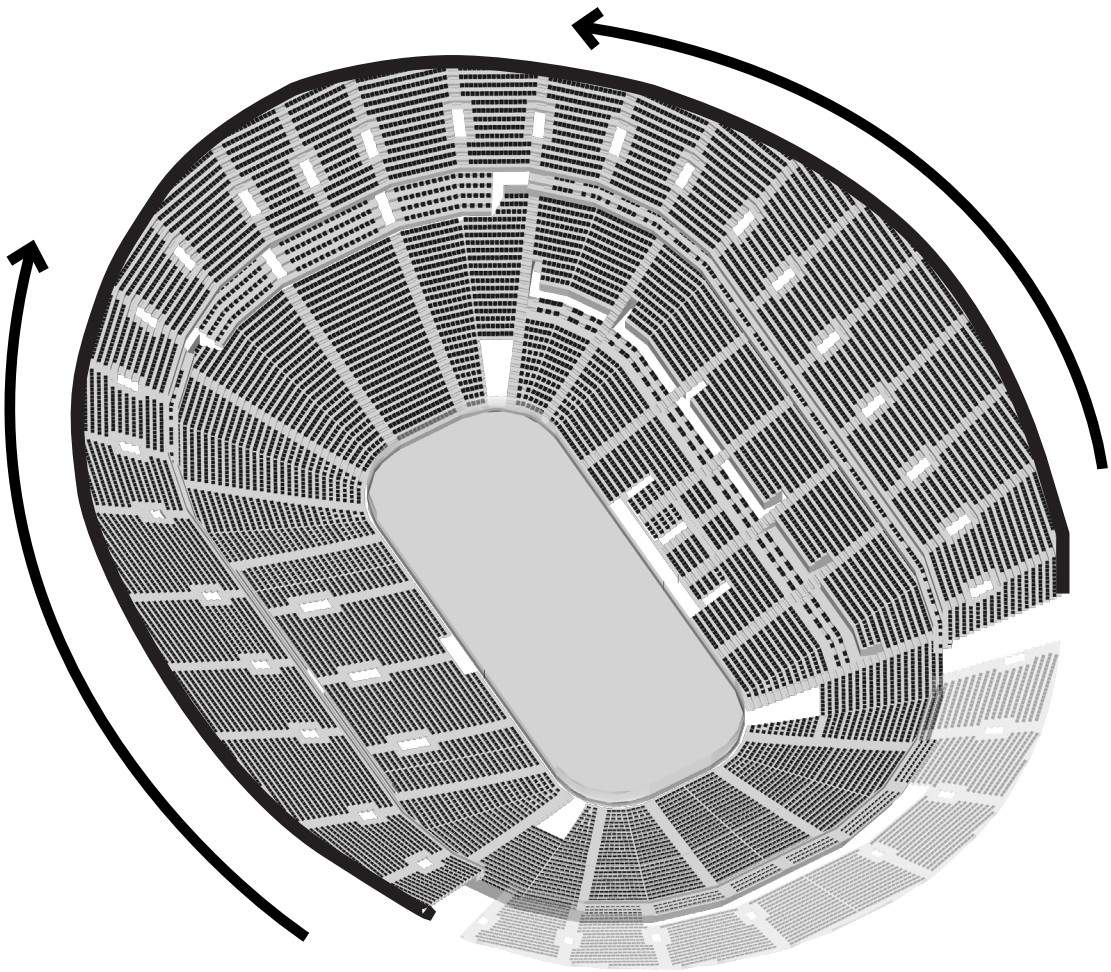
Flexible programming for event and community uses will be accommodated to facilitate a wide range of functions and capacities in the Meet & Greet Lounge at the Mezzanine Level and Multi-Purpose Lounge at the Event Level.

Spectator Support Facilities also include program requirements for guest service kiosks, nursing mothers, first aid, respite areas for people with sensory issues, and information services.



Seating Bowl Shape & Function

The seating bowl design optimizes seat distribution in areas where demand is highest. Resultant in an oval-shaped layout, there is an increase in seating, not just at centre ice, but closer to the stage in end-stage configurations. This unique shape serves to improve sightlines and overall experience for visitors. It furthermore reduces the number of seats in the upper corners which based on ticket sales analysis is least desired. This thoughtful approach to seating layout design underscores the commitment to providing excellent experience for all attendees.



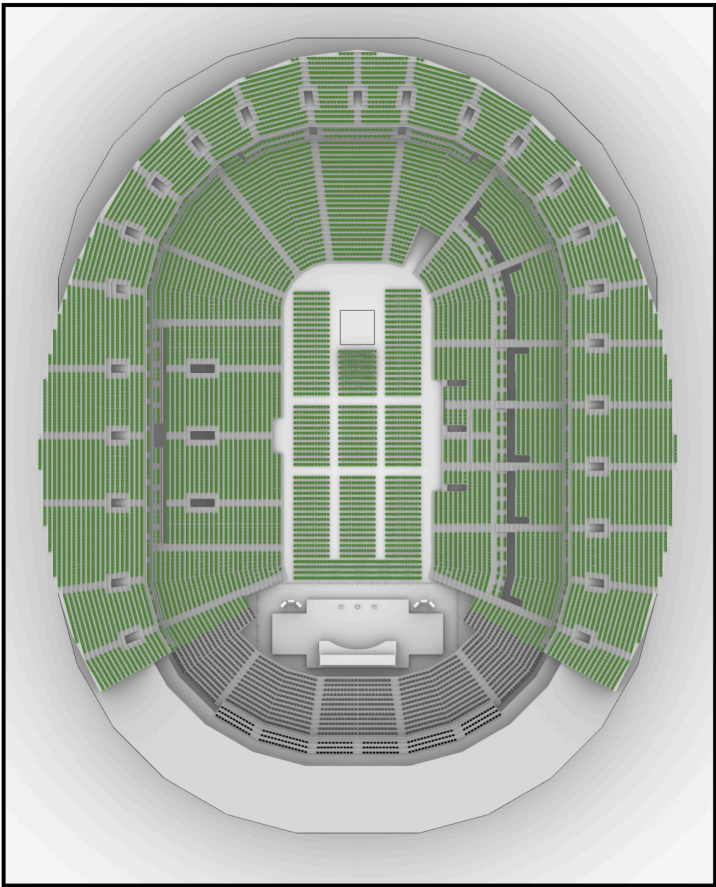
*Colour Range indicates proximity to centre stage.

Phased Expansion

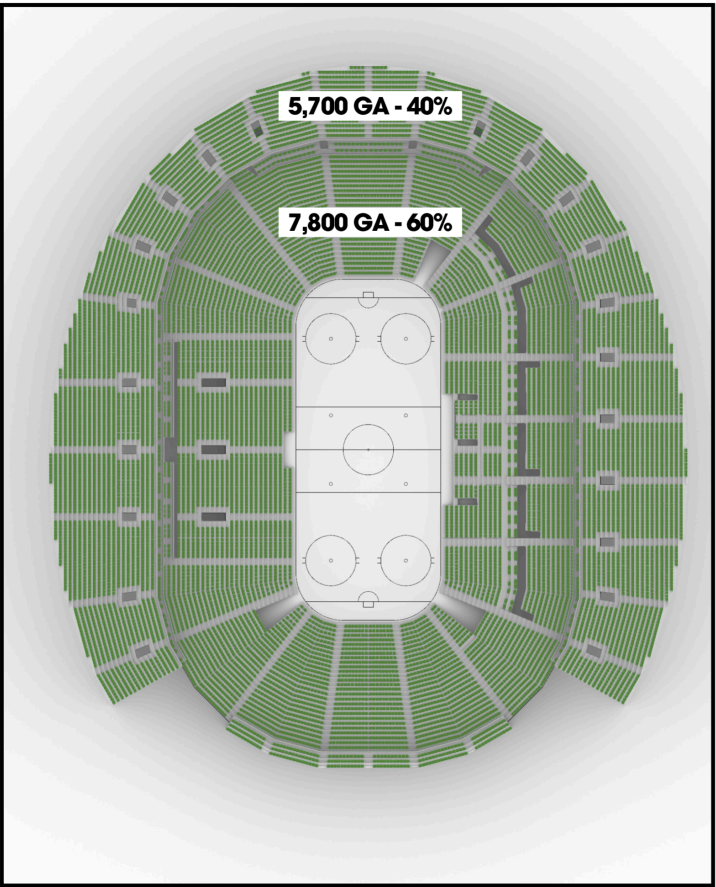
The design of the seating bowl has been thoughtfully executed with an eye toward future growth opportunities, all without the need for significant alterations to the Event Centre’s physical envelope or concourse. Starting with an initial fixed seating capacity of 15,900 on Day 1, the venue has the ability to incorporate an additional 2,100 seats into the upper bowl at the west end.

In the Day 1 configuration, the balance of lower and upper seats is purposefully skewed with the majority of seats concentrated in the lower section, a 6:4 ratio between lower and upper sections. This design prioritizes placing a significant number of attendees closer to the heart of the event.

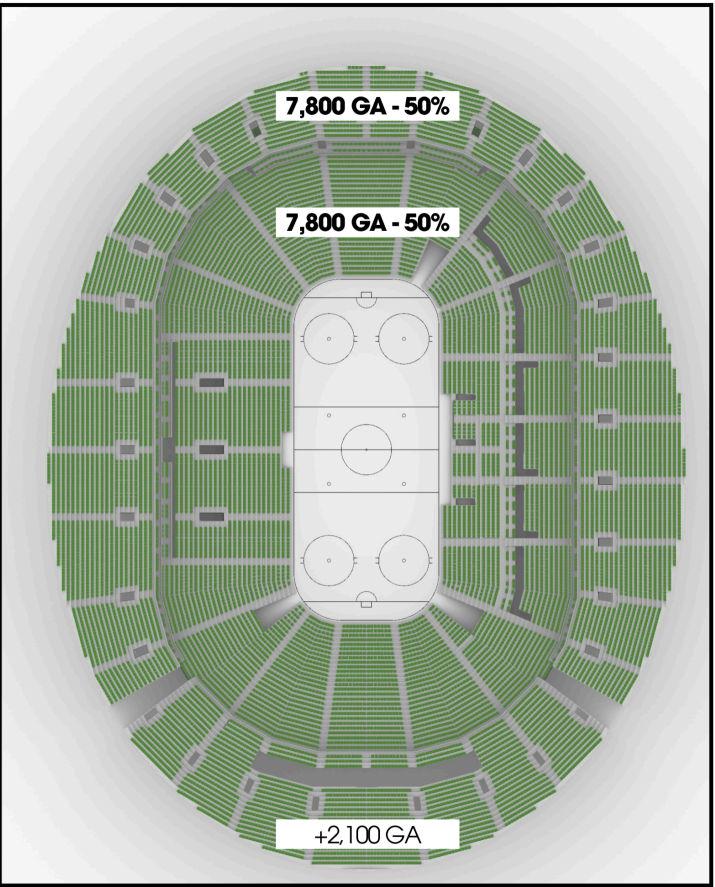
With future expansion, the seating bowl could reach a 1:1 balance between the two seating tiers. This shift ensures a balance in seating preferences between proximity and panoramic views for each event.



220° CONCERT - 15,300



FIXED SEATS DAY 1- 15,900

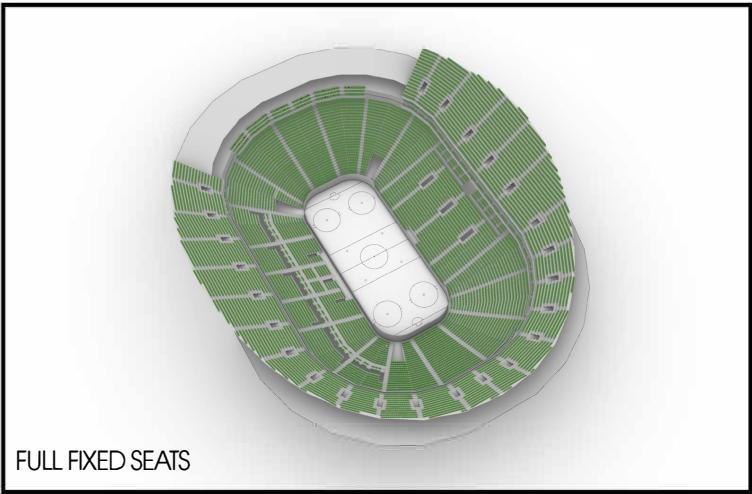
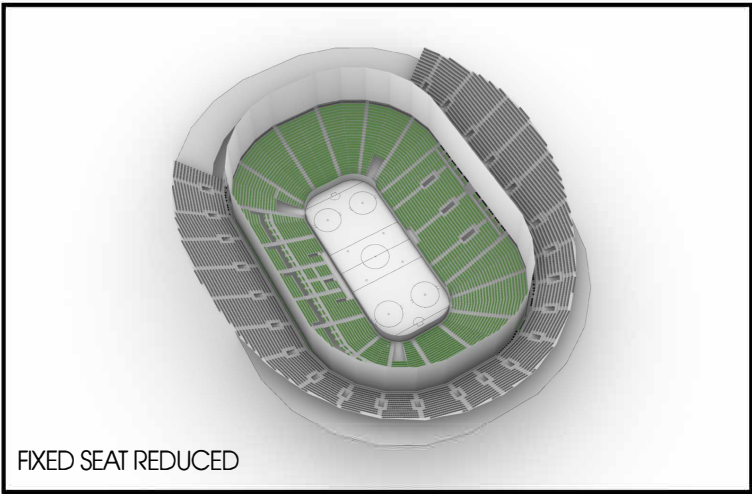
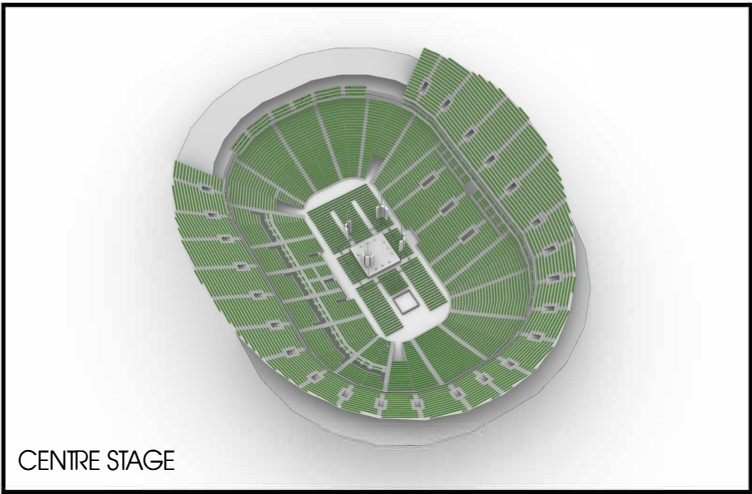
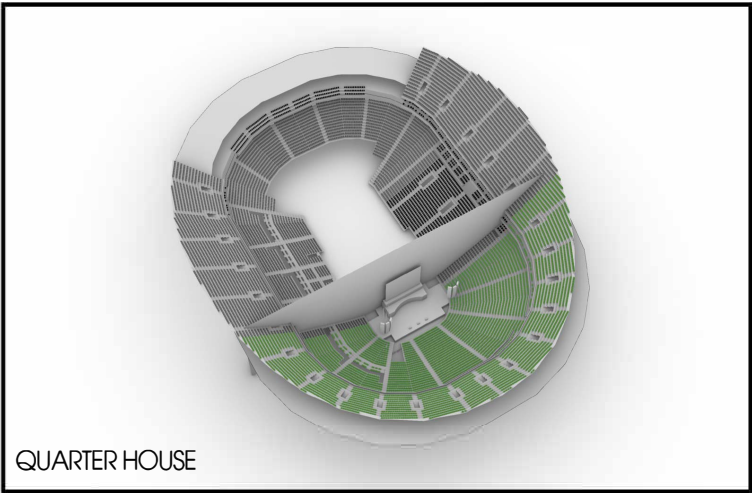
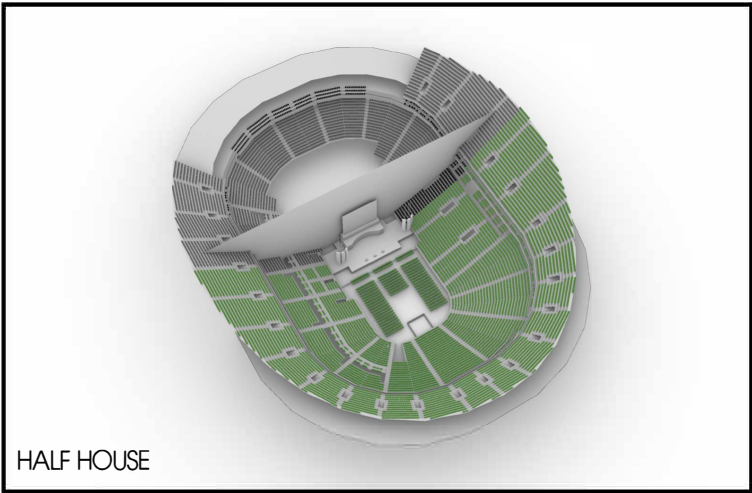
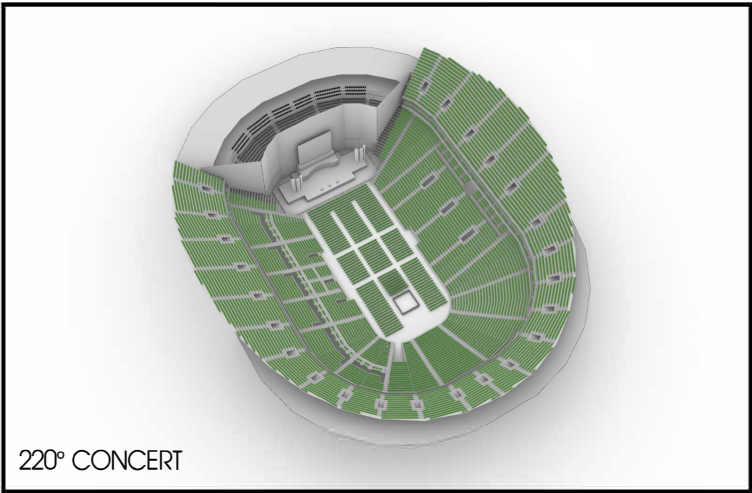


FIXED SEATS EXPANDED- 18,000

Event Configurations

The design of the seating bowl has been carefully considered to enhance the overall fan experience, ensuring great sightlines for all types of events hosted at Event Centre. The three-sided upper seating tier was designed to efficiently provide the largest number of seats for the greatest diversity of event setups.

The seating layouts are adaptable allowing for different seating and staging configurations. By screening off sections, the seating capacity can be tailored to the event's specific needs while retaining premium seating choices. This approach is intended to provide a flexible and enjoyable experience for attendees, irrespective of the event's size or setup.



Premium Seating & Clubs

Suites

A traditional private group product will accommodate 12-20 people located at the Premium Level along either sideline and on Main Concourse on the north. The seating in the front of the suite shall be premium stadium seats with padded seat and back and integrated cup holders and armrests. Behind the fixed seating will be stools at a drink rail.

Bunker Suites

The highest-end group seating product in the Event Centre will accommodate 4 sets of 16 people along the south sideline. Each suite will have a private lounge space on the Event Level with access to optimally positioned lower bowl seats that will have greater leg room, wider chairs, and integrated cup holders and armrests.

Theatre Boxes

A unique group seating product located along the south sideline at the Entry Level blends the amenities of a suite with the proximity to the performance floor of a club seat. The product accommodates 4 people providing increased accessibility to the corporate market. The seats will be armchairs with integrated power. Each box will have direct access to the Theatre Box Lounge.

Terrace Tables/Loge Boxes

Located at the Premium Level on the east end, this product will be a loose seat chair at a millwork counter or table with integral power. Terrace Tables will accommodate 4 people while the Loge Boxes will have variable group seating options. Each table and box will have direct access to the Premium Level Lounge which is located on the concourse behind.

Sideline Club

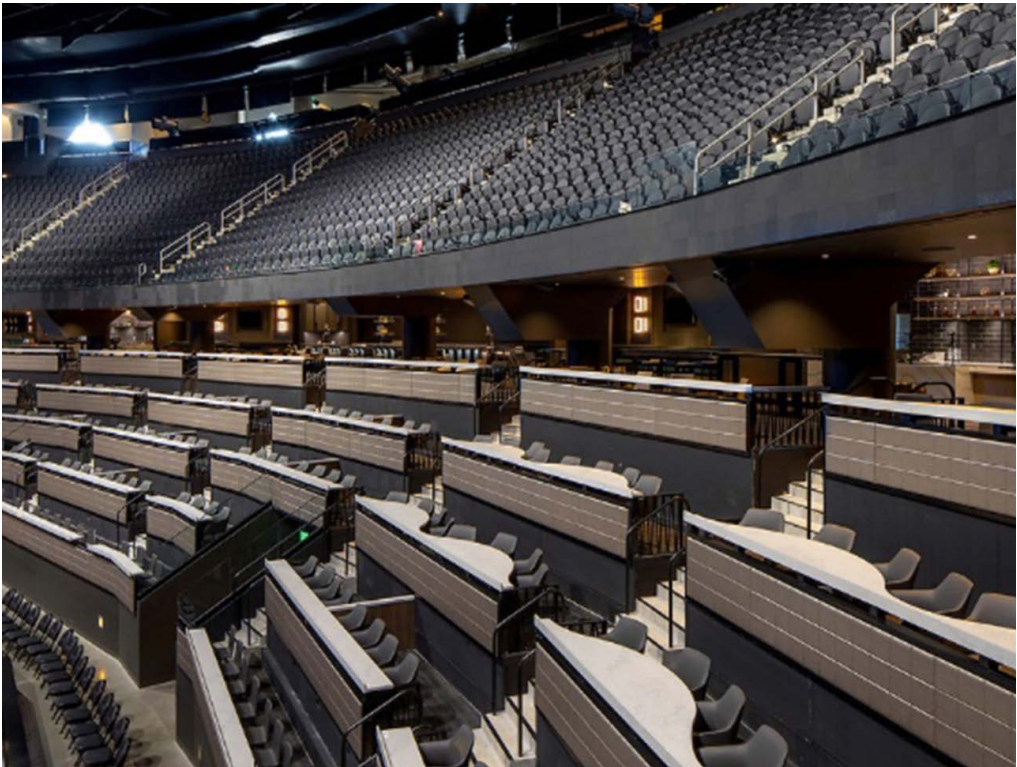
The largest club in the building is located along the north sideline at the Entry Level. Each designated lower bowl club seat will have access to the club through either the vomitories in the seating bowl or the club entry along 23rd Street.



LITTLE CAESARS ARENA - SUITES © MICHAEL ROBINSON PHOTOGRAPHY



ROGERS PLACE - THEATRE BOXES © MICHAEL ROBINSON PHOTOGRAPHY



STATE FARM ARENA - TERRACE TABLES & LOGE BOXES © 2019 CHRISTY RADECIC



LITTLE CAESARS ARENA - SIDELINE CLUB © MICHAEL ROBINSON PHOTOGRAPHY



Event Level

Located below grade, the Event Level features a seating bowl geometry organized around a NHL regulation ice sheet. The seating bowl includes telescopic and demountable seating sections that accommodate a wide range of events and viewing options, including a large marshalling area for an end-stage configuration.

This multi-purpose event venue will be designed with the functionality and flexibility required to support operations for a wide range of events, including:

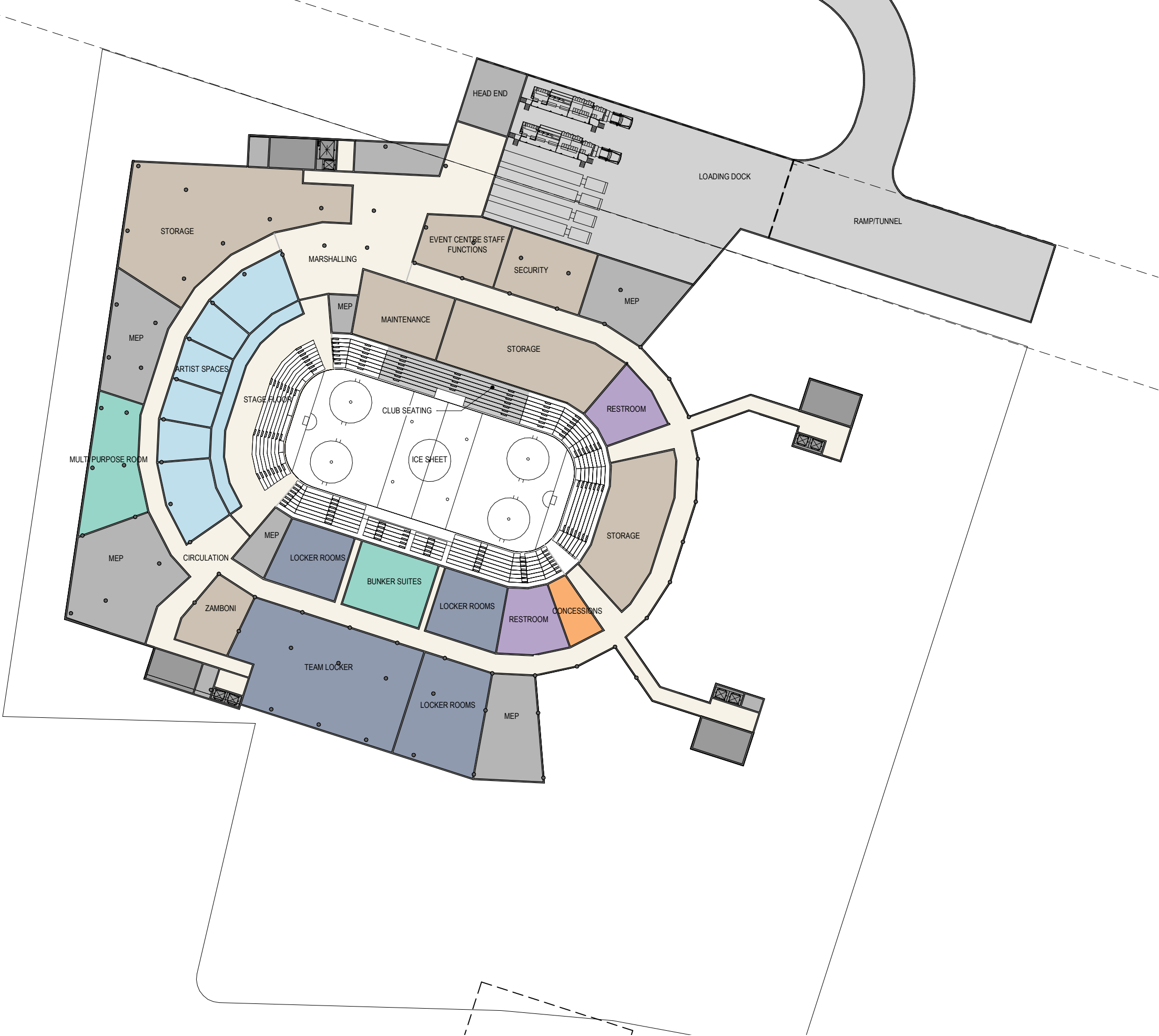
- › End-Stage Concert (360, 270, 220, and 180)
- › Centre-Stage Concert.
- › Centre-Stage Sporting (UFC, boxing, etc.)
- › Hockey
- › Lacrosse
- › Basketball
- › Rodeo
- › Dirt Shows
- › Family Shows
- › Community Events
- › Conferences

Performer dressing rooms, performer lounge, catering lounge, tour/promoter offices, and a multi-purpose recreation room will be provided for use by touring shows.

A full complement of large and small Dressing Rooms and other team spaces are designated for use by teams, officials, etc. and distributed with a clear path of travel to the benches and the event floor.

The loading dock can accommodate four tour trucks and two broadcast positions.

There is additional space for mechanical, electrical and plumbing (MEP) equipment and storage for event turnover.



Entry Level

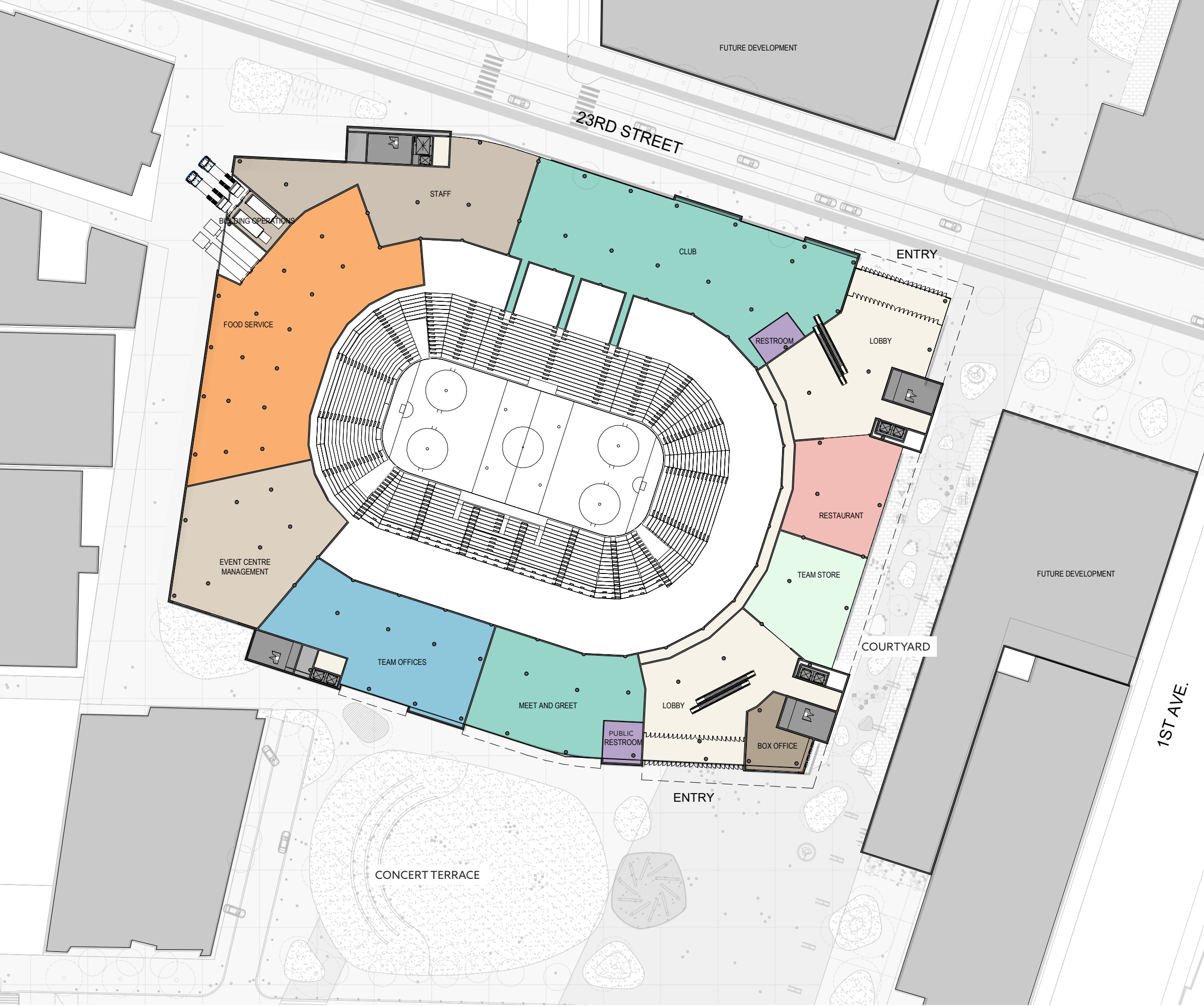
Located at grade, the Entry Level seamlessly integrates with the surrounding urban context, much of it at street level. It features two spacious entrances on the northeast and southeast corners, thoughtfully designed to facilitate gatherings before the Event Centre gates open, providing a welcoming and sheltered space for eager event-goers. Rapid security screening technology will be incorporated into the entry vestibules. This new technology employs powerful sensors with enhanced threat detection software that allows screening to be completed more quickly and efficiently. Activating the Courtyard on the east side, the team store and restaurant will be open during and between event days. These functions counterbalance the adjacent development site forming the eastern edge of the Courtyard that will host food, beverage, and entertainment functions, creating a vibrant and engaging pedestrian experience right in the heart of the new District Core.

This level also plays host to the Sideline Club, the largest among the club spaces in the building. It caters to those seated in the club section of the lower bowl along the north sideline. What sets it apart is its unique frontage to 23rd Street, inviting natural daylight into a space that is typically dim in comparable facilities, adding to the ambiance and openness.

With a keen eye on operational efficiency and security, this level houses the food service and event operations staff and functions. A strategically positioned loading dock, complete with two bays for food service deliveries and two for trash pickup, is situated along the building's western edge, offering swift access to and from 23rd Street.

For added convenience, the team offices are positioned along a prominent facade of the building, providing views out to the Concert Terrace and the Convention Centre across 22nd Street. This strategic placement ensures that that office staff have easy access to both public transportation and the rest of the Event Centre above.

Adding another layer of functionality to the Concert Terrace, the Meet and Greet Space is a multi-use space serving as the lounge for the Theatre Boxes, a community gathering space, a festival exhibition hall, and much more.

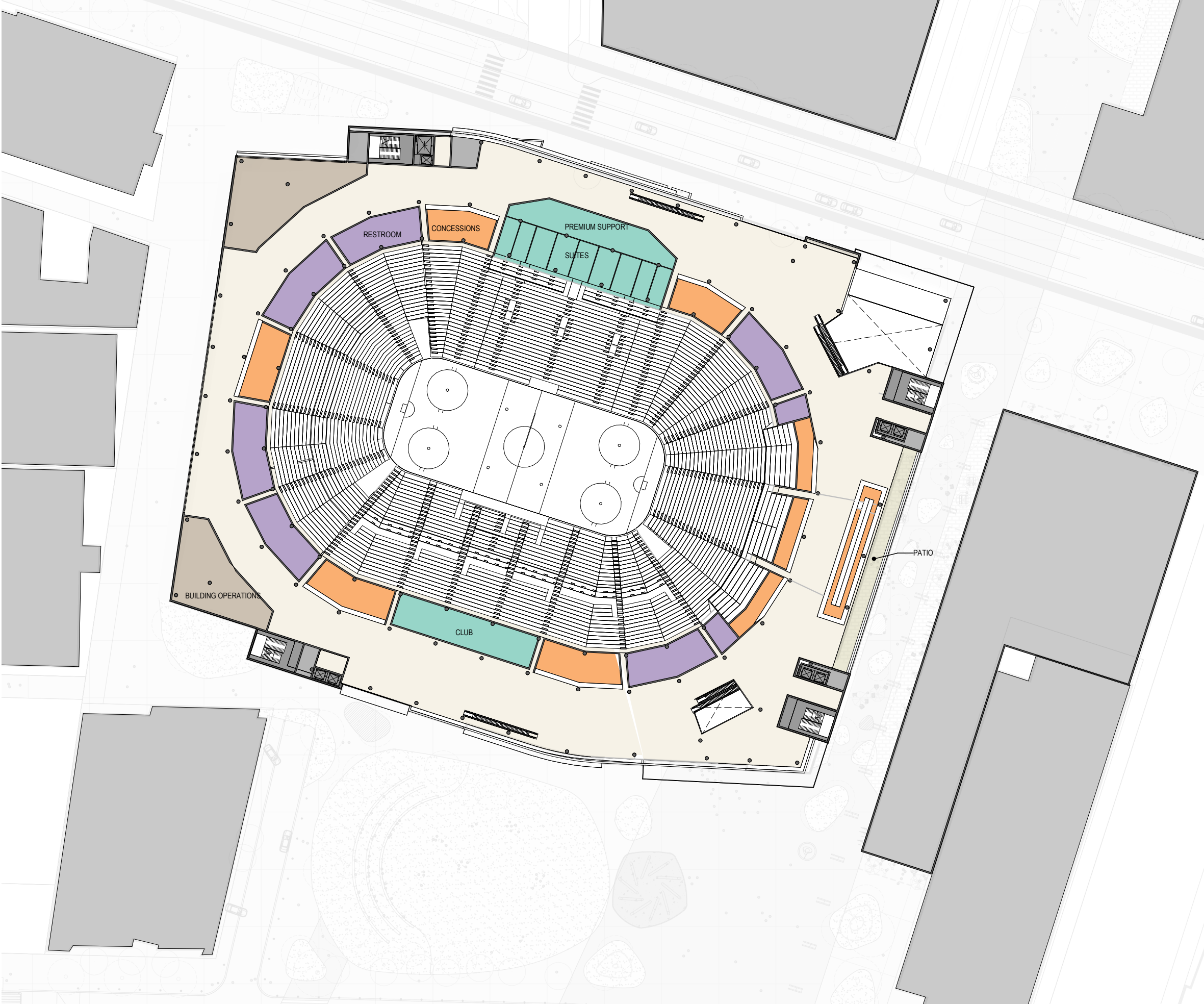


Main Concourse

One level above grade, the Main Concourse serves as the central hub, catering to attendees seated in both the lower bowl and those circulating to the upper levels. This bustling level features a range of amenities, including food, beverage, and merchandising stands, as well as essential restroom facilities. Notably, on the east end, a striking island bar concession stretches along an expansive glass facade, offering picturesque views to the city and the active alleyway below. For a breath of fresh air or a chance to soak in the pre-event excitement, visitors can step out onto an outdoor patio.

A row of suites is positioned along the north sideline, including two of the largest suites in the building, with the 24-person Owner’s Suite being a standout. Additionally, a unique communal food and beverage club is located on the south sideline, affording attendees sweeping views of the seating bowl.

Guest and operational support spaces on this level are strategically positioned ensuring smooth logistics and enhancing the overall visitor experience.



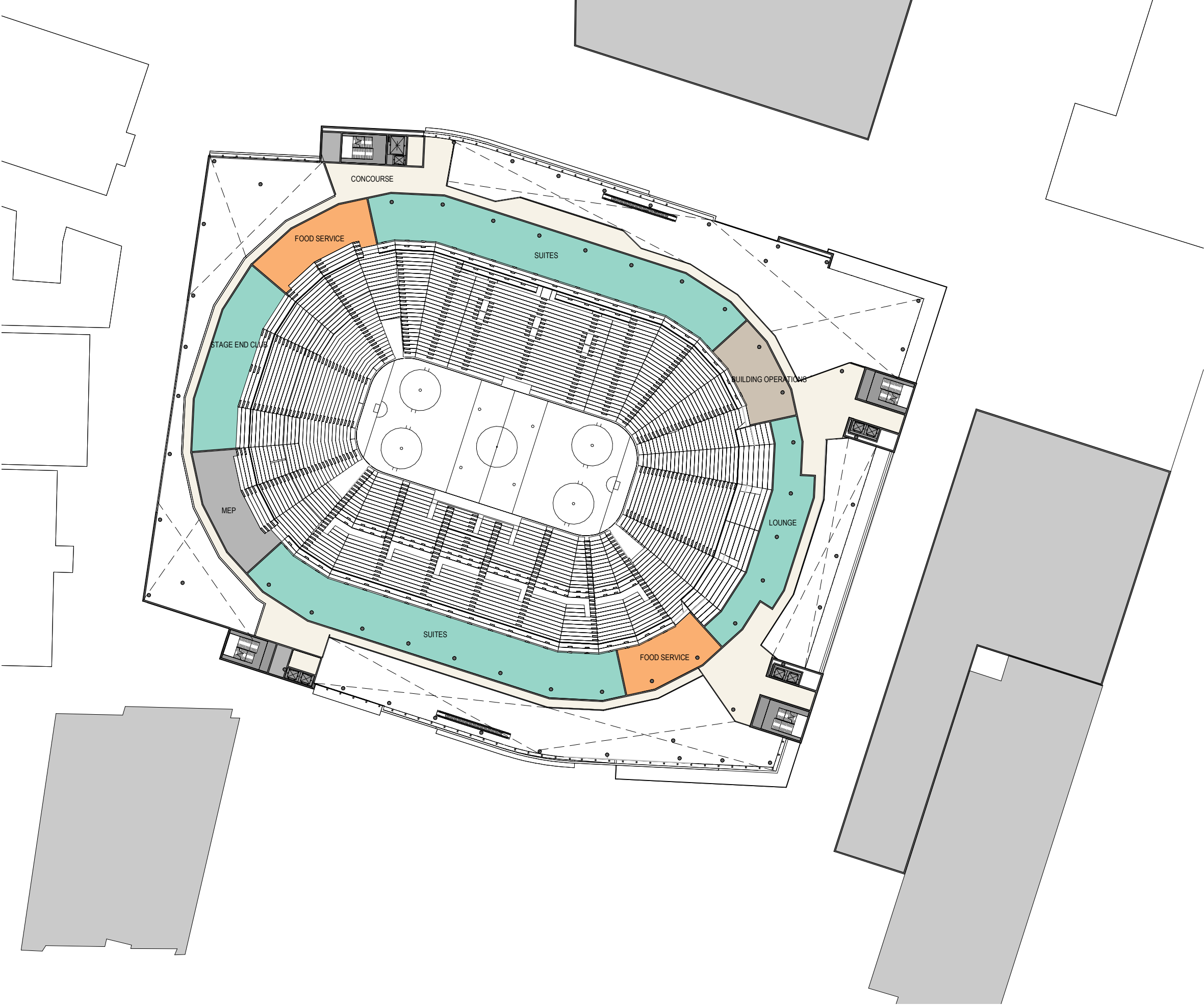
Premium Level

The Premium Level has exclusive access to ticket-holders of two distinct clubs and 30 luxurious 10-12 person suites.

On the west end is the versatile Stage End Club, which has the unique ability to be divided for large group rentals. Situated behind what is the concert stage in end stage layouts, this club will be utilized for sporting events and centre stage performances.

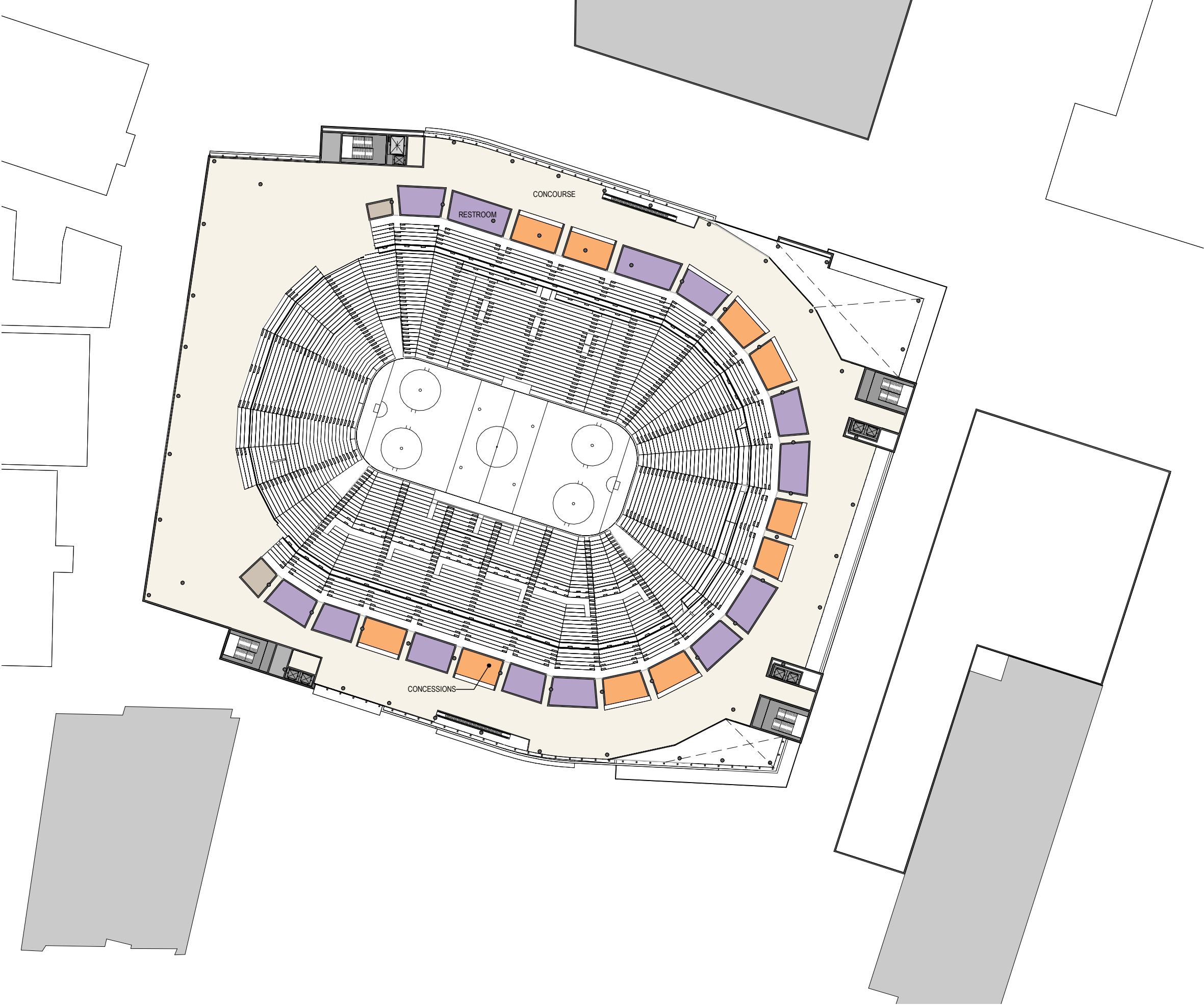
The east end houses the Premium Lounge, providing premium services to ticket holders of the terrace tables and loge boxes. This unique group seating club experience is positioned opposite of the concert stage, ensuring unparalleled views to the performance.

The suites are positioned on either side of centre ice along the north and south sidelines. With capacities ranging from 10 to 12 persons, these suites feature all the modern amenities one would expect in a premium Event Centre suite. This includes premium finishes, an upscale bar, high-end furniture, and flat-screen TVs equipped with built-in speakers. Suites offer a combination of traditional padded seats with armrests and integral cup holders, in front of movable high-top stools along a drink rail, ensuring guests have both comfort and flexibility during their visit. The drink rail will also have a detachable section to allow for barrier-free positions behind the fixed seating.



Upper Concourse

The Upper Concourse caters to the upper tier of seating ticket holders, with the initial configuration placing seating on the north, south, and east end, while the west end remains open. Notably, the concourse provides complete access around the seating bowl, offering flexible seating configurations in the open west end. If the Event Centre were expanded in future, seating would be added to the west end and concourse space would be designated for portable food and beverage concessions.

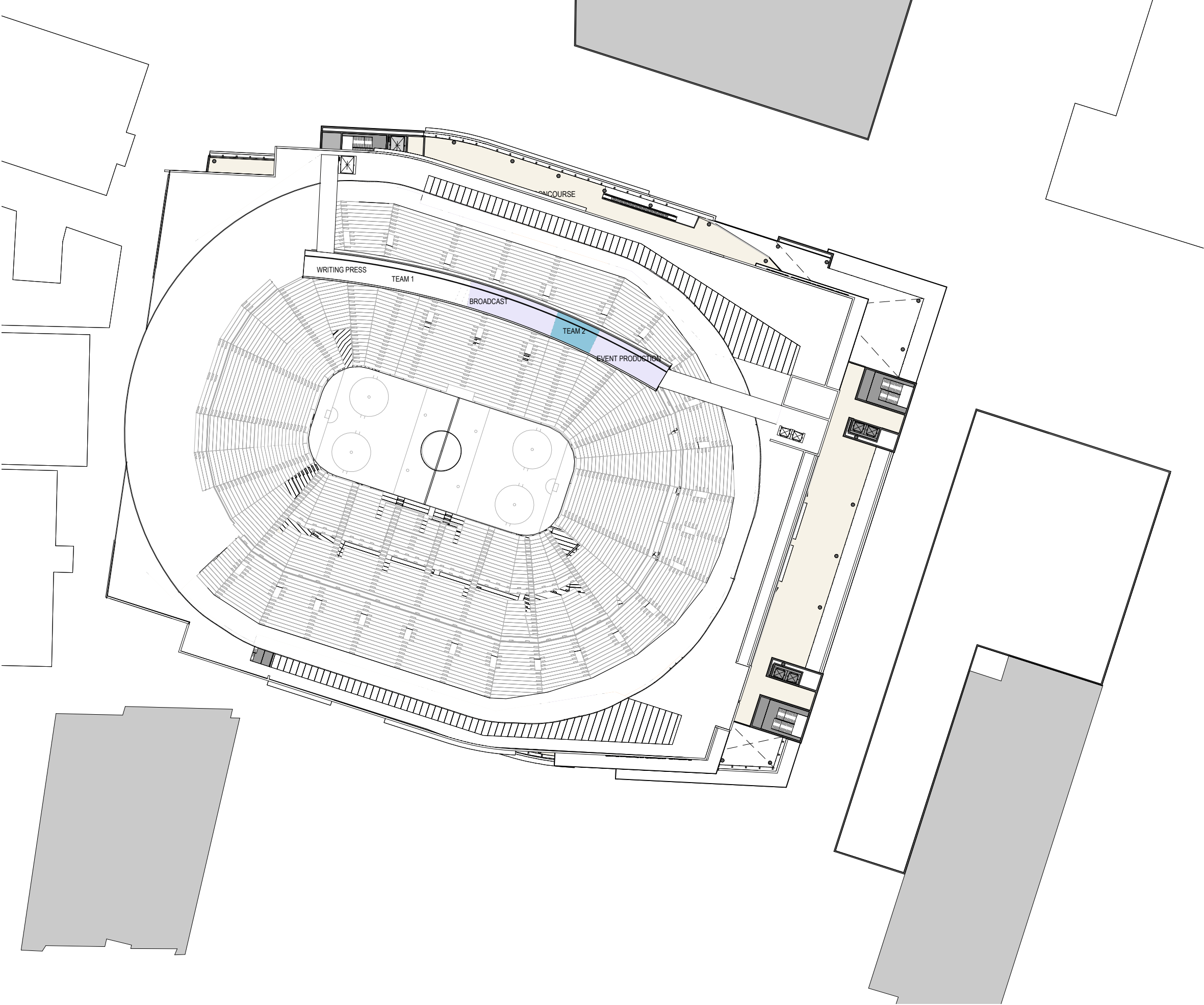


Press Level and Event Ceiling

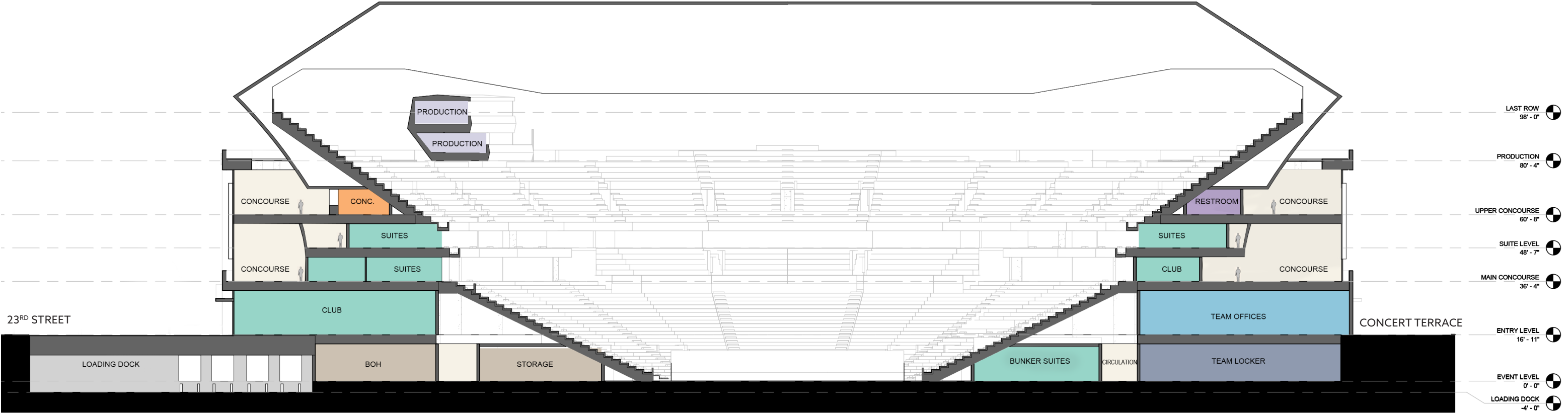
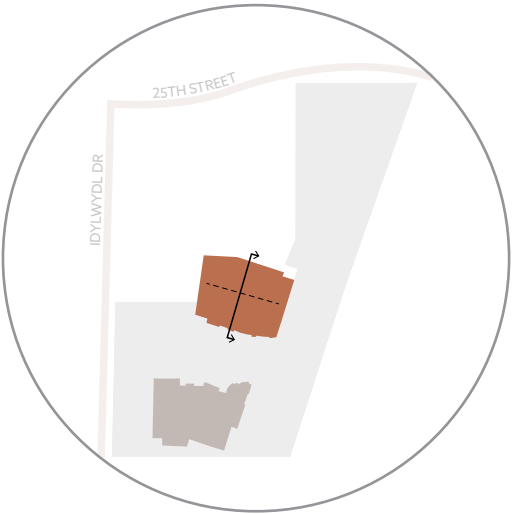
The Press Level includes a full array of primary and auxiliary television and radio broadcast booths and space for writing press opposite the team benches with clear unobstructed lines of sight to the ice floor. Event Control rooms (video display, sound, and lighting) are located on the Production Level. Production Studios for television and radio are also located on the Event Level. This level also includes booths for team coaching and management.

A rigging grid above the event floor will be provided. Spotlight locations will be located at the Main Concourse and Rigging Grid will be distributed in a circumferential array and prewired with appropriate power and communication connections.

A centre-hung scoreboard includes sponsorship signage and will be an all-electronic LED system consisting of four 16:9 aspect ratio video boards with live action capabilities, instant replay, game scoring information, electronic advertising, and messaging. A hoisting platform located above the centre-hung scoreboard will allow nesting into the high-roof structure to open lines of sight to the stage events. LED fascia boards at the front of the Premium and Upper Seating bowl sections will be included. Auxiliary boards will be provided within the seating bowl to provide scoring and game in progress information. Game clocks will be placed in team locker rooms, coaches' offices, official locker rooms, cash rooms, and press work room/ lounge.



Transverse Section



06

Conceptual Design Overview: Convention Centre

Expanding and renovating to better serve the contemporary demands of conferences, meetings, workshops and events, the concept for the new Convention Centre is for a second anchor facility that brings more people and energy to the District Core, enlivens public space through contextual design and indoor-outdoor relationships, and serves the needs of the entire city.



Convention Centre Objectives

The new Convention Centre strives to be the premier event venue in Saskatoon. The venue currently operates very well in supporting local events but falls short in meeting the expectations and standards needed to be market competitive for national convention events. The goal of the renovation and expansion is to provide a meeting and event venue that can better compete for and grow national convention business while still supporting local events.

The existing Convention Centre spaces do not meet industry standard expectations for today's Convention Centre meeting planners and delegates. One reason is the lack of sufficient quality pre-function space and the organization and quality of the event spaces.



THE DESIGN OBJECTIVES OF THE RENOVATED AND EXPANDED CONVENTION CENTRE ARE TO:

- › Provide a market competitive venue that successfully meets the needs and expectations of national convention events and conforms to 'state of the industry' standards and trends.
- › Provide a uniquely Saskatoon experience within the centre.
- › Successfully host concurrent meetings and convention events.
- › Provide flexible, multi-use and attractive pre-function spaces.
- › Integrate well with the surrounding District buildings and public spaces.
- › Integrate with the existing Sid Buckwold Theatre while also supporting separate identities and entries for both venues.
- › Re-use as much of the existing Convention Centre floor area and infrastructure for the Convention centre program space.

Comparator Facilities

The design for this Convention Centre is influenced by current and emerging trends in the meetings industry. Centres that are unique to their locations and cities, and reflect what it is like to be in the culture of their cities, are what meeting planners desire for their clients. Attendees desire abundant daylit pre-function spaces, with quality furniture and unique spaces. This transparency and connection to place provides the opportunity for both delegates inside to experience the vibrancy of the district outside and those outside to experience the activity inside. It is this inside outside connection that connects to the city's character and culture, providing a unique experience for attendees. Saskatoon is a winter city, and the Design Team looks to express these unique qualities within the design of the centre.



SEATTLE, WA



WINNIPEG, MB



VANCOUVER, BC



ANCHORAGE, AK

Industry Benchmarks

Evolution of Convention Space Use

The meetings industry has changed, attendees attend sessions in pre-function lobbies as well as meeting rooms, exhibit halls host festive banquets, plazas convert to yoga studios, and ballrooms function as concert and Cirque du Soleil venues. How convention space is defined and utilized by meeting planners has evolved. The design of these spaces must incorporate more than just flexibility but be envisioned as dynamic multi-use spaces that successfully accommodate a variety of activities and use. Active convention environments that function properly, spark unique event memories, and that authentically connect with the destination are critical for success in today's meeting and events market. This level of flexibility and capability will be part of the expanded and renovated Convention Centre.

Meeting spaces and how meetings occur have been evolving for several years. Event planners blur the lines between meeting rooms and pre-function spaces, intentionally designing events that flow from one space to another with a combination of both formal and informal events. This approach to event design is inherent in how the Design Team has configured event spaces in both the expansion and renovation portions of this project and will lead to a dynamic and memorable meeting facility. Continuing advancements in technology also provide new and enhanced means of connectivity and communication during events thus is an important component of the infrastructure for this venue.



Program Summary

The development of this description of spaces and systems has been an evolutionary process that began with the 2017 Convention Centre expansion analysis prepared by HLT Advisory and Conventional Wisdom, was expanded upon by later facility assessment studies and significantly influenced by the July 2021 Convention Centre Building Program prepared by TCU Place.

While the rentable event spaces have not changed in the interim, much of the effort has focused on identifying and quantifying public areas and the back-of-house functions found in an up-to-date North American Convention Centre. This program information has informed the concept plan configuration and initial pricing model for the project.

This summary describes the main program categories of enclosed space. Program spaces are distributed between expansion and renovated spaces.



Convention Centre Program Summary			254,655 sf
1.0	Pre-function & Registration		49,725 sf
2.0	Assembly Spaces		77,000 sf
	Flex Hall	30,000 3 subdivisions	
	Meeting Rooms	25,000 16 total breakout rooms	
	Ballroom	22,000 2 subdivisions	
3.0	Front of House Support Areas		10,000 sf
4.0	Back of House Service Areas		85,480 sf
5.0	Food Service Areas		12,400 sf
6.0	Venue Management		12,100 sf
7.0	Vertical Circulation		7,950 sf

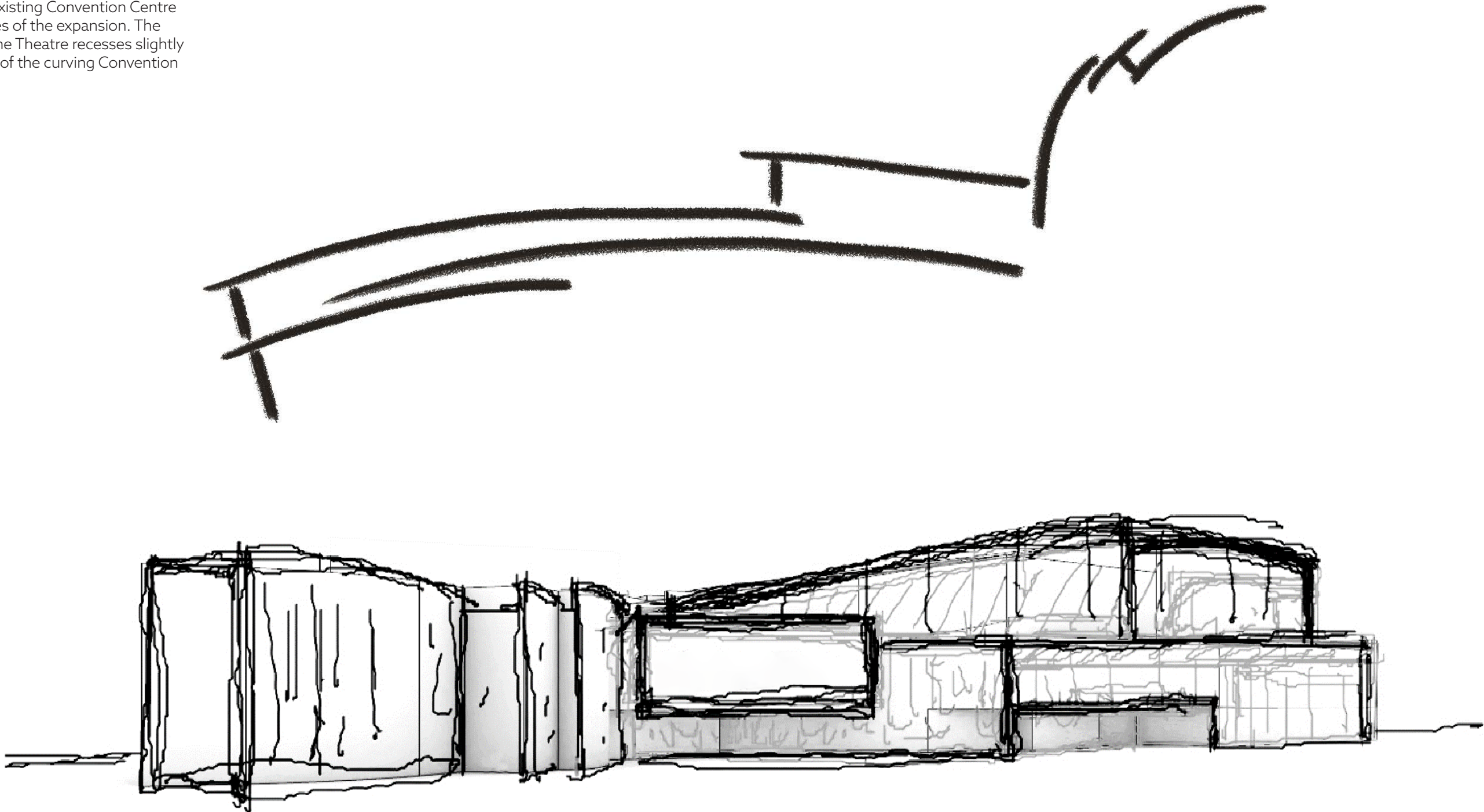
Concept

Where the earth meets the sky at the heart of the city, the design of the reimagined Convention Centre takes its inspiration from the city and landscape of Saskatoon. This facility will express an authentic experience of this unique region and city. The rolling hills outside the city and the curves of the South Saskatchewan River inspire the primary forms of the expansion. As the building rises it becomes more transparent, opening up to the vibrant and expressive sky. At night and during dark winter days, the activity inside becomes a lantern, a warm glow to the District Core sharing the vibrant activities inside. The materials and colours take subtle cues from the landscape and its changing seasons, celebrating the region.



Parti Diagrams

The curves from the existing Convention Centre inform the flowing lines of the expansion. The centrepiece entry of the Theatre recesses slightly within in the embrace of the curving Convention Centre planes.



Exterior Concept

The entry plaza for the renovated and expanded Convention Centre is transformed from a congested vehicle-oriented arrival experience to an open landscaped pedestrian-focused plaza. This new urban space, through materials and landscaping, interfaces with the adjacent plaza of the Event Centre across 22nd Street. While the plaza is shared between the Convention Centre and Theatre, both have separate entries with distinct identities relating to their functions.

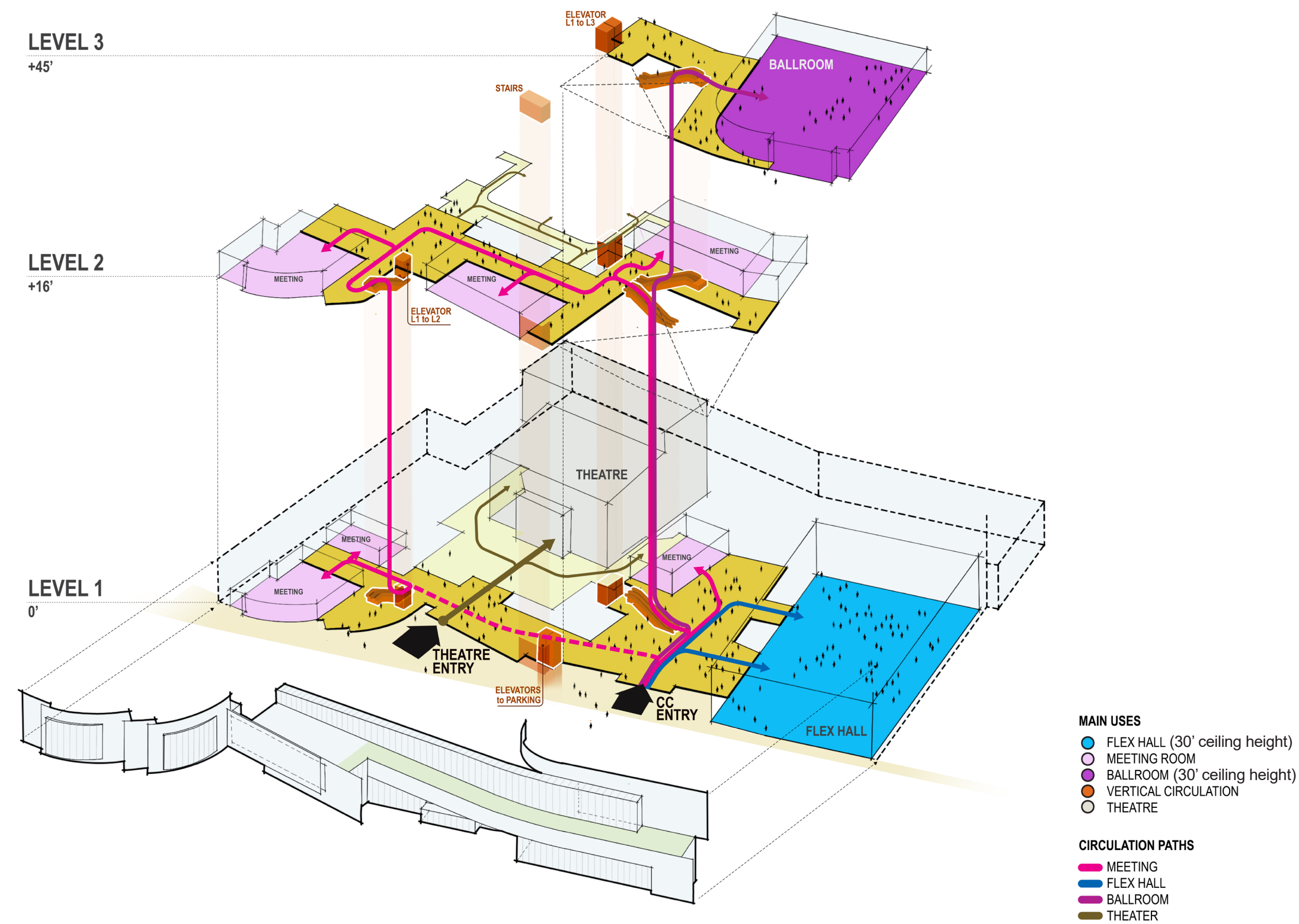
The Theatre has a large marquee that is integrated with the exterior glazing system above the entry. For this level of study, the Design Team is proposing a transparent LED media façade, which can be programmed with media content announcing current and upcoming events or can be turned off leaving transparent glass for the space inside. There are many product solutions that will be explored prior to determining the solution that is most appropriate for this application. This approach will provide a unique entry experience and allow the Theatre to express its presence in the District Core differently depending on the type of show or performance occurring that day or week.

Materials will be a combination of stone, metal panel, glass and wood depending on the location. The colour palette will be warm earth tones of varying shades taking inspiration from the open landscapes found around the city and province.



Interior Flow Diagram

As shown in the diagram, the design of the renovation and expansion of the facility has thoughtfully considered how delegates to both the Convention Centre and the Theatre will enter and circulate through the venue. Theatre and convention patrons each have a separate entry that minimizes any potential crossover. During concurrent events, Convention Centre patrons can avoid crossing the Theatre patron entry by going up one level, through the meeting room pre-function and back down to the east ground floor meeting rooms. The event space and pre-function areas have been organized to support intuitive wayfinding, having the spaces visually flow into each other with short distances to walk before decisions need to be made.



Interior Rendering

The new entry lobby for the Convention Centre will be a light-filled three-storey space with visual connections to all event levels, providing delegates an intuitive understanding of the organization of the centre.

Through the integration of thoughtful landscaping both in the lobby and out in the plaza there is the opportunity to create a welcoming indoor landscaped environment that blends the transition from outside to inside, creating a desirable experience year-round.



Ground Floor

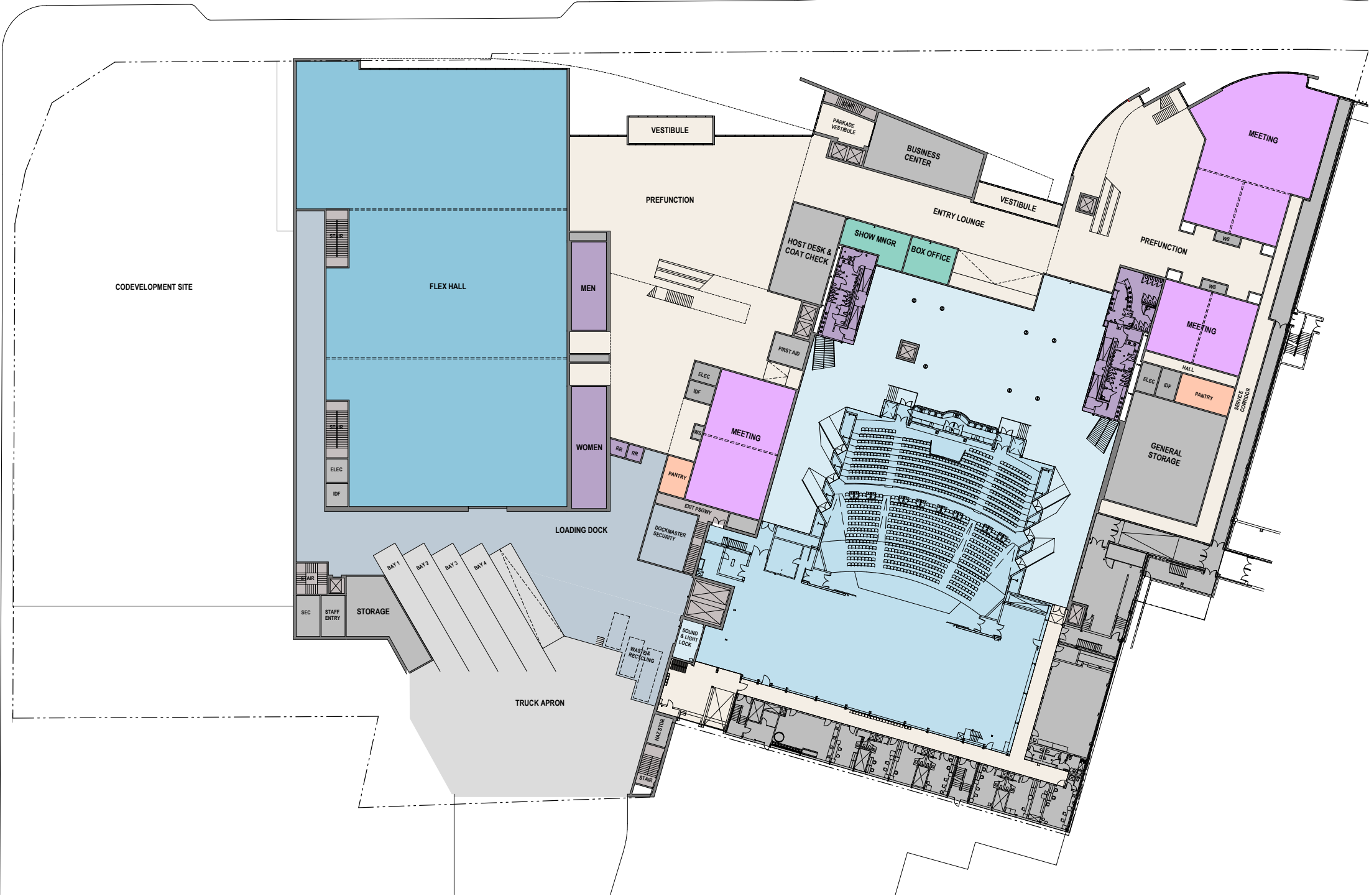
As you enter the Convention Centre main entry, the expansive three-level daylit atrium rises around you, visually providing an intuitive understanding of the layout of all the event levels. The host desk greets delegates upon entry. The 30,000 sf flex hall to the west opens to the generous pre-function area supporting a variety of event functions. A total of seven meeting room sub-divisions totaling 9,500 sf are located on this level, two of which are directly across from the new Flex Hall.

The remainder of the meeting rooms are located in the completely re-imagined existing Convention Centre. Accessing the east meeting rooms is a direct path from the Convention Centre entry through the entry lounge. This ‘mixing zone’ is where Theatre and convention delegates may ‘mix’ during concurrent events. This zone provides access to the Theatre lobby and convention spaces, with direct connections to parkade elevators, Theatre box office, host desk and the business centre.

The reconfigured portion of the existing Convention Centre space contains five meeting room sub-divisions (totaling 6,700 sf) grouped around a flexible pre-function space filled with daylight. An elevator and escalators allow access to the upper event spaces providing an alternate circulation route when moving through the ‘mixing zone’ is not desirable.

Both the expansion and reconfigured portions of the centre provide a separation of back of house servicing from front of house events. A new enclosed loading dock, shared between the Convention Centre and Theatre, is adjacent to the flex hall with a vehicle ramp and adjacent freight elevators. Four full size docks accommodate large semi truck trailers while recycling and waste containers are located in the adjacent bays. The loading dock has direct access for fork trucks to the flex hall and direct access to the Theatre stage through a Sound & Light Lock. This solution removes the conflict between Theatre and mall loading. The enclosed loading dock is also a market advantage. A new accessible staff entry is located at the west end of the loading dock.

The expansion has two new freight elevators (8’x18’ cab, 20 ton capacity) serving each level of the expansion and the basement. The existing service elevator on the east side of the facility will be fully renovated. This service elevator also serves the orchestra and first balcony levels of the Theatre. One goal of the upgrade is to have doors on both sides with an additional stop, solving an existing issue with multiple existing level conditions.



Second Floor

The second level of the expansion is accessed through the atrium’s escalators, elevators, and an open stair (part of the exiting strategy). This level aligns with the existing facility’s second level and the first balcony of the Theatre. There is the opportunity for the Convention Centre and the Theatre to open to each other in three locations, facilitating shared use of both event spaces when desirable. With this connectivity, several of the Convention Centre meeting rooms could be used as Theatre VIP or donor spaces along with the pre-function areas being additional event activity pre and post show.

There are nine meeting room subdivisions on this level totaling 16,500 sf. Three subdivisions totaling 5,500 sf on the expansion side, with the remainder in the completely reconfigured and renovated Convention Centre existing facility. The layout of meeting and pre-function space on this level has been designed to provide a seamless transition between the expansion and existing reconfigured space. There is visual connectivity between both sides of the plan creating intuitive delegate flow through the space, while the new atrium provides an impactful and orienting design element. There are a variety of meeting rooms at this level, most having direct access to daylight and back of house services. The pre-function spaces support a variety of event activities, all with access to daylight.

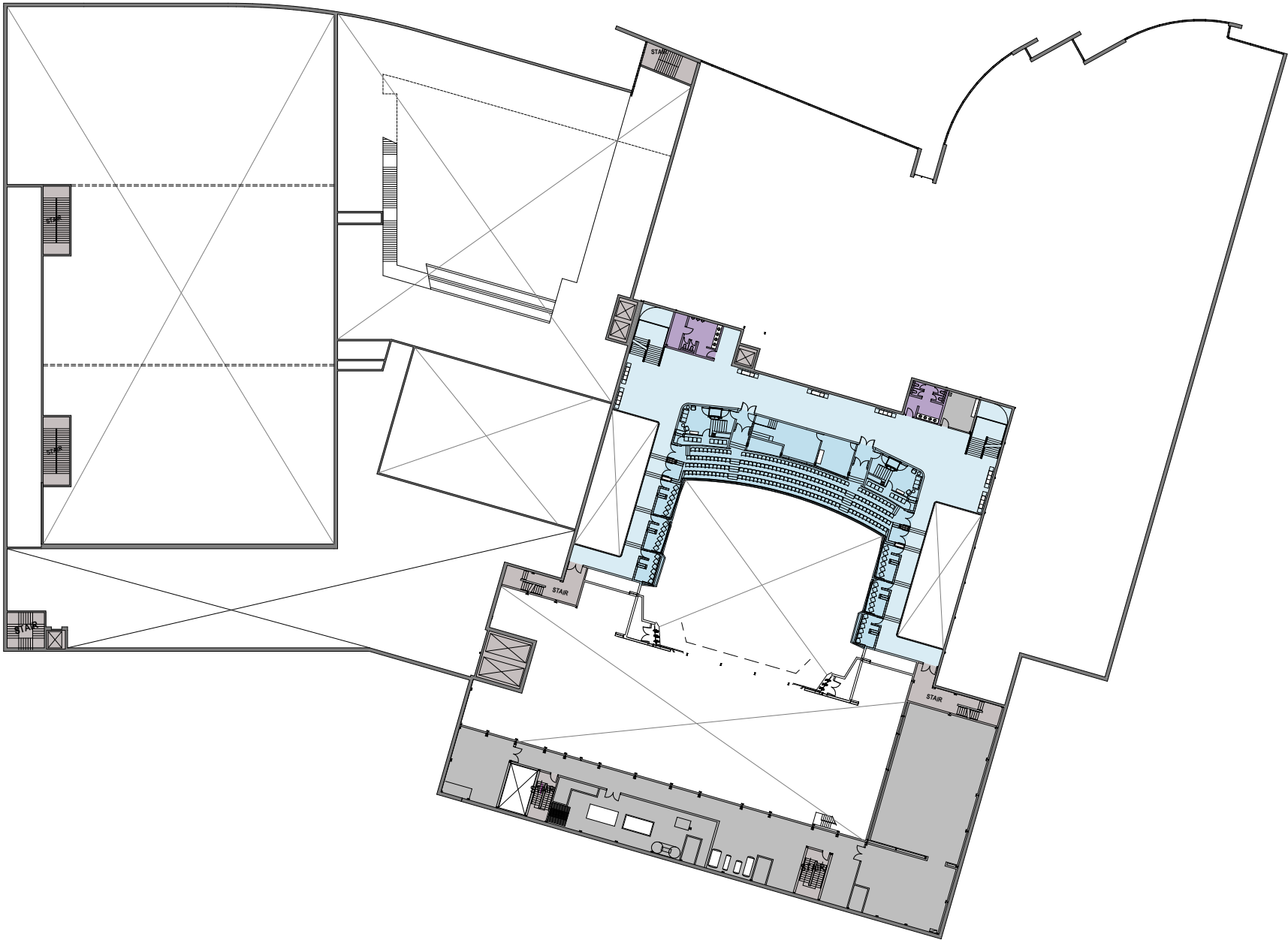
The east meeting rooms have improved vertical circulation through escalators, an elevator, and an open stair (part of the exiting strategy). Having easy vertical circulation on both the east and west side allows delegate flow throughout the Convention Centre in case Theatre activities need to be separated.

This level is served by the new freight and rebuilt service elevators, all with direct connection to the main kitchen located in the basement. There are also small pantries in the service areas to facilitate food service activities. The administrative offices have been relocated to this level with visibility to the main pre-function space. A main mechanical and electrical room is located on the expansion side conveniently adjacent to the main assembly spaces.



Second Balcony

Refer to Chapter 6 for further explanation of the Theatre scope and levels.



Third Floor

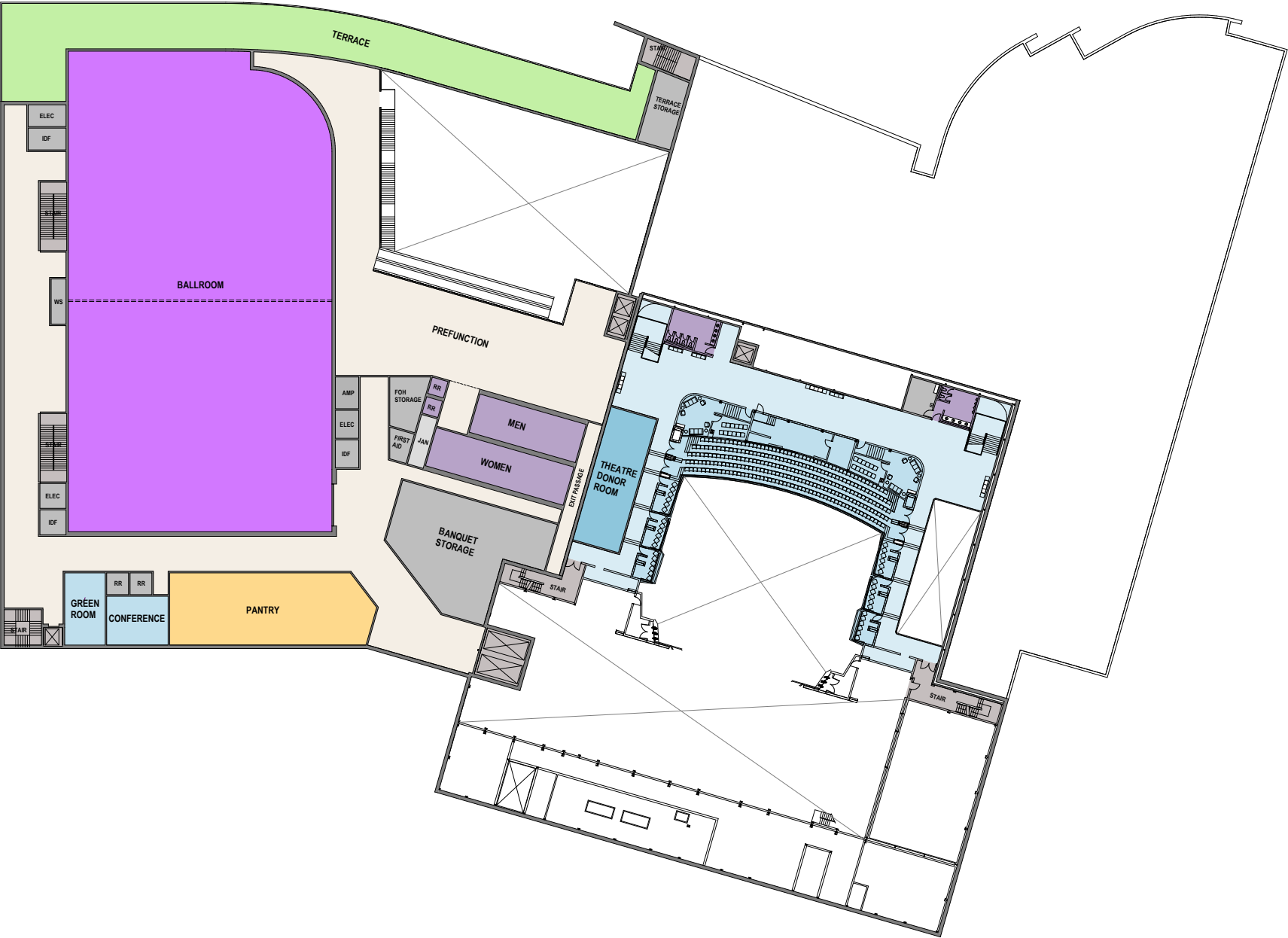
Arrival at the ballroom level will be unique and memorable. Visiting convention attendees circulating through the daylight atrium will be treated to an abundance of daylight on short winter days, or the dramatic westerly light on summer evenings, connecting views to the Event Centre and broader district.

Delegates will encounter the signature space of the centre, the 22,000 sf ballroom, which is subdividable into two smaller rooms. The experience of the room will be unique in Saskatoon, with elevated materials and finishes, and large north facing windows with direct access to an outdoor terrace. The terrace is also accessible from the pre-function area and includes a connection to back of house services for events.

With abundant daylight and views to the District Core, the generous pre-function space supports a variety of activities that are both functional and memorable, while the adjacent atrium provides intuitive wayfinding throughout the venue.

The back of house services have direct connection to the lower level loading dock and kitchen via the two large freight elevators. The two service corridors support easy movement of goods and the ability to properly service banquet events. The ballroom has a large overhead door with direct access to the freight elevators for easy fork truck access and loading of exhibits when needed.

To better support banquet events, a service pantry is provided in the back of house area while the adjacent storage space allows for efficient set up and break down of the room. A green room and multi-use conference room with access to the staff elevator provide VIPs access to the ballroom without going through the public spaces.



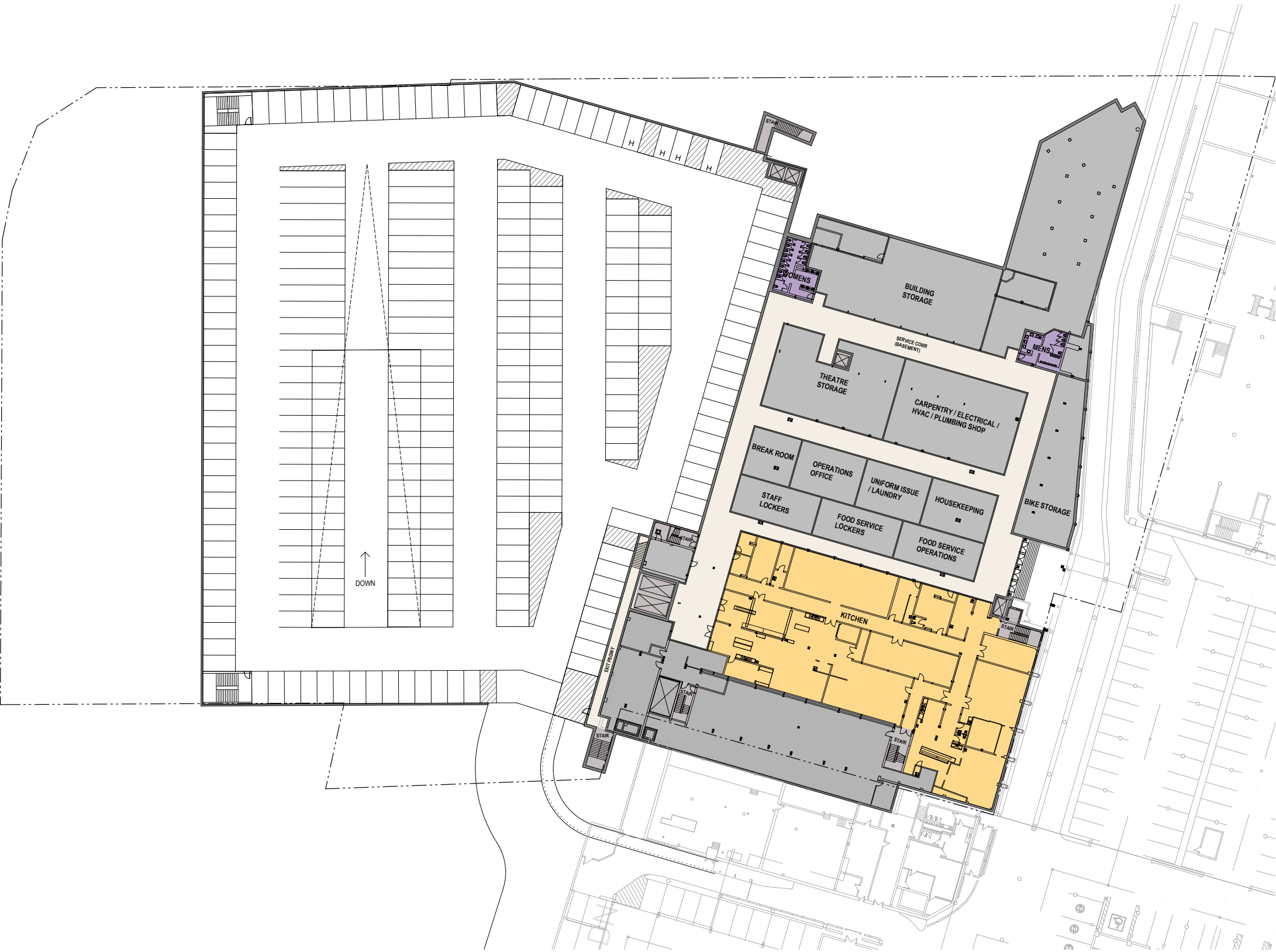
Basement

Important to the renovation of the facility is the conversion of the existing Centennial Hall to back of house spaces, providing needed support to both the Convention Centre and Theatre. Following renovation and expansion of the facility, there will be no below grade event space, greatly improving the marketability of the centre.

The Centennial Hall space will be reconfigured and the existing recess in the main floor will be filled in to create a single floor level. Access to the existing passenger elevator will remain. This space will house new shop space, operations, storage and staff facilities for the Convention Centre along with additional needed storage for the Theatre. The existing concessions and adjacent passenger elevator will be demolished and converted into storage space for the Convention Centre and Theatre. It is proposed that the existing north portion of the floor remain as storage. The freight elevator at the north end will be removed. There is an existing area on the east side of the plan that could potentially be used as bike storage for the District Core. This possibility should be further explored in later design phases.

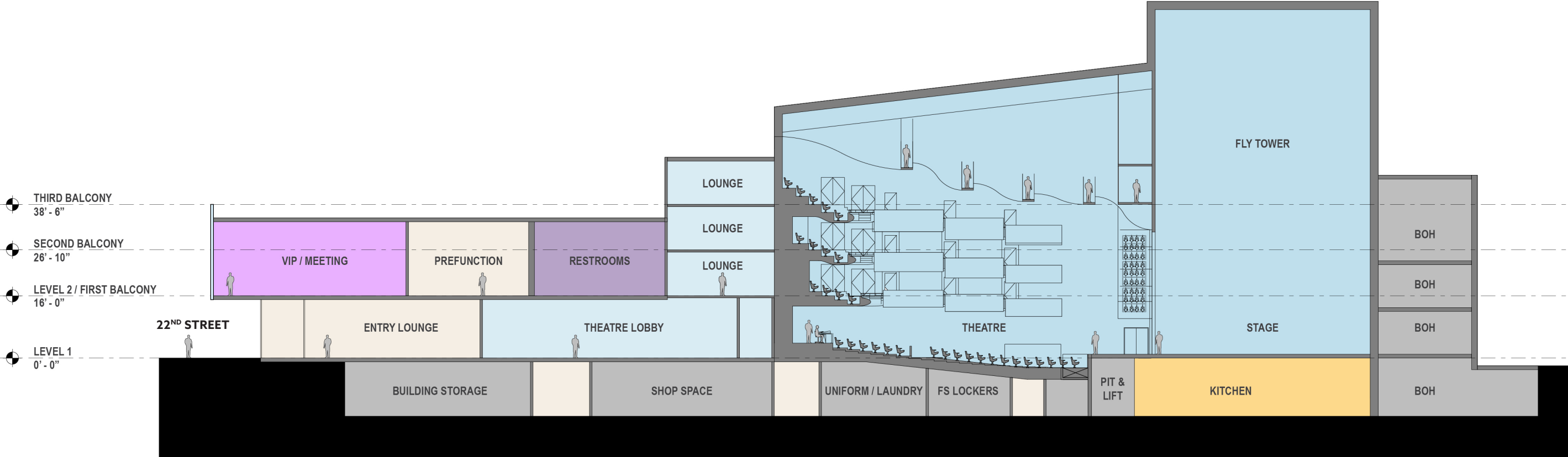
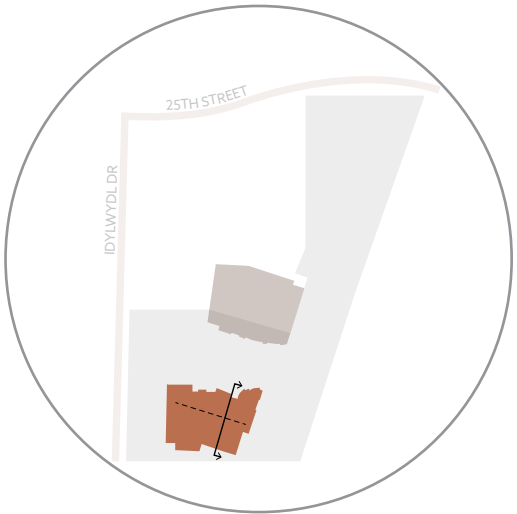
This level is serviced by two new freight elevators as part of the expansion, the existing freight elevator serving the Theatre, and a fully renovated service elevator on the east side of the floor. The kitchen's production capacity will require further evaluation to confirm the extent of any additional improvements required to support the increase in event space.

Adjacent to the basement level is a new parkade beneath the expanded Convention Centre. See Chapter 8 of this report for detailed information.



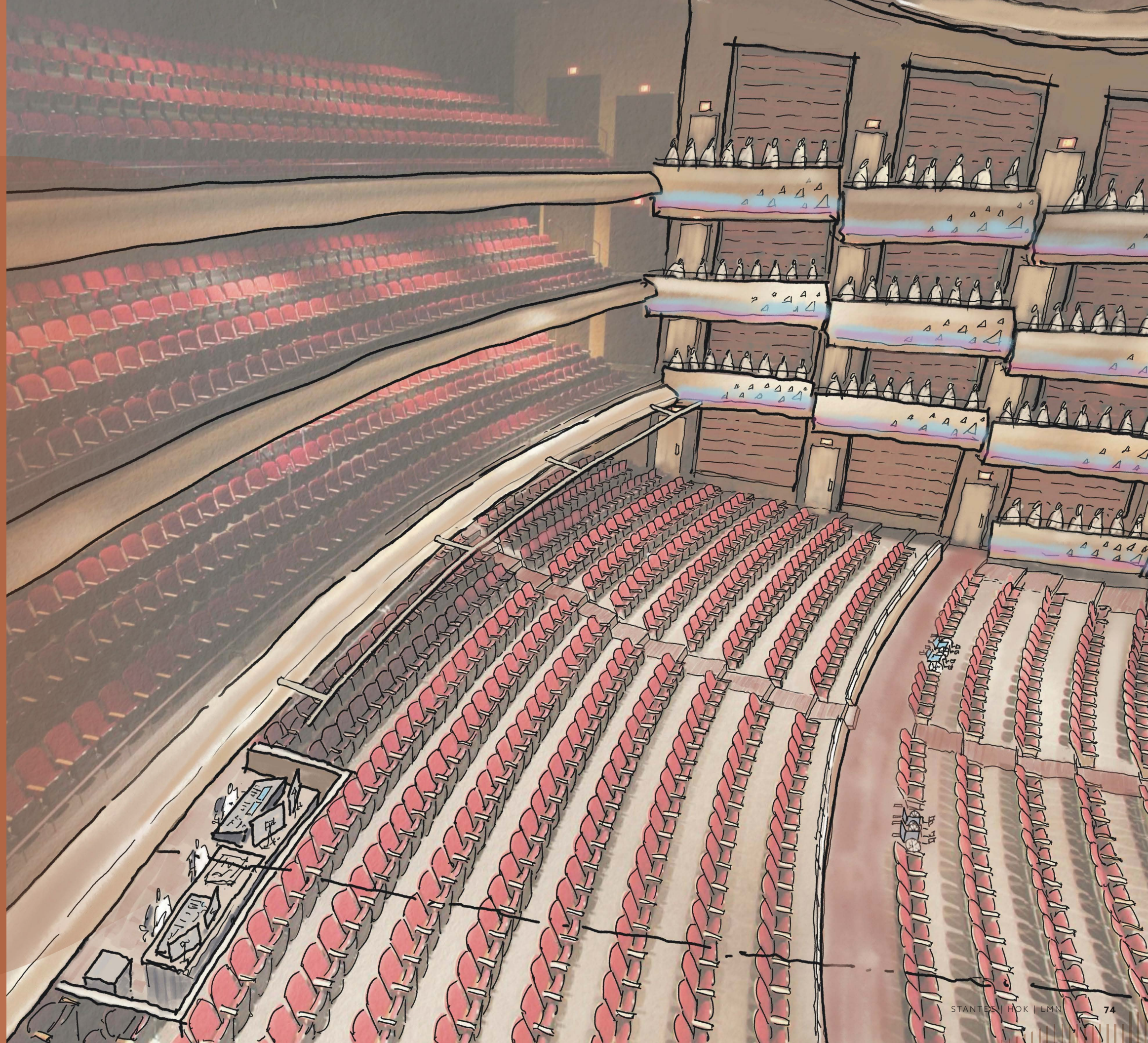
Building Section

North south section looking east.



Conceptual Design Overview: Theatre

With an emphasis on creating a feasible and sustainable renovation plan for the Sid Buckwold Theatre, the Design Team helped to inform venue improvement concepts that support the overall needs of the users of the venue, including the operator who serves as manager and presenter.



Theatre Objectives

The Design Team’s work focused on helping to meet the revenue generation goals of the operator and community users, while maintaining flexibility and growth options that will make the Sid Buckwold Theatre a cherished venue for generations to come.

Building off the work of earlier assessments of the Theatre, the Design Team has helped develop a feasible and exciting plan for the future of the Theatre, which includes meaningful renovation and upgrades to the venue.

Included in the following narrative and summary is text to support the concepts contained in the larger design package related to audience and artist experience, community inclusion, and increased revenue opportunities. The approach aims to support the creation of an overall sense of belonging and pride for the local and visiting community.

The future uses of the facility were examined to ensure long-term success for the Theatre. The current operator’s goal is to continue programming as it is today, so no major changes to how the technical space operates are foreseen. The concept prepared will support current programming into the future, including:



1 Commercial music and comedy



2 Touring Broadway, Equity, and non-Equity



3 Symphony (resident company)



4 Dance (ballet, modern, recitals, etc.)



5 Community events



6 Corporate/conference events

Priority Areas

The following priorities have been identified with the goal of creating a venue with the overall sense of belonging and pride for the local and visiting community, capable of handling larger touring productions as well as the smaller local events.

1 Seating

Replacement of seats, improvement to accessible access points, improved mobility options, and addition/updating of box seating



2 Lobby

Updated entry, ticketing, concessions, and gathering points



3 Corporate VIP Suites

Additional suite experience, improvement of service flow points, improved access, and increased overall capacity (revenue options).

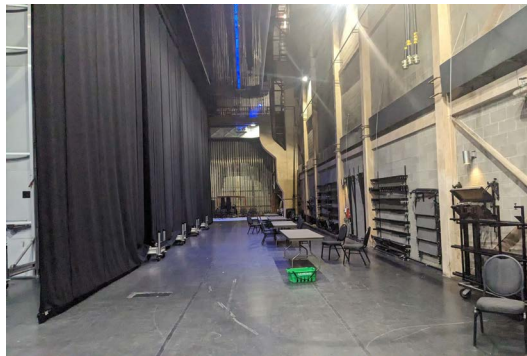


4 Acoustic systems

Improvements including orchestra shell replacement



5 Stage flooring replacement



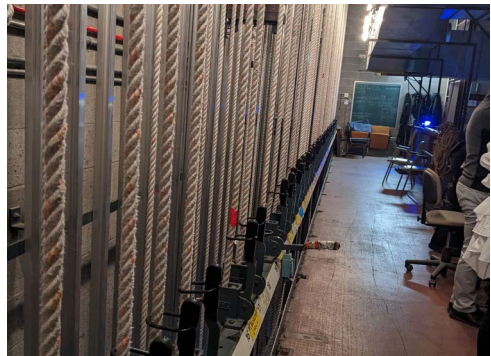
6 Back-of-house support spaces

Improvements to focus on service flow, loading, and artist support areas



7 Technical systems

Opportunities outside of the capital asset plan that include updates to the balcony rail technical positions, house mix position, and accessibility of technical support areas



Technical Overview

Building on the assessment report, several critical areas were noted that require further study and development, including seating layouts, accessibility, stage flooring, and house mix locations.

The current operator has planned for most of the standard replacement, repair, and improvement cycles in their capital asset plan, outside of the funding and responsibility of this planning effort. These considerations have been brought into the planning process to provide a cohesive review of how the facility will operate and serve the community following the larger renovation.

Following the facility tour, operator and owner workshops, and review of the previous assessments of the technical systems, stage area, and seating areas the Design Team identified the following areas of opportunity for technical system improvements.

Orchestra shell: At the end of its useful life, a new orchestra shell system will help with improved acoustics, aesthetics, orchestral experience, and operation flexibility.

Adjustable proscenium: Will help to portal down the opening from the current 60 feet, which works well for orchestra and symphony to a more manageable 45-40 feet for Broadway and other touring productions without having to resort to masking and maintaining the aesthetic of the auditorium.

Replacement of front-of-house (FOH) catwalk: Replacement of the catwalk and steel adjacent to the proscenium opening with a proper forestage gridiron will improve the operational functionality of the space and increased opportunities for safely rigging over the apron.

Addition of new reflectors below forestage gridiron: Potentially at an adjustable angle, with the ability to fly equipment up and out, this will improve on the acoustic experience within the hall.

Replacement of pro-proscenium with proper technical positions, performer entry, new boxes, etc.: This replacement will also help to connect the house to the stage.

New auditorium ceiling: Currently an unappealing and out-of-date ceiling system, a replacement would make a larger artistic statement in the hall and could work with the existing catwalks.

New house lighting: Addition and improvements to the architectural lighting is a necessary aesthetic and life-safety improvement.

Updated variable acoustic devices: Focusing especially above the ceiling, including low frequency absorption.

New house mix position: This new position should be accessible from the lobby if possible.

Updated and new balcony front lighting positions: Strengthened, sized and rated to hold moving lights and projectors with integrated power and control receptacles.

Sound & light locks: Preventing noise and sound bleed from the active lobby spaces where possible; this will increase the audience and artist experience while still allowing for necessary operational movement during shows and events.

Included in the overall assessment process, the critical technical systems as referenced to the 2021 Stage Rigging Inspection (Down Stage Right Industries) and the August 2022 Facility Condition Assessment Report (JLL) are highlighted below.

The rigging inspection noted the following:

- *Tension blocks require new rubber shoes*
- *Handlines should be replaced*
- *Abandoned speaker cluster rigging should be removed*
- *The House Curtain winch cable should be replaced*
- *The system should be documented electronically*

The replacement items noted above are due to normal wear and should be addressed as soon as the schedule allows. The removal of the abandoned rigging can be scheduled when time and budget allows.

The electronic documentation for the rigging system should be started from this date forward, logging past reports can be done when time and schedule allows.

Technical Overview (cont'd)

The 2022 Facility Condition Assessment Report noted the following for the technical stage areas, and we’ve included key recommendations have been included in this assessment.

Stage flooring

The stage floor needs to be addressed. The battleship linoleum should be completely removed, the floor sanded and finished in black epoxy or stain. Any floor pockets still in use should be adjusted for height, those not in use should be abandoned and covered over. With this method, touring acts will still be able to place their decks and show specific flooring over the existing flooring.

Acoustic panels

Acoustic treatment should be considered on the side walls at the orchestra level where noted and can be fabric wrapped panels (FWPs) or fabric banners.

Balcony lighting railing

The existing railing should be removed, the fascia/cover for the balcony face surgically removed at the point of embedded structure, and a new railing engineered, fabricated and installed to support 50kg/ linear meter. The railing will need to be located so that it can be reached from the seating behind, not in the sightline from below, and with enough space between it and the face of the balcony behind as to allow projectors or lighting instruments to fit.

House lighting

The house lighting fixtures should be upgraded to LED.

This may be possible by just replacing the lamp, provided the replacement lamp has the proper color temperature and dims smoothly and linearly with the existing house light dimmers and the fixture and wiring are both in good condition. The other alternative would be to replace the entire fixture. With fixture replacement, thought needs to be given to control as a new LED fixture will have the driver on board and will require both power and control wiring whereas the original fixture only required power. In both instances the replacement should be tested on video for strobing which will not be visible to the naked eye.

Performance sound

The 2022 Facility Condition Assessment Report does not indicate any issues with the audio system. Subsequent follow-ups with the technical staff support that claim, upgrades to digital infrastructure have been done or are underway, loudspeaker upgrades are already planned and budgeted for as well.

Performance lighting

Like the Performance Sound System, LED upgrades and dimmer to relay swaps are either planned for or already underway. Additional DMX control wiring has already been installed or is planned and budgeted for.

Orchestra pit lift

The 2022 Facility Condition Assessment Report indicates the lift is well maintained and functional. Technical staff reported the same. No actions required.

Orchestra shell

While the existing shell is not frequently used, a replacement would be more effective, efficient and aesthetically pleasing all of which may lead to more frequent use and expand the programing options for the hall.

Planning considerations

Laundry: An onsite laundry needs to be considered to support large touring productions. The laundry should consist of two standard washers and two standard dryers. These units should be large capacity but can be residential use. Commercial washers and dryers are not required.

Follow spot and projection booth: Currently three followspots are utilized in the auditorium and two in the booth. The projection booth is set up for 35mm projection. Use of followspots should be evaluated, if more than two are typically in use, then an enlarged booth should be considered. If the house positions are used infrequently, then LED spots with a silent or low noise mode should be considered for near term purchase.

Design Recommendations

Several major interventions are recommended for the Sid Buckwold Theatre.



These interventions are recommended to improve intimacy, actor/audience connection, access and accessibility, and to improve the technical capability of this 55-year-old Theatre. Each intervention, working in unison, will transform the Theatre into a modern, highly functioning, elegant, and comfortable venue for another 55 years, or more.

The first critical item is to address the Proscenium Zone. As the connection point where the Auditorium and Stage meet, the Proscenium Zone is the most technically sophisticated part of a Theatre, and the spring point from which the rest of the Theatre’s design will develop.

The Design Team recommends a new adjustable proscenium opening, skinned in finishes matching the rest of the Theatre, which will allow users to change the width and height of the proscenium opening as productions require, without the audience ever knowing that theatrical magic has taken place. Left and right of the proscenium opening, new Sound & Light Locks will allow access from backstage to forestage, in front of the curtain. Speakers, special guests, soloists, and small ensembles will be able to access the forestage while scene changes take place behind the curtain, increasing flexibility and speeding up transitions.

Above the new Sound & Light lock entries, a series of new stacked technical galleries will provide access, power, and

infrastructure to support performance on the forestage and orchestra pit area. These new positions will provide safe access to lighting, audio, and projection equipment, while also providing new opportunities for performance positions, and possibly audience seating as well.

Over top of the forestage and orchestra pit, a new gridiron will be installed. This forestage gridiron, similar in construction to the gridiron over stage, will allow safe access for forestage rigging and equipment suspension, access to loudspeaker rigging for operation and inspection, and safe access for temporary production rigging. This simple addition will dramatically improve the Theatre’s ability to equip the forestage area, break the fourth wall, rig out into the house, and support touring scenery and equipment coming off a truck.

To dramatically improve access and accessibility at the Orchestra Level Seating, new interior aisles will be added. Starting at the orchestra pit, these curved aisles will continue north all the way through the house, terminating in new sound & light locks providing direct access to the Lobby. At the extreme left and right of the Lower Orchestra Bowl, new box seating will be added. These boxes will not only add additional accessible seating locations, but they will connect to stage via removable guardrails, allowing VIPs and guests direct access to stage when desired, such as during an awards presentation. North of these boxes, a new cross-aisle will be added.

Level and flush, this cross aisle will provide up to 16 new accessible seating locations, as well as serve as a proper location for tech tables during rehearsals and run-throughs. At the rear of the house, additional accessible seating locations will be added left and right of the new Sound & Light Locks. Between the new entries, a new permanent House Mix location will be created, with direct access to the house right aisle for equipment loading and accessible operation.

Similar to the orchestra level, new interior aisles will be added to balconies one and two as well. Also terminating at new sound & light locks from the Lobby, these aisles will dramatically improve access to seats. Interior aisles are not recommended at the third balcony due to steepness. New boxes close to stage will be added at all three balcony levels. Coupled with the new technical boxes, these new VIP boxes are critical for coupling the auditorium architecture to the stage to complete the room, create intimacy, embrace and actor/audience connection. And they also help to slightly increase seat count. Access to existing VIP Lounges will be reconfigured. Existing access from the Auditorium will be discontinued, and new access will be provided from new sound & light locks. Most of the new boxes will be accessible, with being achieved through new lifts.

Seating Configuration Analysis

The proposed seating configuration reduces the seat count from 2074 (per current technical rider) to 1792 (including pit seats). This reduction does include an increase to the third balcony seating, increasing the seating from 302 to 333 in the top tier with the lowest ticket price.

The seating configuration analysis table to the right illustrates a breakdown of rough ticket cost estimations by seating level. Given the increase in third balcony seating, coupled with the decrease in second balcony, grand circle, and main floor seating, the seating would be reduced by approximately 14%, decreasing the total ticketing revenue by approximately 16%, in the ticketing scenario laid out in the chart. Discussions with the operator and their touring partners have identified that this reduction in seating capacity should not have a negative impact on touring potential to the venue, and the local community groups are typically not selling to the venue’s full capacity and therefore should not be negatively impacted.

It is important to remember that the scenario detailed in the table is one ticketing scenario, given assumed prices levels of \$45/\$55/\$65/\$75/\$85. Ticket prices fluctuate greatly from show to show, and every show may not have five price levels. Additionally, this chart assumes a show in which every sellable seat is sold and filled. It was the Design Team’s understanding through engagement with staff that sold-out shows are the exception rather than the rule. We believe that the amenities and additional guest experience improvements gained through the seating reduction will be more beneficial in the longer run than the lost seats.

Seat reduction and the improved seating configuration also aids in the addition of aisles to assist in circulation throughout the facility, allowing for decreased loading and unloading time for events, and an improved security profile.

Overall, the Design Team believes that the benefits of the reduced seat count outweigh the potential lost revenue in these rare sold-out scenarios. The benefits are present for each event while the revenue reduction will only be felt in the event of a sold-out show. Not included in this revenue projection is the long-term (2-to-3-year contracts) for the VIP suite contracts, which in the current configuration also contain access to purchased seating (included in the current venue capacity calculations).

Section	Average ticket prices		Current Capacity	Value per section (current)		Proposed Capacity	Value per section (proposed)		Variance Current to Proposed
Third Balcony	\$	45.00	302	\$	13,590.00	333	\$	14,985.00	\$ 1,395.00
Second Balcony	\$	55.00	268	\$	14,740.00	258	\$	14,190.00	\$ (550.00)
Grand Circle	\$	65.00	319	\$	20,735.00	302	\$	19,630.00	\$ (1,105.00)
Main Floor	\$	75.00	1138	\$	85,350.00	852	\$	63,900.00	\$ (21,450.00)
Orchestra Pit	\$	85.00	47	\$	3,995.00	47	\$	3,995.00	\$ -
Total			2074	\$	138,410.00	1792	\$	116,700.00	\$ (21,710.00)

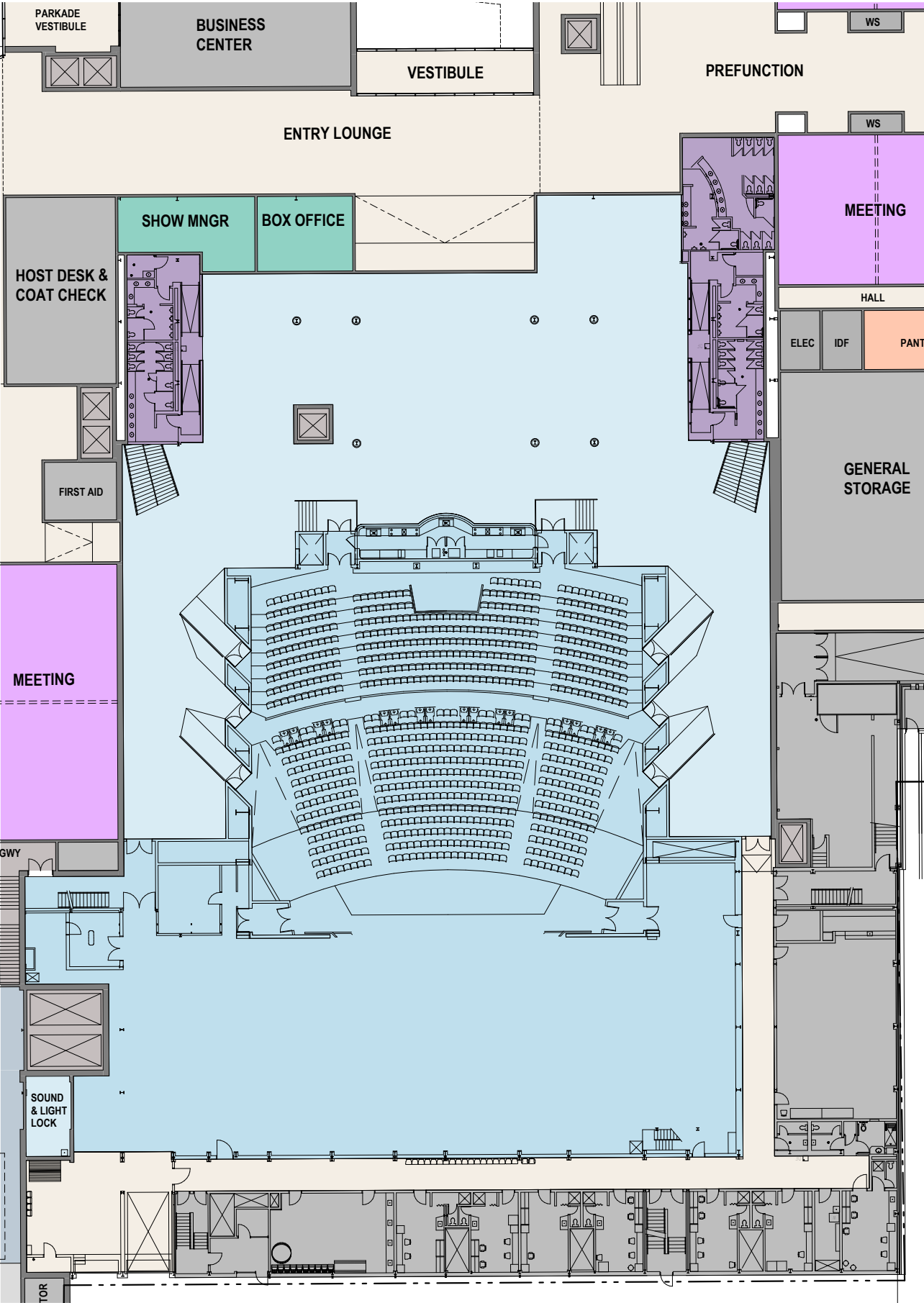
Orchestra Level

The renovated Theatre will have a completely new entry identity and experience. Arriving for performances, guests will enter beneath a new dynamic marquee announcing the event. They will proceed through the mixing zone and a single entry into the expanded main Theatre lobby. This new central lobby will provide patrons generous space to mingle, access refreshments and socialize prior to taking their seats. The existing regal room area is transformed into the main lobby with all new finishes, selective column removals will improve the overall character and function of the space.

Two new entries to the orchestra level are directly from this new lobby, improving circulation into the Theatre, taking the pressure off the side entries, and improving ingress and egress of the hall. With in the room, new seats with cross aisles are provided along with new finishes. Other improvements mentioned earlier in this report are also proposed to improve the audience experience of the event.

Back of house Theatre support rooms, chorus and dressing rooms, etc, will receive finish upgrades to walls, floors and ceilings.

The loading of show events is improved with the new shared enclosed loading dock adjacent to the stage. The loading dock entry to the stage is through a Sound & Light Lock vestibule. The existing freight elevator and loading access that is shared with the Midtown Mall remains but is no longer relied upon greatly improving the move in and out of shows.

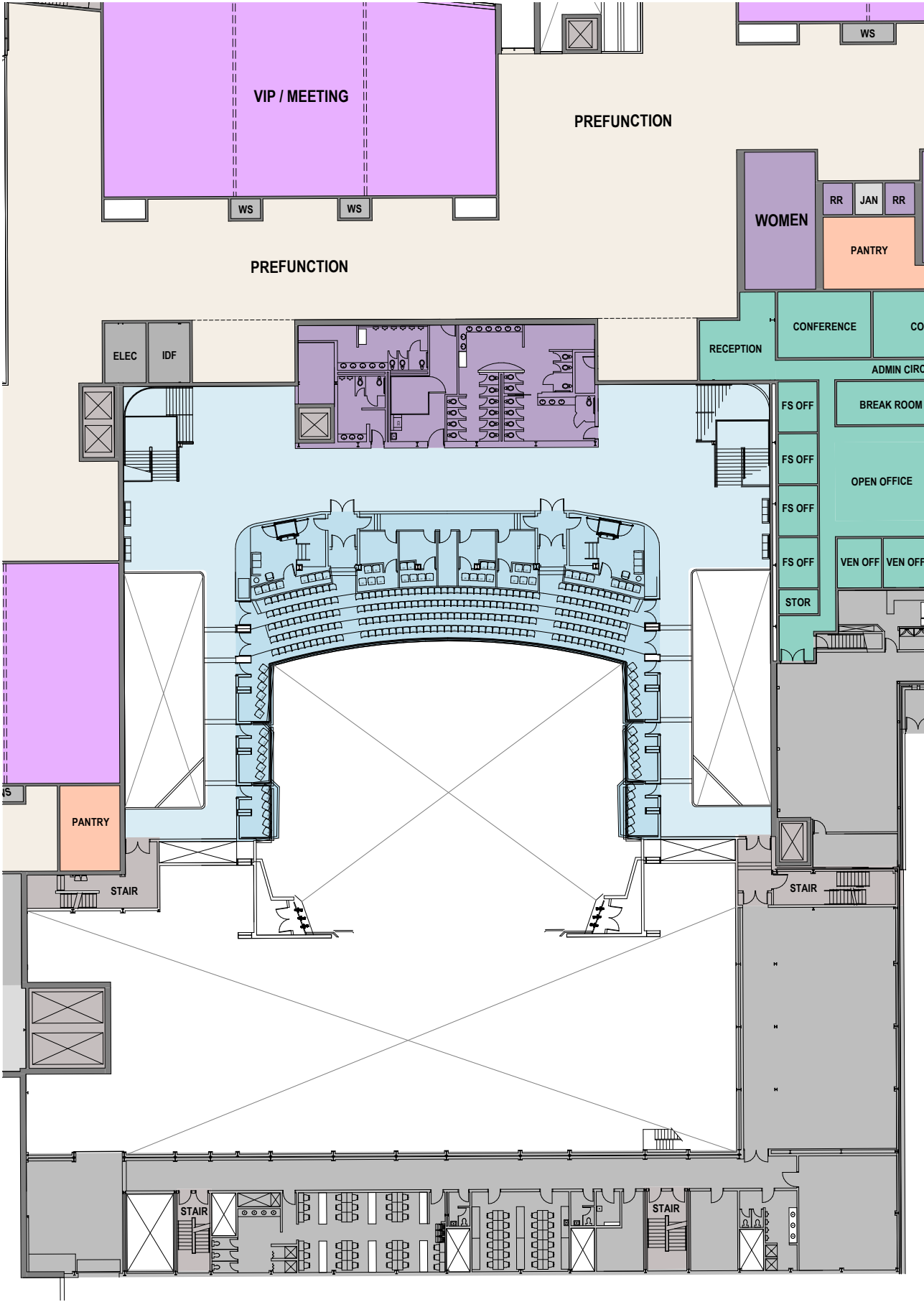


Grand Circle

The lobby spaces are fully renovated with new finishes and lighting. This level aligns with the second level of the Convention Centre spaces. The convention's event spaces wrap around the Grand circle level providing the opportunity for multiple connections to the pre-function spaces. This level of connectivity creates opportunities for additional pre and post events by utilizing either the pre-function or meeting spaces of the Convention Centre.

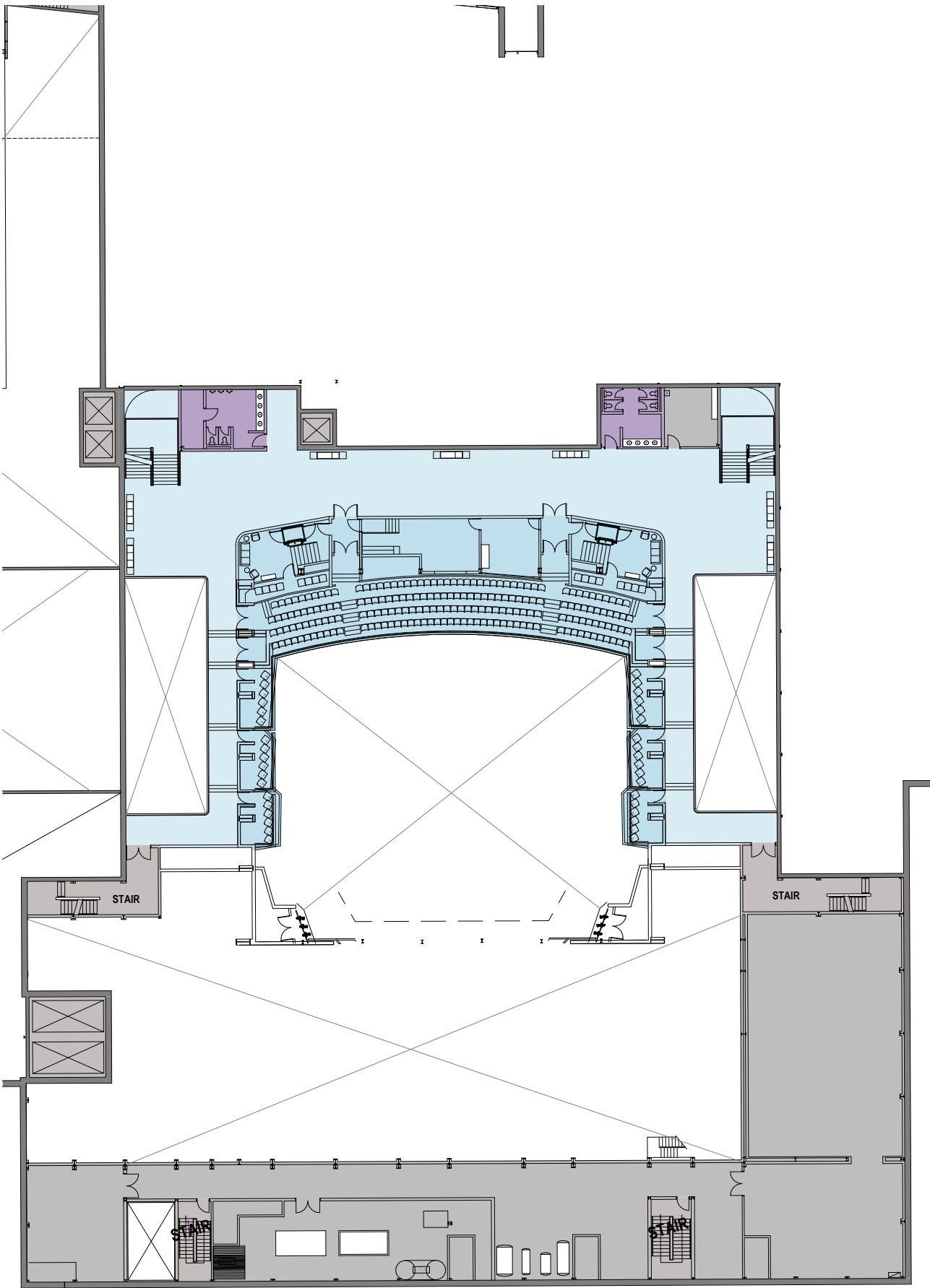
The seating is replaced, and new aisles are added to this level. The aisles are accessed through Sound & Light Locks, improving the audience experience. The six VIP lounges are renovated including improvements to the two end lounges to be wheelchair accessible and more spacious. All the lounges are accessed from the lobby area and do not require access through the Grand circle seating area, improving the value of these boxes.

Back of house Theatre support rooms, chorus and dressing rooms, etc, will receive finish upgrades to walls, floors and ceilings.



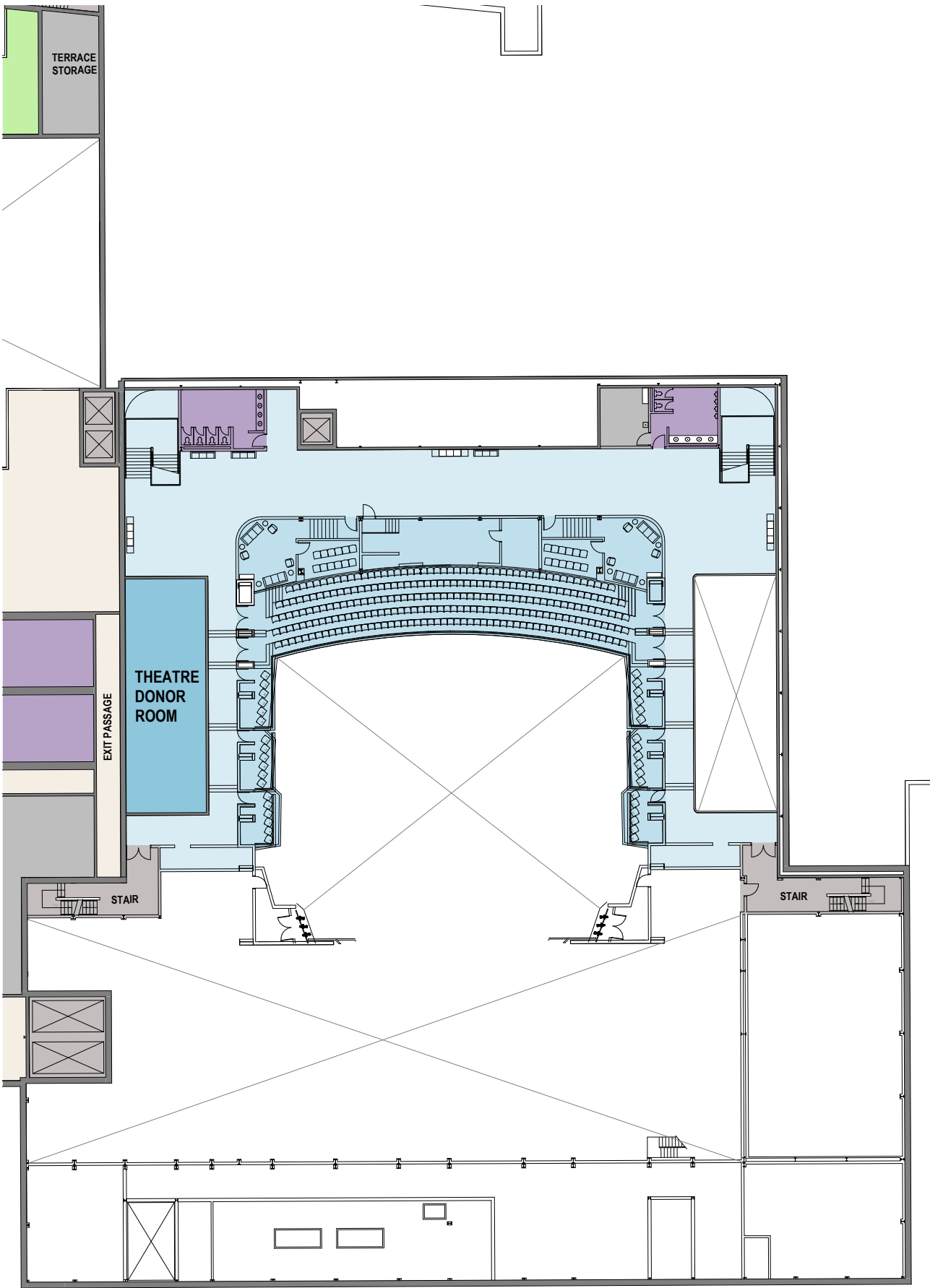
Second Balcony

The scope of the renovations is similar to the Grand Circle level, lobby spaces are fully renovated with new finishes and lighting. The seating is replaced, and new aisles are added to this level. The aisles are accessed through Sound & Light Locks, improving the audience experience. Two new accessible VIP lounges have been added at this level with eight seats each. The lounge entrances are off the new Sound & Light Locks.



Third Balcony

The lobby spaces are fully renovated with new finishes and lighting. The seating is replaced, but due to the existing steep geometry of the balcony new aisles have not been added to maintain patron comfort and safety. Two large new VIP lounges have been added at this level with twelve seats each. The lounge entrances are accessed from the main lobby area. There is the possibility of filling in the west floor area opening for a new 1200 sf donor room. This element is an alternate to the renovation scope of work and if desired would be further explored during design phases.



District Transportation Strategy

Much like the overall intent of the vision for the District Core, the District's transportation strategy is designed to stitch together neighbourhoods separated by the District's large parcels, making it easier to move across downtown by all modes of transportation. Working in synergy with Downtown's existing transportation networks, the transportation strategy aims to improve wayfinding, extend multimodal corridors, embrace planned transit improvements, and focus on safety and placemaking to make the District and Downtown more walkable, bikeable and transit-friendly.



Transportation Objectives

The District Core represents a unique opportunity to accelerate Downtown Saskatoon’s shift to a more vibrant and lively place where street level activity replaces auto dominated environments. By integrating a mix of supportive uses and a welcoming public realm into the District, event-goers will find many reasons to linger and enjoy all that Downtown has to offer, encouraging earlier arrivals and later stays, diffusing trips across Downtown over many hours, and making trips on foot, by bike or in a bus safe, easy and convenient.

From its earliest conception, the District has been intended to encourage the use of modes other than the automobile, especially on event days. While a primary goal is to minimize congestion, a clear ancillary goal is to build upon existing assets and enhance the entirety of Downtown. The District transportation strategy is specifically designed to maximize efficiencies by smartly utilizing existing and planned multi-modal systems to integrate the improved District as a natural extension of Downtown.

This means several things

- **Transit Priority:** Visitors, employees and residents will be encouraged to ride buses and the BRT, and nearby Downtown stations will become primary gateways to the District Core with ample areas to disembark, covered boarding locations, and transit-priority operations on 22nd Street during events.
- **Intercept Park and Walk:** Those who remain in cars will be directed to existing underutilized off-site lots and parkades and some limited new facilities that will intercept traffic at convenient points, reducing core congestion and leaving patrons with an easy walk into the heart of the District.
- **Active Transportation Options:** The streets and intersections surrounding the District Core will be improved to make an event easy to enjoy without a car, providing “last-mile” safe and protected walking and biking connections with surrounding neighbourhoods and Downtown.

By virtue of creating a multi-modal place that encourages lingering at multiple venues, many trips that might have otherwise been taken by car simply to and from an event will be “internally-captured” within the District Core and across the Downtown in the many hours before and after an event, reducing peak loads on the roadway and transit systems, spreading pedestrian activity across many blocks, and stimulating interest and investment in the entertaining place that will be a more vibrant Downtown Saskatoon.



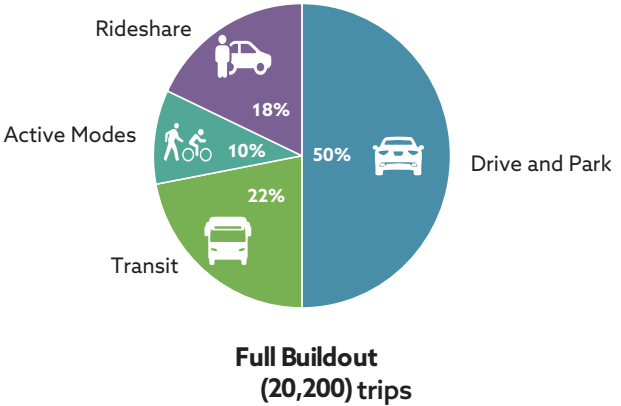
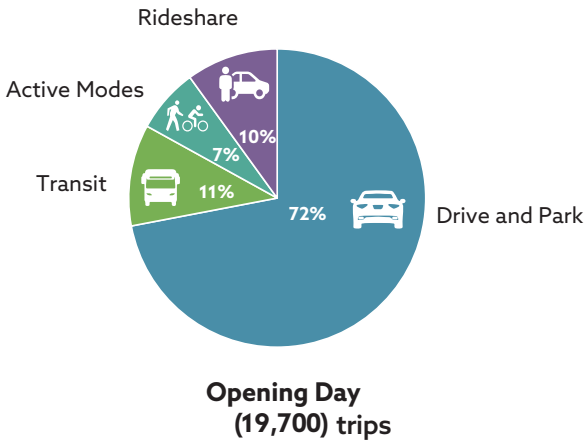
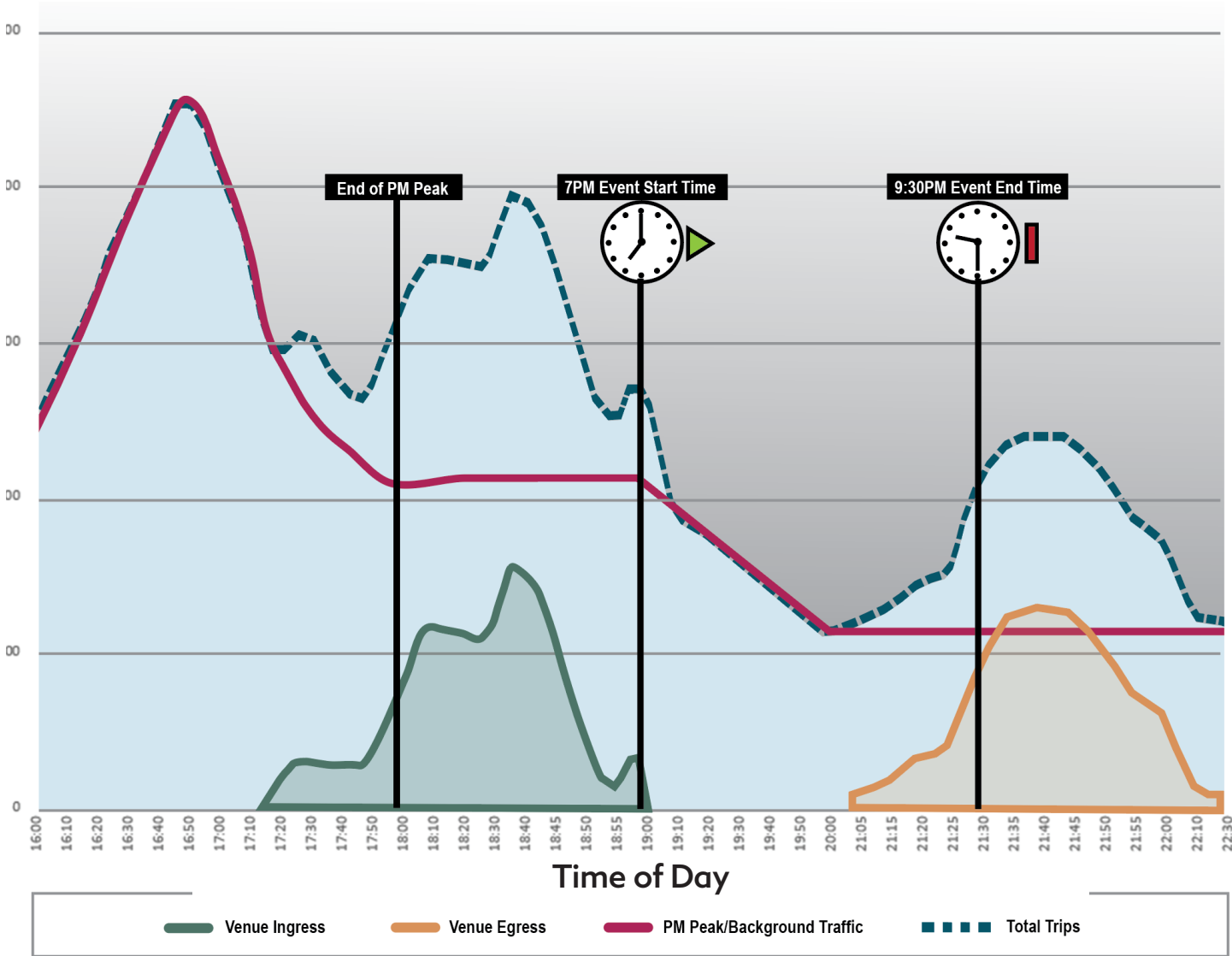
Mode Share and Transportation Impact Evaluation

In keeping with the City’s vision for a more transit-supportive Downtown, the District is designed around the future BRT system and an access strategy that intercepts many car trips and converts them to walking trips long before they reach the District Core. With walking, biking and transit connections radiating across Downtown, traffic congestion is minimized and spread out to avoid bottlenecks. As Downtown grows, even more trips shift from cars to plentiful alternatives, reducing congestion in the future.

The District’s infrastructure will establish a transit-focused orientation from day one, supported by robust walking and cycling networks that embrace non-auto connections with Downtown and nearby neighbourhoods, helping to dispel the need to drive to the District. Furthermore, by making the walk to nearby restaurants, retailers, hotels, parkades and residences quick, direct and easy, nearby public realm improvements will make it easy to park and walk to the District Core or to enjoy Downtown while parked in the District without having to move your car. For normal day-to-day activities, shows and conventions, visitor traffic impacts are expected to be well below those of a typical peak hour in Saskatoon.

For large events, detailed traffic analyses were conducted to determine if traffic in Downtown would worsen. To be conservative, it was estimated that event-goers on opening day will make similar modal choices to those of current Downtown visitors, with over 70% choosing to drive and only 10% riding transit. Anticipating a worst-case scenario where over 75% of patrons do not seek to enjoy Downtown and only arrive within the hour before an event (6-7 pm), capacity analyses were conducted at many primary intersections near the District Core during this ingress peak. While some intersections remain busy close to the District Core, the overall volume of new car trips is less than the existing evening peak of traffic, resulting in less congestion overall.

To understand the effect of the District’s multi-modal program at Full Buildout, capacity analyses were also conducted during the egress peak hour (9:30-10:30 pm), which was identified as the worst-case future traffic scenario, given that ingress trips would likely be significantly lowered and spread across more than one hour as patrons take advantage of other Downtown destinations within walking distance of the District Core. Even with egress trips conservatively compressed mostly into a single hour, traffic volumes will be half of those during the existing evening peak hour, resulting in minimal congestion impacts. Many potential vehicle trips will have shifted to other modes of travel in the future, with only 50-percent of patrons expected to be driving to and from the District Core and just as many using transit, rideshare and active modes like walking, biking or a variety of micro-mobility devices.



Mode shares of trips to and from the District Core are expected to shift away from automobile travel in the future

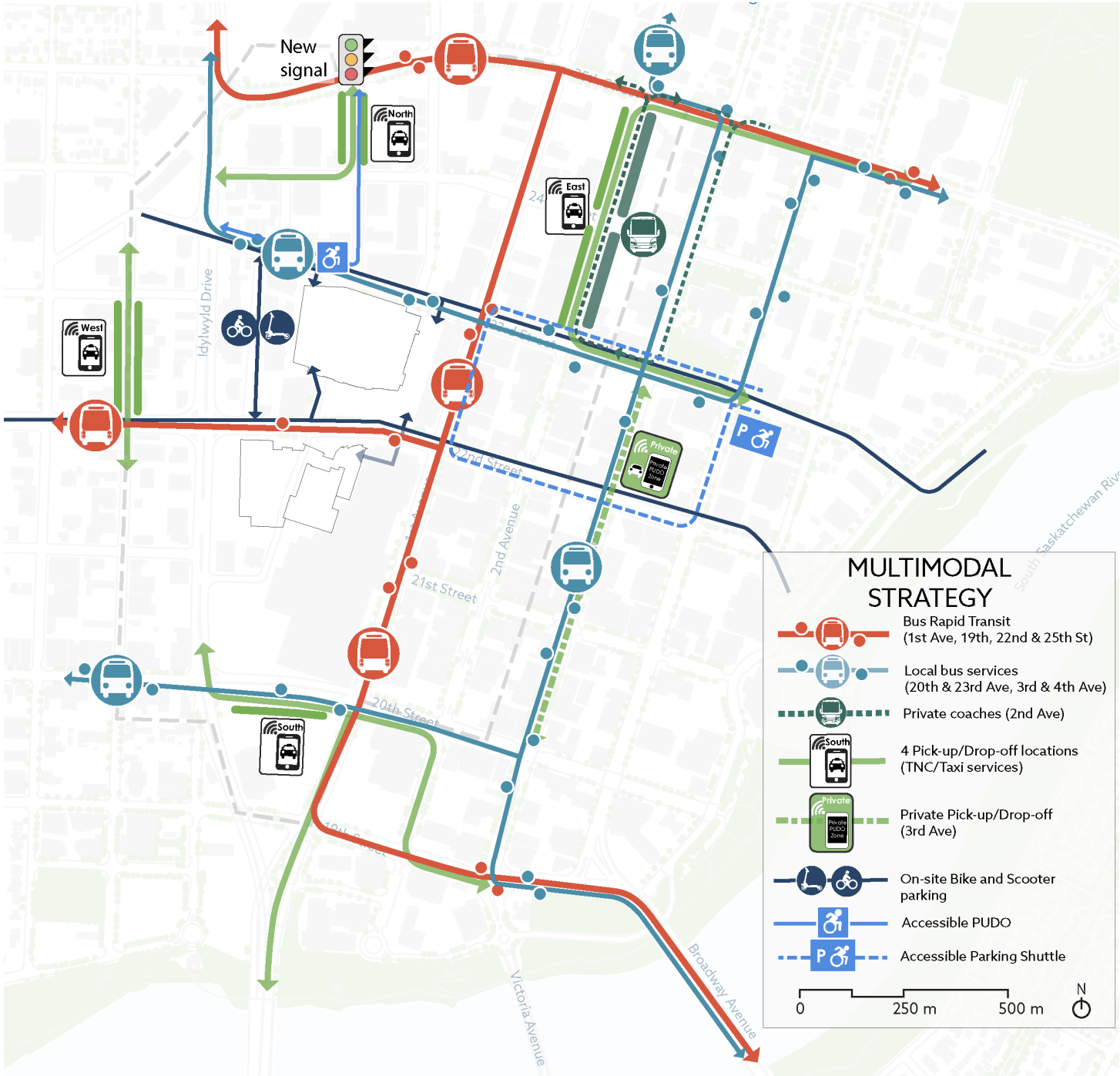
Multimodal Strategy and Accommodation of Modes

Much like any new building in a Downtown location, new trips to and from the District Core are expected to interact with the surrounding environment. To complement Downtown, rather than impact it, the public realm has been intentionally designed to make transit, walking and biking the most attractive modes to use—even for those who must arrive by car. A multimodal strategy that interfaces with and extends Saskatoon’s non-motorized networks to make trips without a car a common occurrence—even for event patrons—makes the District Core function like a seamless part of the city, enhancing connections and interactions well beyond its site.

The District’s access strategy builds upon Saskatoon’s existing and planned multi-modal infrastructure to lessen auto-reliance. Widened sidewalks, protected biking facilities, frequent transit, shorter crossings, bike parking, and quality transit shelters are just some of the solutions that will transform life in and beyond the District Core. In the future Full Buildout year, only half of all visitors are expected to arrive in their own car, and most of these drivers will not be driving and parking at the District Core

itself but instead park remotely and join others using “last-mile” transit, bike or walking connections to travel into the District Core from surrounding neighbourhoods. This will be facilitated by a program of infrastructure and operational improvements.

- **Primacy of BRT:** Saskatoon’s programmed BRT system is expected to provide front-door service to the District Core, with all lines converging on 22nd Street and 1st Avenue, served by high-quality stations situated prominently but strategically away from areas of traffic conflict.
- **Managed Parking:** New on-site parking supply will conveniently serve daily activities and small events, while patrons of larger events will be incentivized to use remote facilities and enjoy Downtown before walking a short distance into the District Core. Facilitated by electronic wayfinding, driver navigation apps, and shared parking arrangements, the District Core maximizes the use of spare evening parking capacity in Downtown to bring patrons into Downtown without needing new parkades.
- **Rideshare & Coaches:** The use of rideshare services like Uber and Lyft is projected to continue growing in the future. Owing to their popularity, four pick-up and drop-off curbside facilities with passenger amenities will surround the District Core, making shared rides—including private motor coach operations—attractive without drawing their traffic into the heart of the District Core, particularly during large events.
- **Biking and Micro-Mobility:** Active travel is expected to nearly double by Full Buildout, and the District Core aims to make these modes seamless across Downtown. Abutting Saskatoon’s primary east-west cycling spine on 23rd Street, the District Core will extend this connection across Idylwyld, add a new northerly greenway, and anticipate future north-south connections along Idylwyld—all supported by extensive covered and secure bike and device parking, with valets and support services during events.
- **Walk-Oriented Environment:** The District Core will be a highly-walkable environment for all residents, employees and visitors. Wider sidewalks, curb “bulb-outs,” improved crossings, and extensive streetscape improvements are planned on and off-site to make walking to and from the District Core easy, conveying event patrons from intercept parking, and fully-supporting a car-light, transit-friendly lifestyle in Downtown.



New On-Site Parking Program

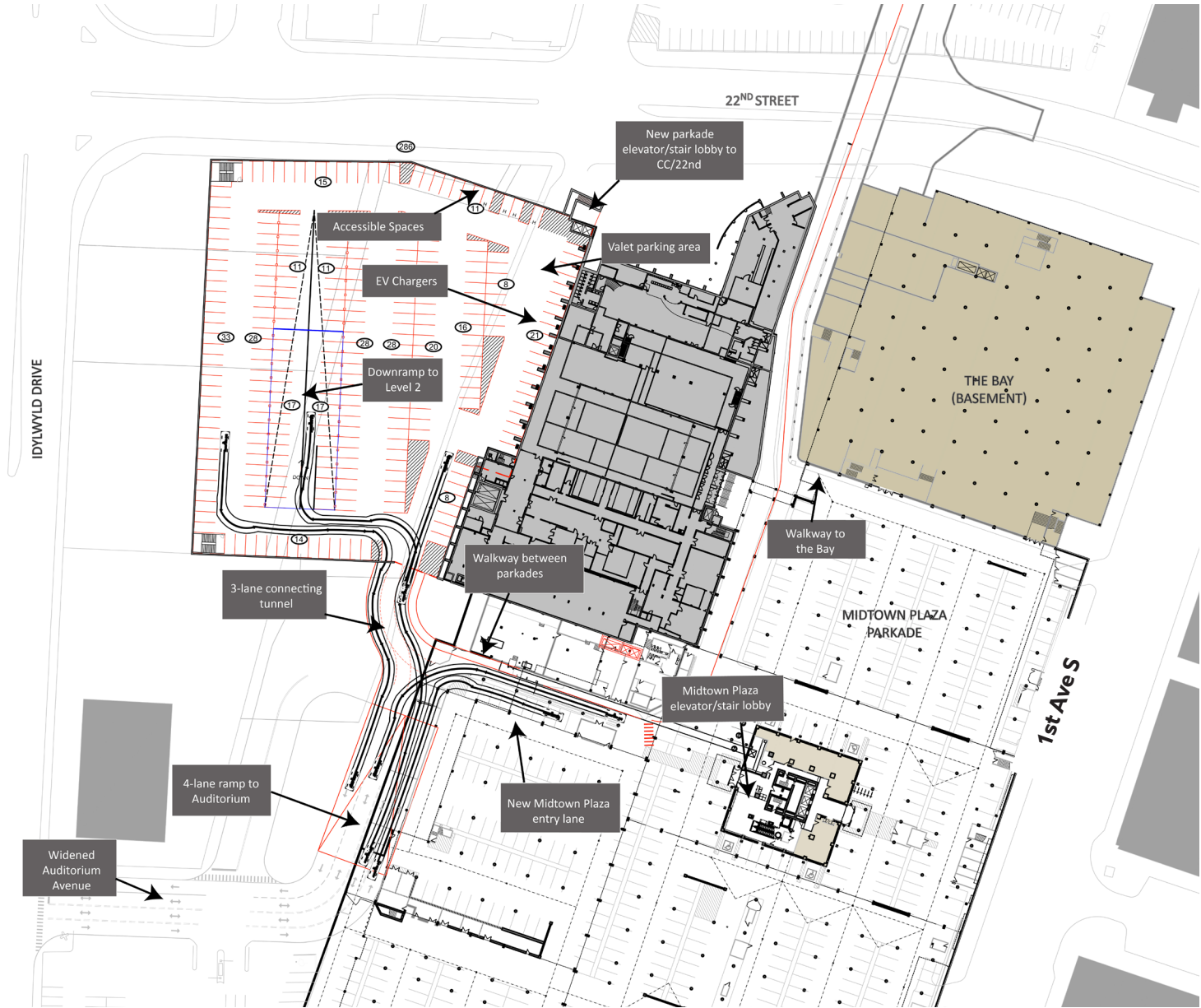
As the current surface lot is replaced by a new Event Centre and public spaces, the District’s replacement parking program will offer a superior parking environment for daily users and event patrons alike, offering weather protection, electric vehicle charging, valet parking, vehicle navigation features and more, accessed by new vehicle and pedestrian tunnels designed to minimize conflicts and provide superior patron access to the District Core.

The parking supply of the existing surface lot north of the Midtown Mall will be replaced in a new weather-protected underground parkade beneath the expanded Convention Centre with at least 526 spaces. On two below-grade levels, this facility will use the existing downramp from Auditorium Avenue, expanded to accommodate both the existing Midtown Mall parkade’s entering traffic as well as the new parkade’s traffic. An interconnecting walkway would allow parkers in the new parkade to easily walk through the basement to the Mall and The Bay, while new vertical connections at the front door of the Convention Centre would serve it directly as well as the 22nd Street sidewalk to walk the short distance to The Bay’s front door.

The new parkade will feature the latest conveniences, including EV charging spaces, a valet option, elevator and stair connections, and electronic navigation to empty spaces. During events, this garage will also feature premiere parking options.

Meanwhile, a new intercept parking lot in City lands immediately north of 25th Street is planned that will add additional intercept parking capacity within walking distance of the District Core, connected via a new greenway walkway with a new signalized crossing of 25th Street (see Shared Parking District map below). With quick access to the University Bridge, this lot may be an attractive location for a future parkade.

The existing Midtown Mall parkade, which has low evening demand, also will become a critical core parking facility. Its current tunnel from 23rd Street will be abandoned with a new two-way access driveway provided instead through the expanded Auditorium Avenue ramp that will create a superior arrival and departure sequence for the Mall and the Event Centre which avoids the new pedestrian-oriented focus of 23rd Street between Idylwyld Drive and 1st Avenue. The southerly portion of the existing parking tunnel will be retained and upgraded to provide convenient below-grade walking connections to the Midtown Mall parkade, as well as a new covered bicycle parking facility.



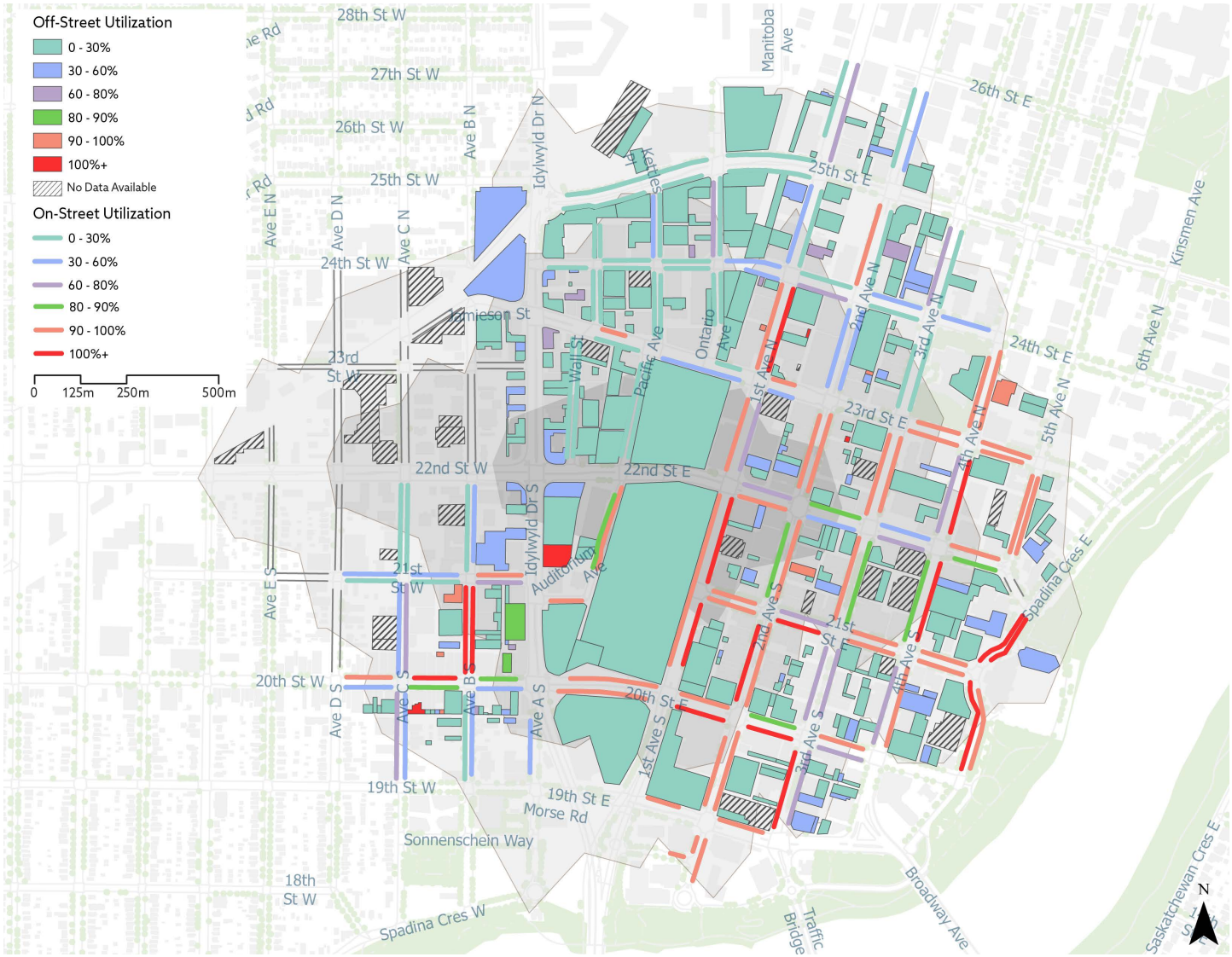
Parking Demand and Supply Evaluation

Downtown Saskatoon is well-served by parking lots and parkades, as well as hundreds of on-street spaces. While many perceive the parking supply to be insufficient, and many more anticipate that growth will create a parking crunch in the future, a thorough assessment of the parking system based on detailed observations and best practices in parking demand estimation paints a very different picture. Even during the midday peak, there will be several thousand empty parking spaces in the future, and during the evening when an event is in town, Downtown will have ample capacity for many thousands of event-goers on opening day through the foreseeable future.

In 2016, Saskatoon conducted the most thorough count of parking supply and utilization in the city's history, which has been refreshed with recent supply changes. Every on-street and off-street space within the entirety of Downtown and surrounding neighborhoods has been documented, including all public and private facilities. Counts of all parked cars at the midday peak and in the evening were conducted in 2016 across the entire inventory. The results are notable. Of over 15,000 stalls within a 15-minute walk of the District Core (virtually all of Downtown west of the river below 25th Street and west to Avenue E), nearly 8,000 sat vacant at the busiest time of day. In the evening when workers had left, this

increased to nearly 11,000 empty parking spaces. The study aptly noted that many new buildings did not build even half of their required parking due to this glut. When projecting the demand of all anticipated future development in Downtown—effectively adding over 3.4M square feet of commercial development (not inclusive of the arena) and 1,500 residential units—the study noted that public supply would become mostly exhausted.

Today, public parking only accommodates a fraction of Downtown's parking demand. Private parkades form the bulk of the off-street supply. While the 2016 study conservatively assumed private parking would not be available for future use by others, the reality of any Downtown is far different as facility operators must regularly seek customers and tenants for their parking to make a return on their land costs. This becomes especially true for special events and in the evenings. In Downtown Saskatoon at 7pm—the typical peak period for a large event—accounting for projected changes in supply and demand, there will be over 11,000 spaces within a fifteen minute walk of the Event Centre's front door on Opening Day. Over 8,000 of these spaces will be vacant, thanks to office workers having gone home by this hour. This represents an enormous opportunity in two ways. First, the District can efficiently utilize existing parking without over-constructing unneeded supply. Secondly, existing parking owners can benefit from new demand for their facilities, spreading the benefits of an event across Downtown.



Existing Evening Parking Demand by Zone

Shared Parking District

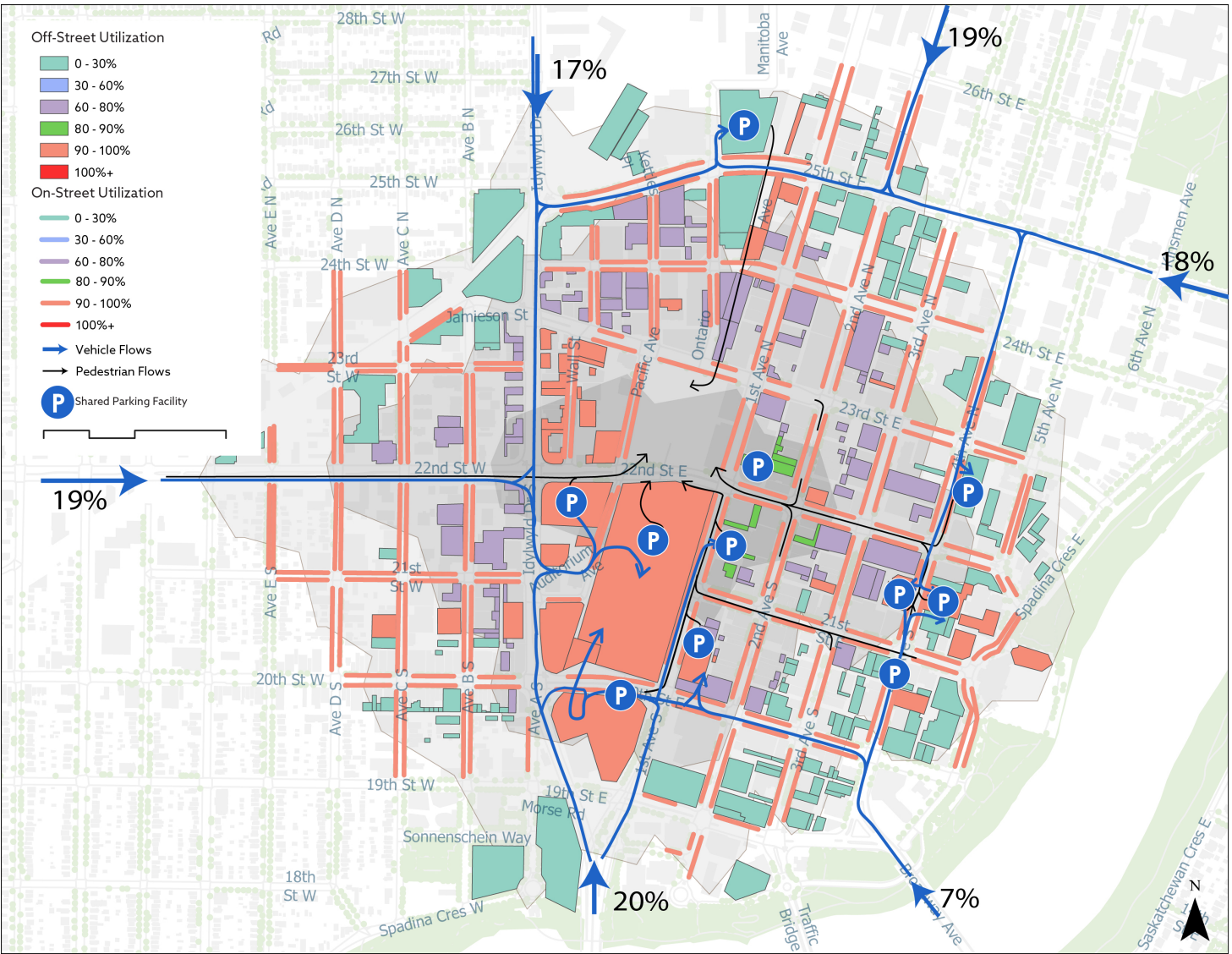
A Downtown-wide shared parking system is not only an opportunity for the District Core to minimize its impact, it is a natural outcome of developing in proximity to so many destinations and existing parking options. Rather than furthering the glut of parking in Downtown while competing with existing parkade operators who will want to attract patrons, the City will develop a shared parking district across Downtown that incentivizes existing and future parking operators to participate in a coordinated mobility solution that enhances access, reduces traffic, stimulates economic activity and promotes walking throughout the Downtown.

A shared parking model for the District was developed for all potentially available Downtown Saskatoon parking assets within a 15-minute walkshed of the Event Centre's front door. The model took the updated parking supply with the occupancy data from the 2016 study then layered in the existing floor area of all buildings that exist today by land use type to develop a Saskatoon-specific parking generation rate by type of user. Rather than relying on the 2016 study's estimated demand rates for future development, this approach created a more accurate projection of future demand in the Saskatoon context at any hour.

On top of this, event parking demand for a full-house was added to test whether Downtown could park all projected development at Full Buildout during a major event. While the results show that over 6,000 more cars will be parking in the Downtown by a 7pm show, over 5,000 spaces would remain vacant in the evening. Projected hypothetical utilization of parking during a full-house at Full Buildout within the walkshed is shown on this page.

Even with such ample capacity, pressure to park as close to an event as possible will overwhelm the closest facilities and leave more remote facilities vacant without a managed approach to parking that spreads demand across the Downtown. Coupled with the desire to lessen traffic loads close to the venues, a management approach that intercepts cars before they get close and directs them to parkades with spare capacity is in the best interest of Saskatoon for multiple reasons. With greater demand in more remote locations, multiple parking facility owners can benefit from new patrons while nearby businesses can benefit from new pass-by customer demand. Activities in the areas closest to the District Core become accessible to many patrons, not just those who found a space nearby, as people walk in from multiple directions. Most importantly, the entirety of Downtown can be made active by an event, not just the event plazas and parkades, promoting a Downtown-wide entertainment District — all as a result of viewing parking with a broader integrated lens.

While it is anticipated that all public and many private parking facilities will be used for event parking, several larger facilities shown on the map will be a focus of off-site demand and are intended to be included in a shared parking district. Ultimately, a well-run district can extend to dozens of participating facilities taking advantage of shared efficiencies and benefits, while spreading pedestrian activity across Downtown. Multiple strategies can be deployed to make a shared district's park and walk strategy work well, as described below.



Future Evening Parking Utilization at Full Buildout with Event Centre

Managed Park & Walk Solution

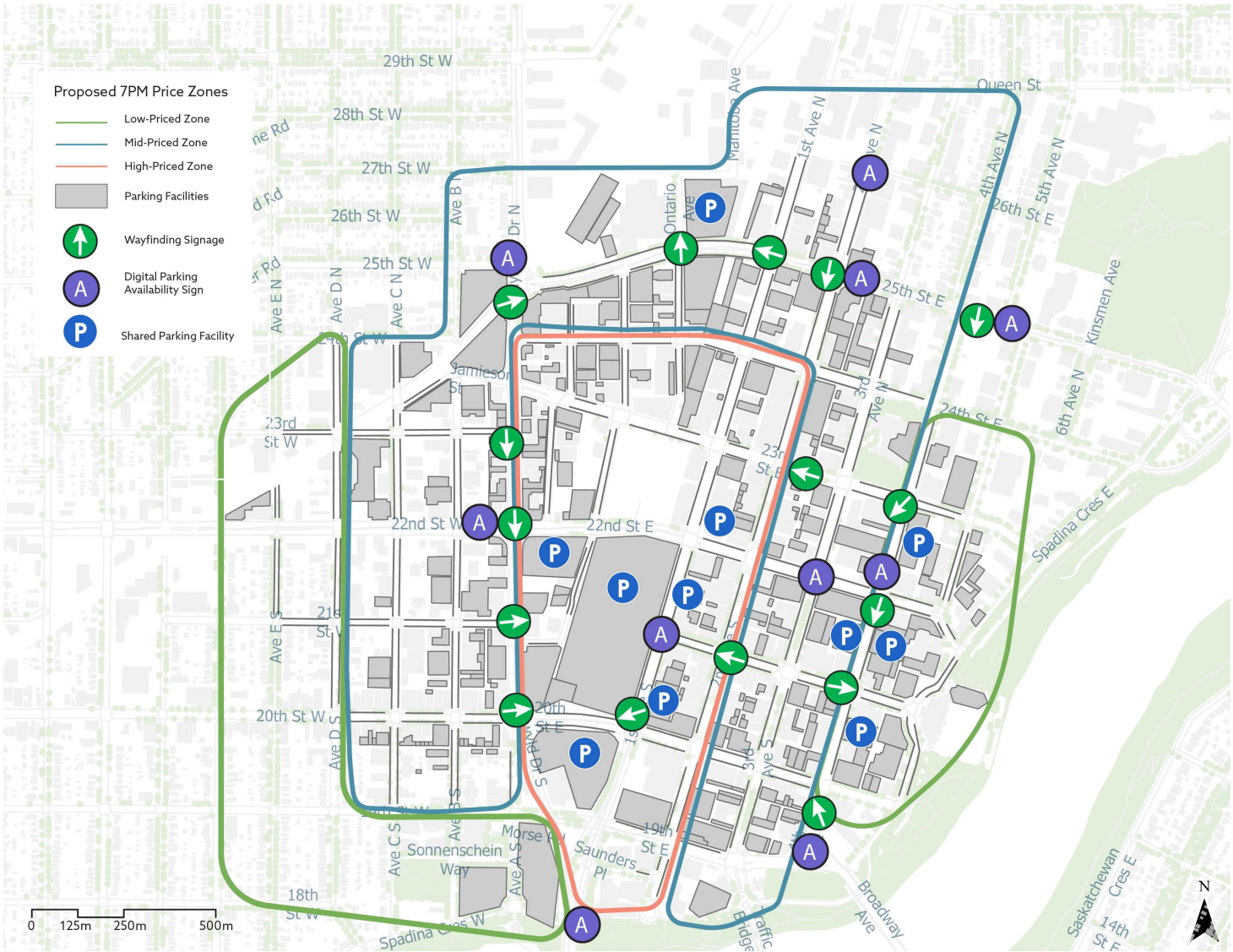
To help the District Core activate the entirety of Downtown Saskatoon, a city-wide strategy is needed that informs those using a car in advance, points drivers to available parking locations, and provides enjoyable walking routes for the last leg of a journey. Working in partnership with public and private parking operators and deploying a suite of simple technology, wayfinding and walking improvements across Downtown, Saskatoon can have a premium visitation experience that brings new customers to businesses, activates spaces beyond the District Core, and creates a sense of place on all Downtown blocks.

The benefits of a strategic Downtown-wide approach to parking—especially during events—are significant and include generating substantial savings for not building excess parking, creating multiple co-development opportunities, sharing economic returns with existing parkades and businesses, stimulating street-level commercial activity, and greatly reducing traffic pressure at critical intersections near the District Core. Multiple strategies are anticipated:

- **Tiered Parking Pricing.** Parking should be priced according to demand, with higher prices charged when and where demand is higher, and lower prices or free parking when and where demand is lower. During busy events, this means high rates are

recommended on-site and within a five-minute walk of the Event Centre's front door, with lower pricing the further one gets from the Event Centre. No time limits should be used, and spans should run at least an hour past the end of an event. Focusing on availability is important—if a remote facility is underutilized, its parking rate should lessen. Downtown-wide rates may vary by event or season, based on experience (likely pricing tiers are depicted here).

- **Advanced Travel Information.** Parking rates, maps, and directions to facilities from various parts of greater Saskatoon should be prepared and distributed on promotional material for the District Core and included on event promotional material. Provided in print, on websites, and within a mobility app for the District and greater Downtown, residents, employees and visitors planning their trips to the District Core and Downtown in general will also see clear options that promote the use of transit, shared rides, and non-motorized options.
- **Intercept Parking Guidance Signs.** Intended to be installed before key intersections on all major approaches to Downtown, electronic real-time availability signs with current rate information can help direct motorists to parking locations that have capacity. During events, these signs can help discourage parking at higher-cost, high-demand facilities in the District Core to spread demand across Downtown.
- **Incentivized Shared Parking District.** The City should offer a benefit package for any Downtown parking operators to participate in a shared parking district that recommends distance-appropriate pricing tiers in return for being listed in advanced parking information, being a part of real-time availability data streams, getting consistent signing and wayfinding, and other municipally-supported parking and mobility perks.
- **Wayfinding Program.** Helpful driver and pedestrian wayfinding should be installed in the District as well as along key Downtown access routes to direct motorists to remote parking locations. Pedestrian wayfinding should guide parked motorists to and from the District Core as well as other entertainment districts in Downtown.
- **Walking Improvements.** Every desire line between major pools of off-site parking and the District is planned for improvements to maximize walk safety and minimize barriers and delays. This includes extensive site improvements, enhancements to all abutting streets, the addition of new facilities, such as the northern greenway to the new intercept parking north of 25th Street, as well as plans for future streetscape improvements.



Tiered Parking Pricing and Management

Pedestrian Strategy

Most District trips by any means ultimately become a walking trip upon arrival, but the strategy to make walking safe and attractive must extend far beyond the District Core to all notable trip origins so that a visit to Downtown is appealing and repeated. In particular, enhancing the walk experience from surrounding neighbourhoods, remote pools of parking, and between other entertainment nodes can leverage investments critical to the District’s success throughout Downtown, enhancing walkability and visitation for many other destinations.

With nearly 20,000 patrons plus employees and future residents at peak capacity, there can be significant amounts of pedestrians to accommodate on and near the District Core. The front door and surrounding event plazas of the Event Centre and Convention Centre will be purposely designed with walking in mind, ensuring fully-accessible and amply-sized spaces, paths and sidewalks follow all major desire lines with no notable barriers, safety conflicts or delays. The immediately abutting 22nd and 23rd Streets will have flush curb designs so they can double as large outdoor event plazas, including extra wide crossings when cars are permitted during non-event times. Features such as shade trees, public art, wayfinding kiosks, and other walk amenities will be a part of the District Core, and many surrounding streets will have similar streetscape and pedestrian safety features.

In the future after an event is done, over 7,000 pedestrians are expected to be walking east along 22nd Street towards their car, to board a bus, or to catch a ride, with nearly as many traveling along and across 23rd Street. Key intersections along 22nd and 23rd Streets will be dieted to match their new pedestrian orientation, with shorter crossings, eliminated slip lanes, wide international-standard crossing bars, and longer pedestrian signalization phases.

Given typical operations during darkness, pedestrian-scale lighting is essential throughout the District Core and radiating outward along every major walking route. On-street parking or curbside activity will be maintained on most blocks to provide pedestrian protection, with street trees added along all District streets to improve the walk environment.



Transit Integration Strategy

High quality transit is an essential ingredient for walkable entertainment districts seeking to minimize traffic congestion. Saskatoon is bringing premier bus-rapid-transit (BRT) to the city, and the District Core is located at the heart of this system, served by all three lines at its front door. The opportunity to meet the District Core’s goal of minimizing impacts is significant, and the opportunity to use patronage to drive BRT ridership is similarly valuable to the future growth of transit service in Saskatoon.

The District Core will be one of the best-served destinations in the BRT system with a station on 22nd Street on the event plaza serving the Red and Green lines and a station on 1st Avenue at 23rd serving all three lines. The BRT is expected to carry 85% of all transit riders associated with District Core events, and these two stations are expected to serve 90% of that load. Each will be designed to provide the most direct connections between the event venues and the bus possible, while being situated smartly to minimize conflicts with patrons or motorists, helping to retain efficient operations and minimal delays during events. Both stations will have ample lane length to store extra buses for event departure pulses when general purpose traffic is redirected to other streets, with any heavy street crossings to platforms kept behind buses so they may embark immediately when full.

Other local bus stops on 23rd Street are connected along improved sidewalks to ensure a quality rider experience off of the bus, including ample lighting, traffic protection, and sidewalk amenities. Meanwhile, BRT riders on the Blue line from the north can disembark at the 25th Street station and walk in on the northern greenway connection if they chose not to ride to 1st Avenue.

The use of this high-quality transit connection will be promoted region-wide, especially during events. The use of remote park-and-rides will be encouraged, with extra service assigned during larger events.



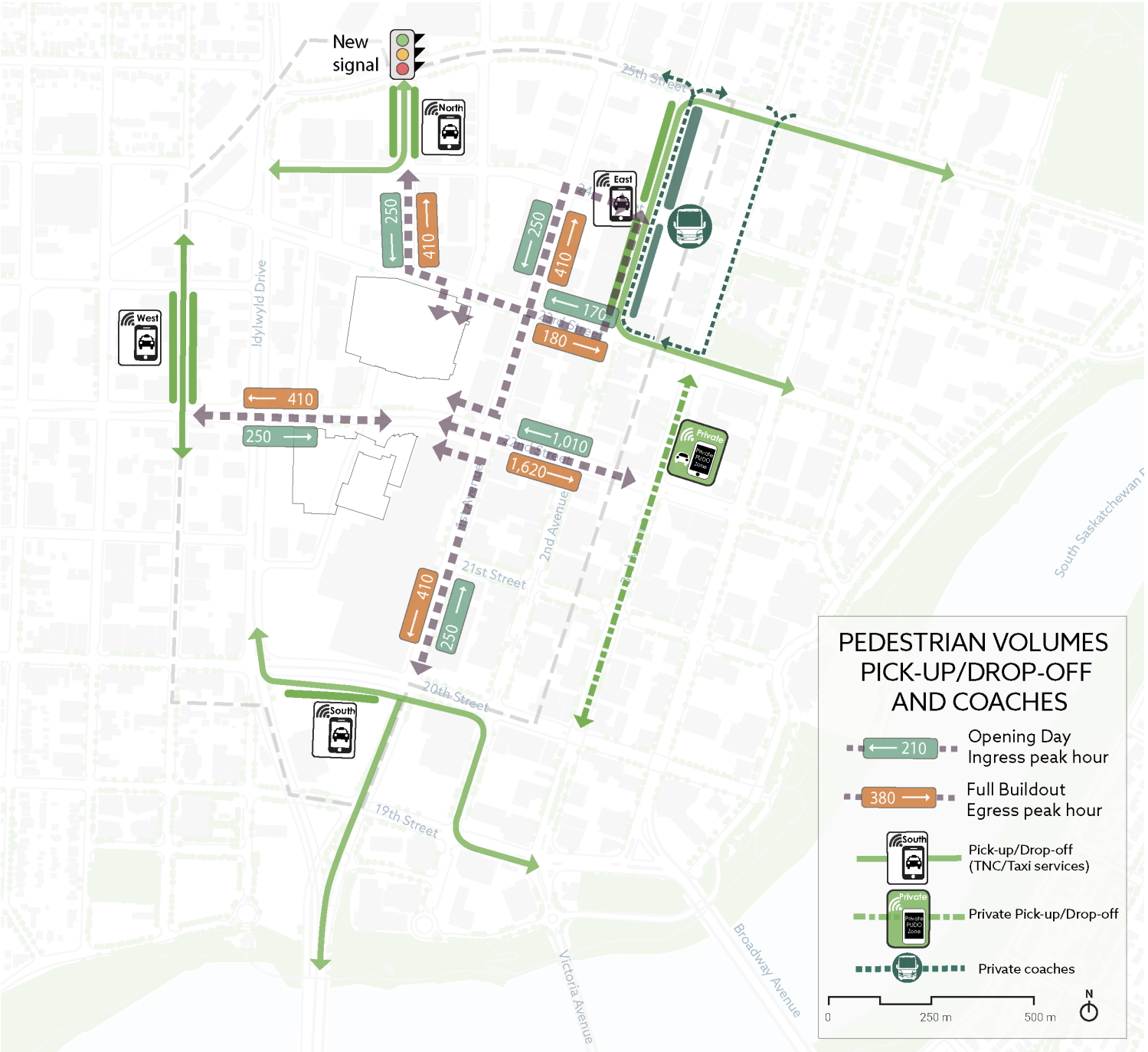
Rideshare, Tourbus and Taxi Strategy

Private transit and rideshare services are an essential and growing part of the event access mix across North America. These modes are expected to nearly double their use in the future and carry a fifth of all event patrons. Therefore, the District will accommodate their use in curb zones within the District, while large events will rely on four off-site pick-up and drop-off curbs to accommodate shared rides in a quality, controlled and predictable environment that includes amenities for waiting passengers. Managed smartly, shared ride services can greatly decongest the District Core and reduce overall parking demand in Downtown.

While on-demand rideshare services have grown opportunistically, their rapid acceptance has not often been accompanied by controls on their operation when traffic conflicts, double-parking, or rider safety concerns may arise. These concerns heighten at event centers, especially when patrons are seeking a ride in the same place where cars, buses, and other modes may be trying to operate all at once during peak egress. To mitigate these concerns and provide a clear user benefit, off-site pick-up/drop-off (PUDO) curbside zones are recommended along key approach corridors to the District Core during large events.

Four long PUDOs are planned to the north, northeast, west and south of the District Core on Pacific Ave, 2nd Ave., Avenue B North, and 20th Street respectively. Intercepting event arrivals from these directions, each PUDO would be on an improved walking route about 5 minutes from the District Core. Each curbside area would be flexibly managed for varying demand and include space for private motor coach services to stage. PUDO sidewalks would include distinctive lighting, covered waiting areas, information kiosks, and other rider amenities that make the use of shared rides more attractive.

To help avoid trips further into the core during large events, the City would work to regulate rideshare company's access by geo-fencing these four zones much like airside rideshare services at airports are frequently managed. During normal operations, rideshares would be permitted to use curbside zones close to destination front doors in the District Core.



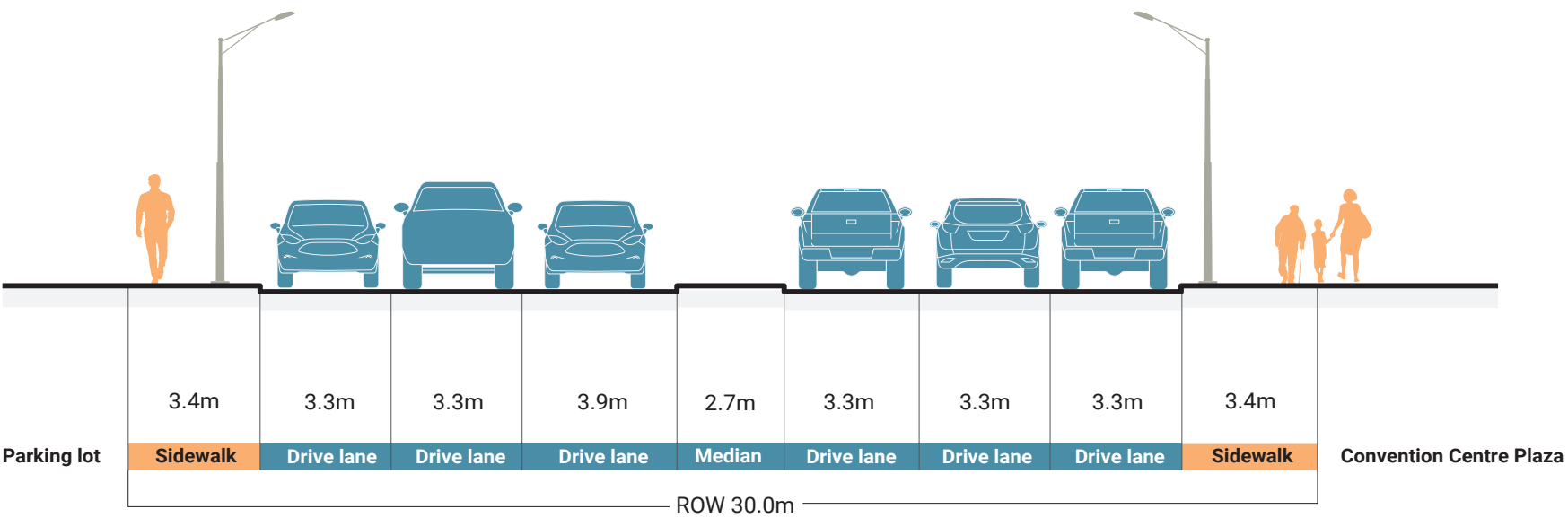
Multimodal Streets and Conceptual Cross-sections

In addition to being corridors for movement, streets are also essential components of public space. For the District Core facilities and the intended programming of public spaces, streets take on an even more prominent role: as the pathways of final approach where visitors will first sense the energy of an event or festival, and also as seamless extensions of the public realm during festivals or other events when the streets might be temporarily closed. Streets in the District Core must perform multiple functions, moving people and vehicles safely and comfortably, and also having a design that facilitates a range of non-transportation uses.

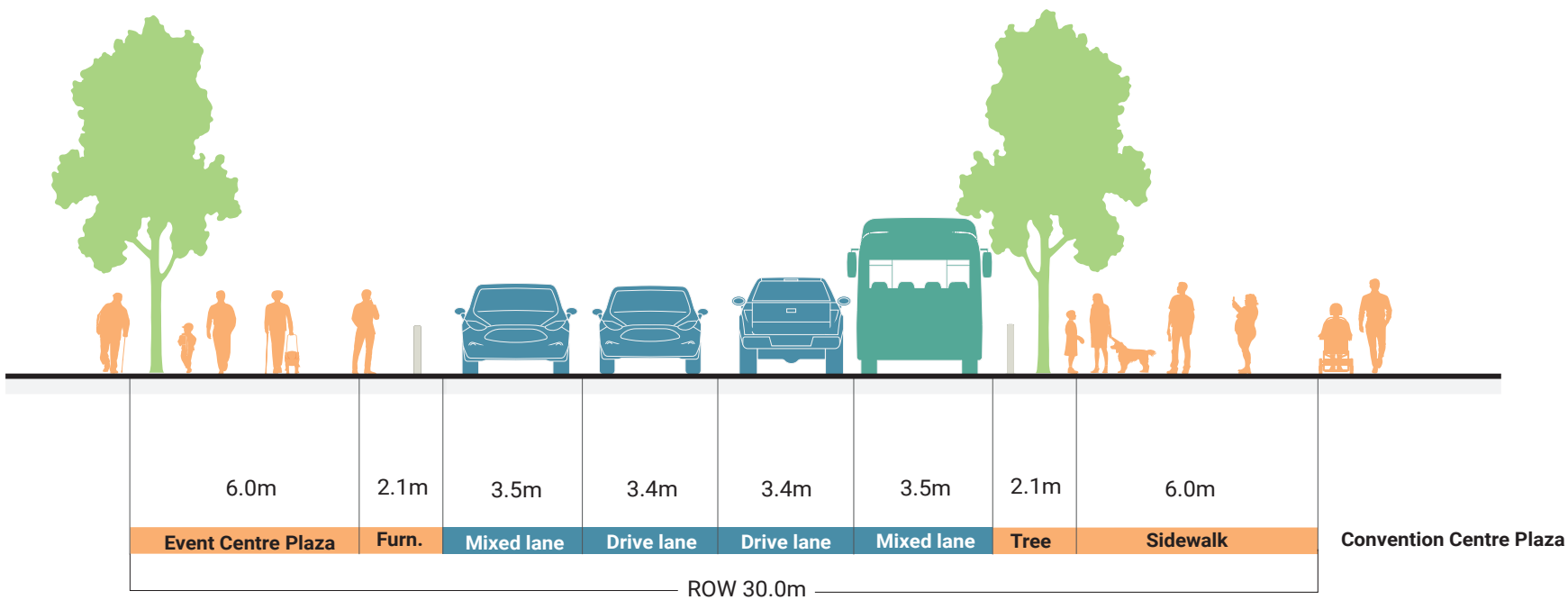


22nd Street East

This cross-section narrows the road surface to enable significant expansion of sidewalk and public plaza space in the District Core. BRT will be operated in the outside lanes, with both driving lanes in each direction for general traffic. Left-hand turning lanes will be maintained at Idylwyld Drive and 1st Avenue intersections.



Existing

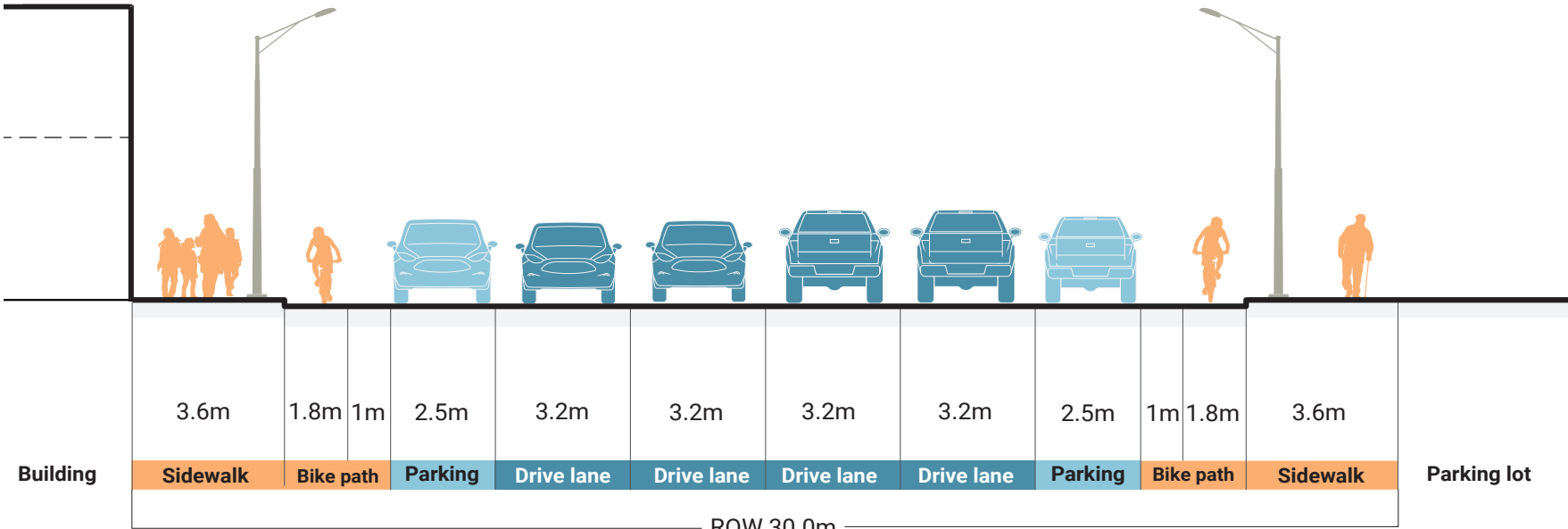


Proposed

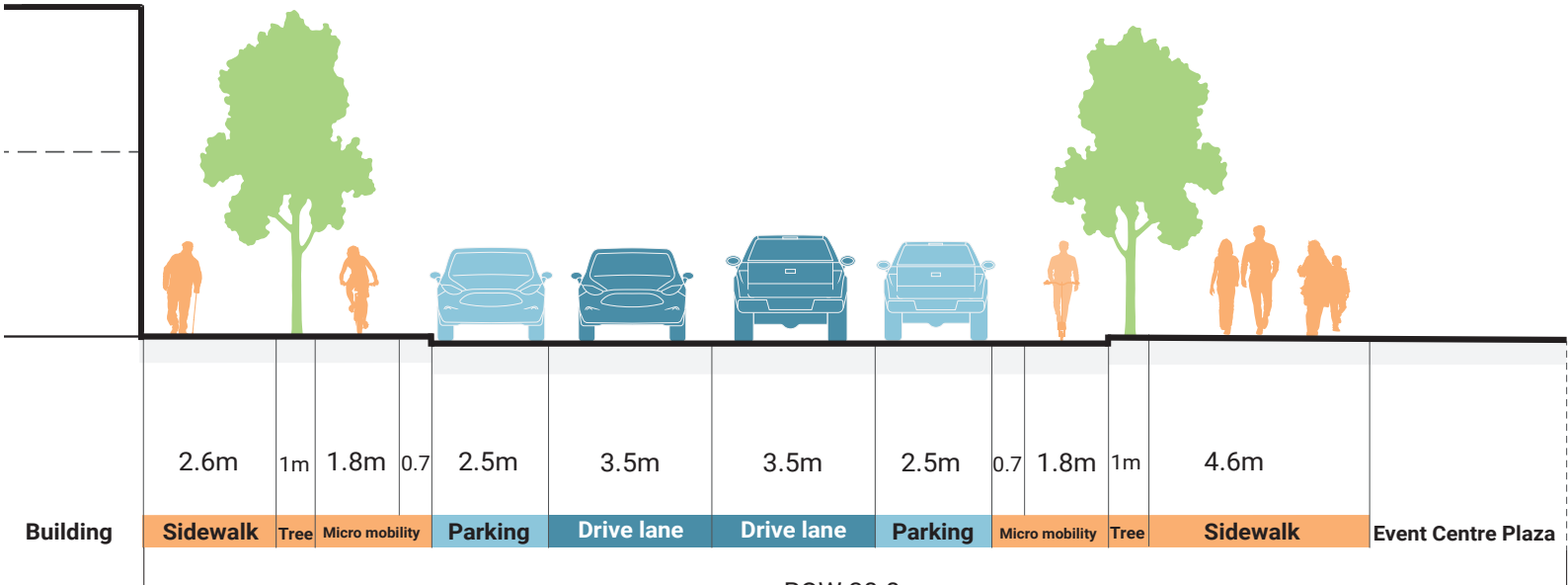


23rd Street East

This cross-section narrows the road surface to enable significant expansion of sidewalk and public plaza space in the District Core, along with the addition of protected cycle lanes in each direction to support this street as one of Downtown’s major active transportation corridors. Outside lane parking is retained, along with one driving lane in each direction.



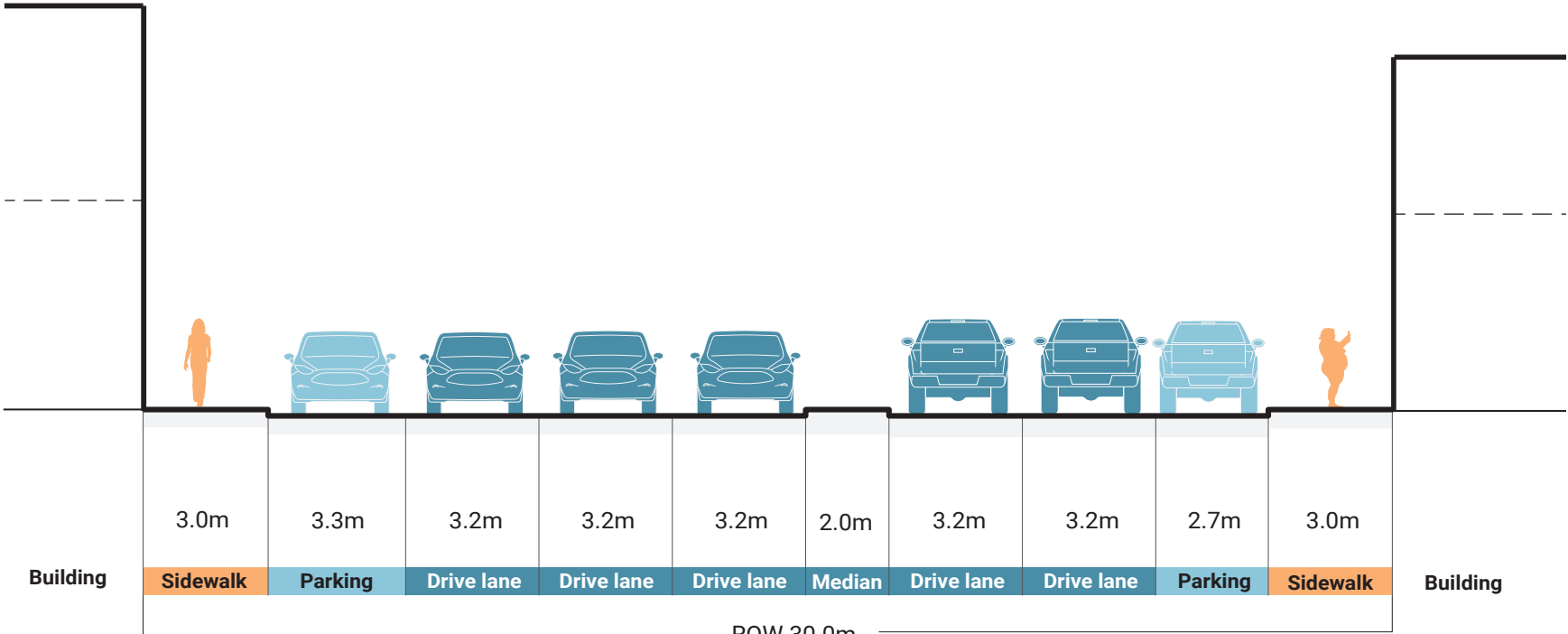
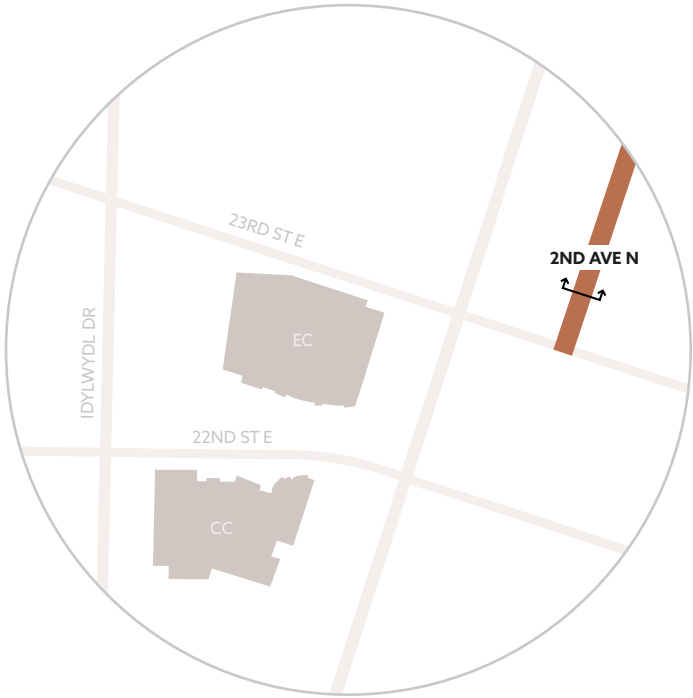
Existing



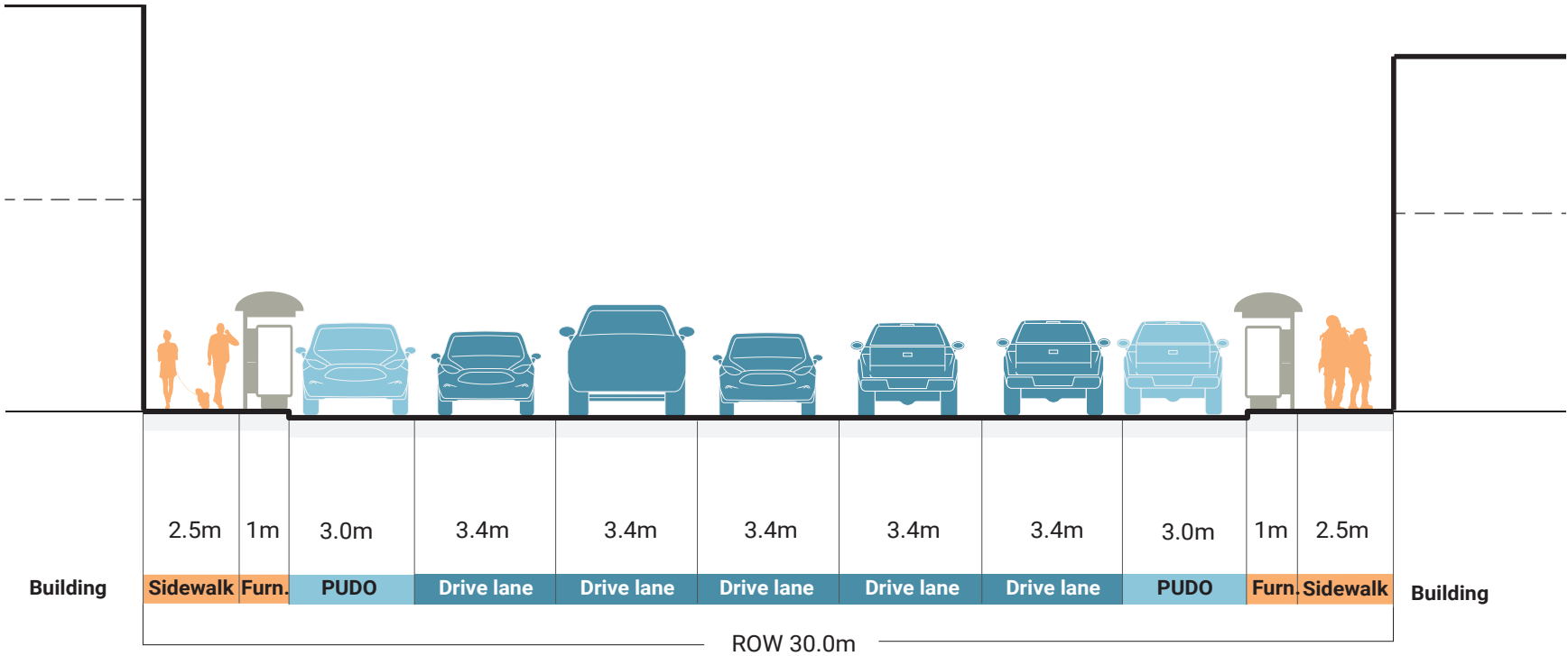
Proposed

2nd Avenue North

Modest changes to the cross-section of 2nd Avenue North between 23rd and 24th Street will be made to improve the functionality and user experience for the PUDO zone, including signage and information boards, waiting area seating and other elements. Similar treatments will be provided to other PUDO zones serving the District Core.



Existing



Proposed

Sustainability Strategies

Using a triple bottom line approach, the District's design serves to support the local economy and a vibrant Downtown, and create a welcoming place for visitors which also enhances the quality of life for locals. Critical to the long-term viability of the District is energy, efficiency and climate resiliency. The District prepares for climate impacts and the risks posed by a hotter climate and more frequent and intense storm events. It is designed for efficient performance in alignment with targets, requirements and standards for now and in the future. The District's urban design and building system integrates elements for heat, cold and storm protection, systems resiliency, material efficiency, optimized operations, user health and well-being, and reduced greenhouse gas emissions.



Strategies

Consistent with the strategic goal of Environmental Leadership, the City signed on to the Global Covenant of Mayors for Climate and Energy in November 2015. This international pact commits the City of Saskatoon to take action on both the causes and effects of climate change by reducing emissions and building resiliency plans for Saskatoon’s infrastructure and services.

In response to this pact, The City of Saskatoon has taken action to lead with a robust portfolio of strategies to adapt and mitigate the impact of climate change and a low carbon future. In 2019, the City of Saskatoon (City) established a Climate Action Plan comprised of two long-term strategies. The Low Emissions Community Plan (LEC Plan) is the roadmap to reduce emissions and help mitigate climate change, and the Corporate Climate Adaptation Strategy will help prepare and adapt to the changing climate. Those strategies established a 30-year action plan for the City to follow and include the following implementation plans; Water Conservation Strategy, Alternative Currents: A Renewable and Low-emissions Energy Implementation Plan and Solid Waste Reduction and Diversion Plan. In 2020, Saskatoon's Green Infrastructure Strategy established an implementation framework by integrating green infrastructure into land use planning and asset management. These strategies and plans outline many of the sustainability concepts included in this concept design.

The anchor facilities of the District Core, consisting of the renovated and expanded Convention Centre and Theatre and the new Event Centre, must adhere to the City's High Performance Civic Building Policy which is intended to provide positive outcomes of the triple bottom line approach for all newly constructed buildings. The focus of the policy is to consider occupant safety, comfort and productivity, energy and water efficiency, waste diversion, green infrastructure, indoor air quality

and environmental impacts. Finally, the policy requires the lens of asset and financial sustainability be achieved through life-cycle accountability, risk management, process quality control, and responsible environmental management. The policy requires that these projects must be net-zero energy ready and target Leadership in Energy and Environmental Design (LEED) BD+C Silver, provide access to drinking water and meet the City of Saskatoon Accessibility Action Plan. LEED is the world’s most widely used green building rating system, providing a framework for healthy, highly energy-efficient, and cost-saving buildings. Buildings certified under the LEED rating system offer environmental, social and governance (ESG) benefits. LEED certification is a globally recognized symbol of sustainability achievement, and it is backed by an entire industry of committed organizations and individuals paving the way for market transformation. This certification aligns with the Low Emissions Community Plan action to increase efficiency in municipal buildings.

LEED is a holistic system that doesn’t simply focus on one building element, such as energy, water or health. Instead, it looks at the big picture, factoring in all critical elements that work together to create the best building possible. The goal of LEED is to create better buildings that:

- Reduce contribution to global climate change
- Enhance individual human health
- Protect and restore water resources
- Protect and enhance biodiversity and ecosystem services
- Promote sustainable and regenerative material cycles
- Enhance community quality of life

On June 29th, 2023, an integrative design workshop was held to discuss the sustainability goals for the District’s two anchor facilities. The purpose of this workshop was to discuss the project’s sustainability goals and to discuss strategies to achieve the requirements of the High Performance Civic Building Policy with the design teams and stakeholders. The strategies to achieve the LEED certification include planning for green vehicles, rainwater management, heat island and light pollution reduction, water use reduction and metering, consideration for the full life cycle of materials and resources and their impact on people and planet, as well as indoor air quality strategies.

Additional issues discussed at the workshop were that people living in cities are at a higher risk from the impacts of heat as urban areas are already warmer than surrounding non-urban areas due to the heat island effect. This project includes recommendations to support residents, infrastructure, and systems reduce their

vulnerability to heat, both in response to an extreme heat event and as part of longer-term planning to lessen future risks. Recommended strategies include:

- Installing water bottle refill stations and increasing water access
- High performance HVAC with filtration to address wildfire and smoke events
- High performance envelope systems to support building operations.
- Water efficient fixtures

Additionally, increased shading and the inclusion of vegetated park and roof areas and the incorporation of natural elements through the concept design aligns with the Green Network goals integrating green infrastructure such as a community park, linear park – greenway and festival streets to activate the space. The incorporation of these elements provides opportunity for storm water management, quality of life through access to natural spaces, recreation, carbon sequestration and more. These low impact design (LID) can include strategies to manage stormwater runoff reducing the need for large and costly water management through the infiltration of stormwater into the soil where it can be filter and/ or absorbed by plants. LID is a lower-cost alternative to conventional grey infrastructure and provides a number of ecological, economic and social benefits. Incorporating systems like rain gardens, bioswales, permeable pavement and rainwater harvesting as the project design progresses align with the High Performance Building Policy and the LEED Silver target.

A series of analyses have been prepared to align with the outcome of the workshop and the future needs related to carbon reductions and the impact of embodied emissions subsequent studies beyond the LEED certification. These include a Life Cycle Assessment (LCA), Life Cycle Cost Assessment (LCCA) and Zero Carbon Transition Plan. These studies support positioning the projects for future funding applications and describe a pathway to energy and carbon reduction in future phases of work.

The Life Cycle Cost Assessment provides critical information and costing to identify the strategies necessary to design and construct the buildings to accommodate future transition to eliminate combustion from building operations. These strategies include a financial comparison of the conceptual designs with non-combustion-based alternatives which evaluates the life cycle cost impacts over a minimum 20-year period. The LCCA aligns with the strategies necessary to achieve the Zero Carbon Standard which is a Canadian design standard that guides the design of new buildings

and major renovations of existing ones so they can achieve zero carbon operations and is often a base level performance for various funding sources. The analysis also provides a roadmap to achieve net-zero emissions by 2050 aligned with the City of Saskatoon's sustainability goals, and net-zero carbon aligned with the sustainability goals set for this project by City Council. Through this analysis, several strategies and modifications were identified above the concept design and base level costing to comply with the City of Saskatoon’s sustainability goals. Implementation of these different items will be developed as the design progresses. A summary of the following Energy Conservation Measures have been recommended for adherence to the policy requirements:

- **Demand Reduction Strategies. Critical to reduce costs/sizes of mechanical systems.**
 - Improved envelope for new construction
 - Triple pane curtain wall; USI 1.6
 - Improved wall assemblies: R35
 - Improved roof assemblies: R55
 - Removal of skylights
 - Air tight building design.
 - Airside Energy Recovery
 - Dual core energy recovery for new ventilation systems
 - Retrofit ERV or enthalpy wheel to existing systems
- **Mechanical Systems**
 - Zero Emission Design
 - Low temperature hot water loop and chilled water with Ground Source Heat Pump (GSHP) and Air Source Heat Pump (ASHP), or,
 - Borehole Thermal Energy Storage (BTES) district energy system
 - Zero Emission Ready Design
 - Low temperature hot water loop and chilled water loop with heat recovery chiller.
- **Electrical Systems**
 - Photovoltaics.
 - Required to offset emissions. Maximize area as much as possible.
 - Lighting
 - High efficiency lighting design. Occupancy and daylight sensors where applicable.

Views of the District











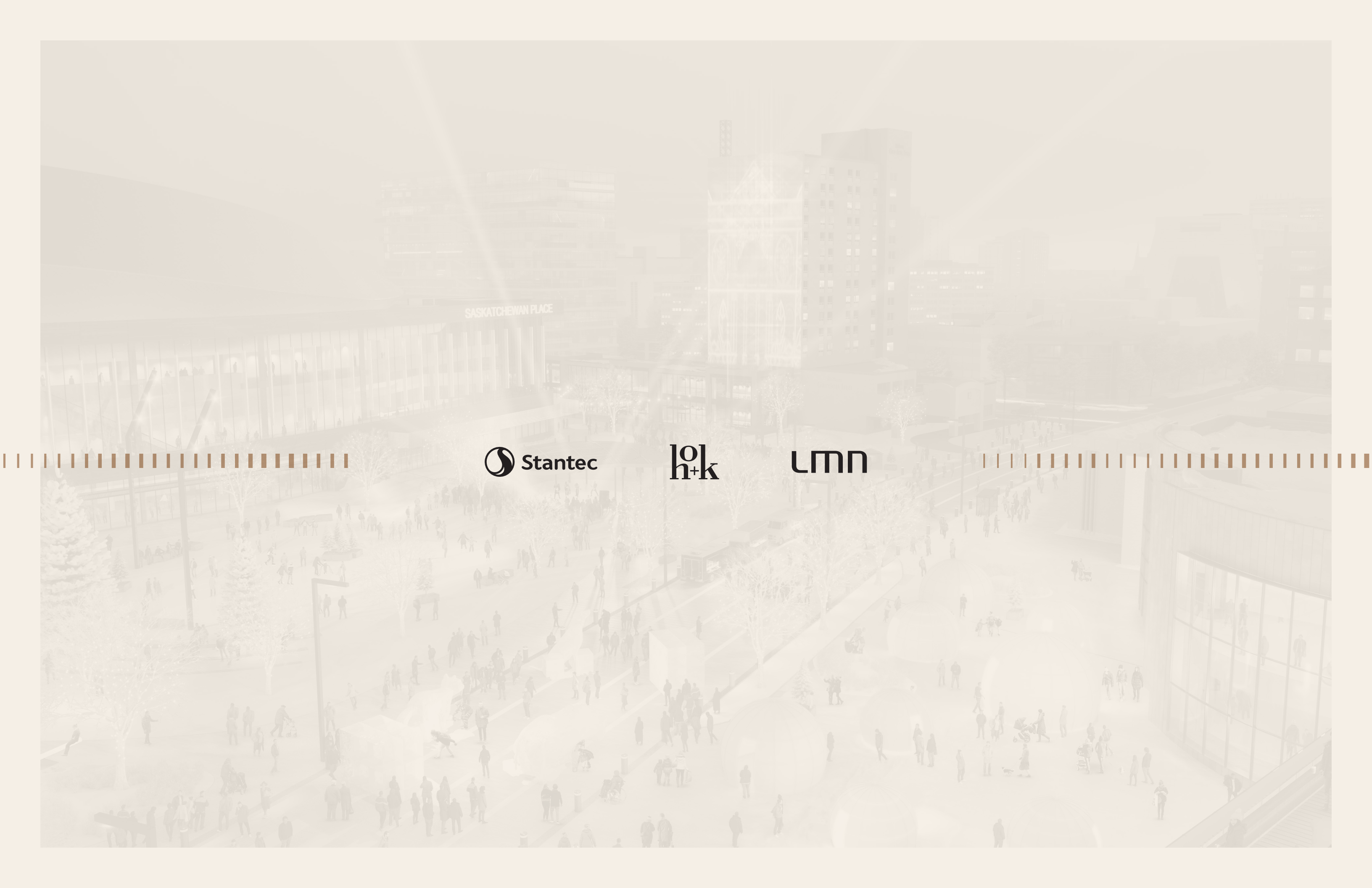
Contributors

City of Saskatoon

- **Technical Services Department**
- **Planning and Development Department**
- **SaskTel Centre**
- **TCU Place**
- **Facilities Department**
- **Transportation Department**
- **Transit Department**
- **Community Standards Department**
- **Sustainability Department**
- **Saskatoon Water Department**
- **Saskatoon Light and Power Department**

Technical Advisor, Concept Design Report

- **Stantec Consulting Ltd**
- **HOK Architects Corporation**
- **LMN Architects**
- **BTY**
- **Conventional Wisdom**
- **HLT Advisory Inc.**
- **Magnusson Klemencic Associates MKA Inc.**
- **ME Engineers Inc.**
- **PCL Construction**
- **PFS Studio**
- **Theatre Projects Consultants Inc.**



 Stantec

h+k

LMN