



 **URBAN CAPITAL**



## 604/610 Broadway Avenue Mixed-Use

Analysis of Conformance with  
Broadway 360 Development Plan

2018-08-14

## Intent

Urban Capital Property Group and Victory Majors Investment Corporation (the Owner Team) have been working with architectsAlliance and aodbt architecture + interior design (the Design Team) on the design of a new mixed-use development at 604/610 Broadway Avenue. The project site, which is on the corner of Broadway Avenue and 12th Street East, is currently a vacant lot used for surface parking. Our intent is to create a mixed use development that positively contributes to the vibrancy of the area through the addition of high density residential, retail and commercial space on Broadway Avenue.

With the project site located on Broadway Avenue, the Team understands that the proposed development falls within the Broadway 360 Development Plan (the Plan) study area, and that the guidance provided within the Plan will be applicable to this project. Our team has completed the following analysis to demonstrate how the proposed development at Broadway Avenue & 12th Street East meets the purpose and intent of the Broadway 360 Development Plan.



## Site Context

The proposed project site is located at 604/610 Broadway Avenue. The site is bordered by Broadway Avenue to the North, the Broadway Roastery to the East, a vacant lot with a SaskPower service station to the West, and a laneway and community garden to the South.

The adjacent properties include a combination of medium-density residential, single-family residential, and retail/commercial buildings. The Plan identifies this project site as an Urban Neighbourhood classification, which is defined by lands with existing or potential higher density residential forms. The site is also located within the Mixed-Use Corridor, which promotes multi-use buildings with at-grade retail and commercial components.

As part of the Broadway North Gateway, the proposed development will contribute to welcoming patrons into the district from the Broadway Bridge. This is a prominent corner location, and our intent is develop an iconic feature building that will represent the gateway to Broadway for years to come.





### Building Context: View from Broadway Avenue

The proposed project interacts directly with Broadway Avenue through transparent retail space on the main floor, second floor commercial, and rooftop amenity space. The corner of the building offers a welcoming view to pedestrians entering Broadway Avenue from the downtown. The first three storeys interact with the pedestrian and will be complete with high quality materials and finishes to create visual interest for those passing through on foot or bicycle.



## Building Context: View from Laneway

The laneway will be an interactive space and is designed to promote pedestrian activity. The laneway provides access to the below-grade parking as well as the entry for the residential occupants. This will promote safety in the lane and increase overall activity in the area during all times of day.



**Third Floor  
Amenity Space**

**Second Floor  
Commercial Space**

**Main Floor  
Retail Space**

**112 Residential  
Condominium Units**

**Residential Entry**

**Parkade Entry**



## Broadway Area Land Use Goals

We understand that the intent of the Broadway 360 Plan is to create a high quality, diverse, safe environment for residents and visitors within the Broadway area. As such, a series of land use goals have been set to support positive future development. The proposed project responds to the land use goals as follows:

### **To protect and enhance the mixed use character of the Broadway area:**

Broadway & 12th will be a mixed-use development, featuring main floor retail, second floor commercial, third floor roof-top pool/amenity, 112 residential condominium units, and below-grade parking.

### **To protect and enhance housing options in the Broadway area:**

The integration of 112 residential units of various sizes and price points will greatly enhance housing options for a diverse range of potential home-owners in the Broadway area.

### **To protect human scale of development to promote the street orientation of commercial and residential development:**

The development takes into consideration how pedestrians will interact with the building. The retail and commercial components are oriented toward Broadway Avenue and will be highly transparent; the first 3 storeys directly respond to the street with clerestorey glazing for retail and commercial frontages.



## Pillar 4: Well Mannered & High Quality New Buildings

We believe that our project contributes to Pillar 4 of the Vision: Well Mannered & High Quality New Buildings. With an opportunity to shape the look and feel of the future Broadway area, we have designed the building to include the following features that respond to the overall vision:

### Good Proportion

- While the proposed building is a higher density than the current adjacent residential properties, the building has been well-proportioned to reduce impact for residential and commercial neighbours.

### Activity at Street-Level

- Retail units are located on the main floor, and frontages are glazed to provide transparency to the street.
- The Building has a high, transparent main floor that provides a very open, public frontage both onto Broadway and the laneway behind the building.
- The proposed landscaping and hardscaping along the laneway improves the quality of the public realm along the lane.

### Massing

- The building has been massed to reduce visual impact by orienting the tower slab north to south rather than east to west.
- The building has been massed to reduce the shadow impact on Broadway Avenue and neighbouring developments.

- The first three floors respond to the street, and the residential tower's rotation create a softer facade from Broadway Avenue.
- The design includes a base, middle, and top to create architectural interest and reduce visual impact from the street.

### Reducing Visual Noise

- The design team has been mindful of concealing parts of the building that do not contribute positively to street-level.
- The building's mechanical equipment is concealed by a penthouse, parking is located below-grade, and loading areas are accessed from the laneway.
- The parking garage access and building service components are concealed from pedestrian views.

### Architectural Quality

- The deep profile fins wrapping the second floor facade create a more solid appearance when viewed obliquely to distinguish the second floor volume as if it were a cube floating above.
- The tower is rotated 90 degrees and held aloft by columns along the lane to provide further sculptural interest to the building and mark the critical intersection of Broadway and 12th.
- The White tower grid is visually enhanced by deep set windows that create sharp contrasting shadows defining the grid form. The towers dynamic, asymmetrical massing is crowned by the Mechanical Penthouse which is purposely shifted of centre and cantilevered over the top.
- The design addresses this very significant location in the City of Saskatoon with a high level architecture solution constructed in quality materials.



## The Ten Big Ideas

Ten Big Ideas have been included within the Plan's vision to help guide future development. The ideas that are applicable to our project have been included below.

### 5 Character Areas & the Neighbourhood

- The site is classified within the Urban Neighbourhood in the North Gateway, which promotes high density residential developments.

### An Urban Square with Five Corners

- The development will contribute by framing Five Corners with a mix of uses and adding increased pedestrian activity along the mixed use corridor.

### A relocated Community Garden

- The community garden has not yet been relocated, and its current location will not be compromised by the development at Broadway & 12th.
- Future residents may further contribute to the vitality of the community garden.

### The Mews: Rethinking the Lanes

- With below-grade parking, the building is able to utilize the laneway as the main entrance for the residential component.
- This will enhance activity at the lane and create a safe and welcoming environment around the entire building perimeter.

### The First Three Storeys Matter Most

- The quality of the base-building design is important and the main and second floor will have high-quality materials and transparent glass to promote activity and interest.
- Vegetation on the rooftop deck will help to soften the physical impact of the third storey.

### Angular Planes to Ensure Transitions in Height

- The intent is to define transitions and ensure that buildings do not overwhelm the streets that they frame.
- While a 45 degree angular plane from the nearest residential property has not been achieved in the proposed development, the intent to reduce impact has been incorporated into the design and demonstrated through a massing and shadow study (attached).

### Not More than Nine Storeys & With Conditions

- While the building height recommended within the Plan is 30.0m, the proposed development is 61.45m.
- The B5B Zoning requirements do not stipulate a maximum building height, and the property is being zoned by agreement.
- The building height has been designed based on the number of units required to create an economical development, and the additional storeys allow for an increase in density and a wider variety of housing options.



# Recommended Development Framework

## Contributing Positively to Broadway Avenue

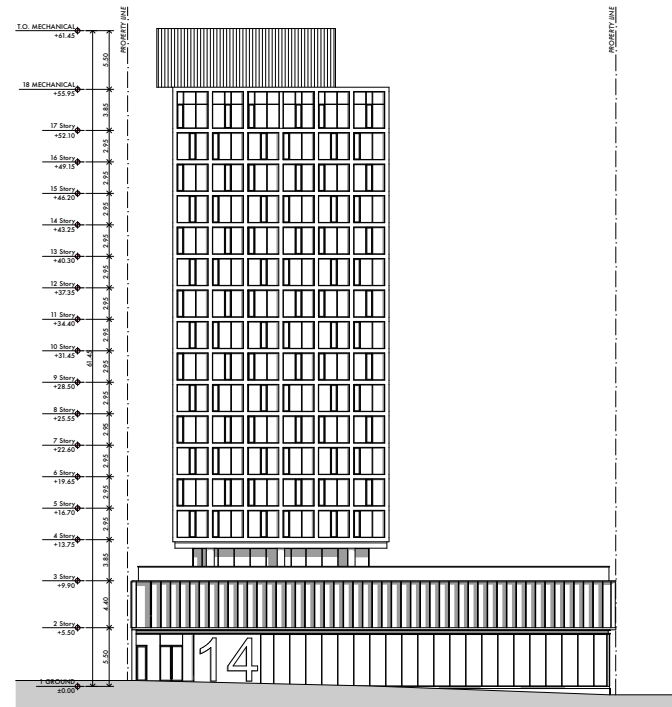
As identified in the Plan, the Urban Neighbourhood areas within the Broadway Area hold great potential for infill and intensification. The new Broadway & 12th development will provide the following benefits:

- Infill of vacant land and replace existing gravel parking lot with a vibrant mixed use building.
- Provide greater housing choices to a variety of income levels, lifestyles and age groups through a combination of unit sizes and price points.
- Enhance vitality of local business and contribute to the vibrancy of the street life.
- Increase safety through added activity at the street level.
- Strengthen the overall mix of uses and create residential density in close proximity to the downtown.
- Increase critical mass to support public and active transportation networks.
- Support sustainable development by utilizing existing infrastructure, amenities, and services in the area.

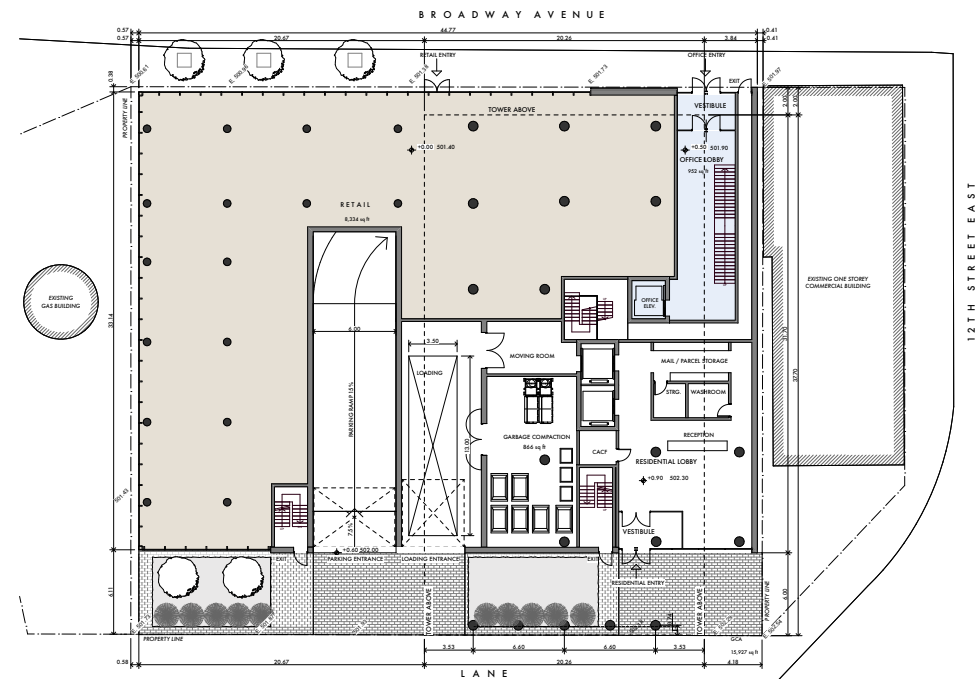
## Mixed-Use Corridor Development Standards

While the Plan provides Recommended Development Standards, the City of Saskatoon has not implemented these recommendations as part of the B5B Zoning requirements. Our team has utilized the recommended standards as guiding principles, and where the prescriptive standards have not been achieved we have provided an analysis on how the overall intent of the principle has been met.

The following outlines where the proposed development conforms to the recommended development standards outlined in the Plan as well as where alternative methods are being proposed as per the B5B zoning by agreement.



**Broadway Avenue Elevation**



**Main Floor Plan**

## Base Building

The majority of the base building is built out to the property line, with a 0.3m setback on the north and west side. While the Plan recommends a front and side setback of 2.0-4.0m, we feel the visual transparency from the glazed retail units combined with the high quality architectural features of the building will alleviate the need for a 2.0m setback.

The east and south facades are built to the property line at the lane and side yard, which aligns with the base building recommendations in the Plan.

## Parking

All parking is located below-grade and is accessed from the lane. This allows for increased active transportation throughout the site and aligns with the Plan's recommendations.

## Height and Massing

While the maximum building height recommended in the Plan is 30.0m, this requirement was not adopted as

part of the City of Saskatoon's implementation strategy. Therefore, the building design being proposed is 17 storeys, with a height of 61.45m. The residential floors are comprised of 15 storeys, with the first three storeys interacting with the street as per the Plan's recommendations.

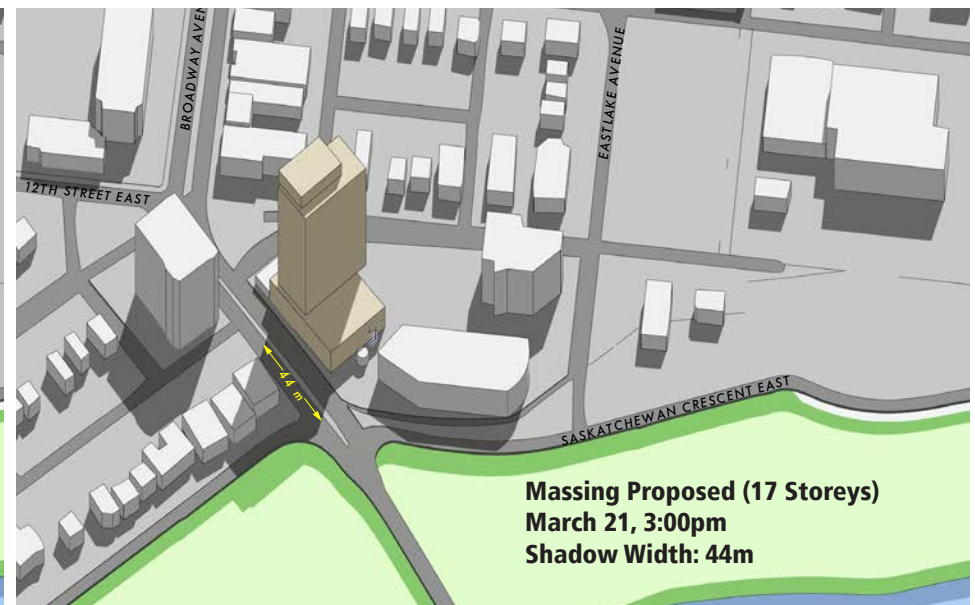
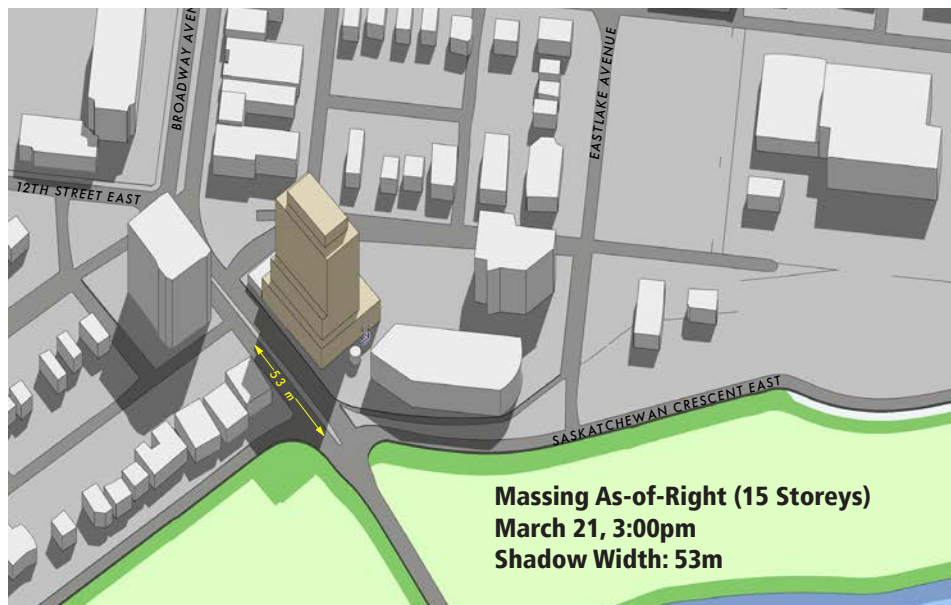
The third floor amenity and pool space allows for a break in the massing, minimizing the impact of the residential tower from the Broadway Avenue view. The tower steps back slightly from the first three storeys, and is relieved by a combination of high quality materials and the transparency of the curtain wall glazing.

Building massing and shadow studies have been completed to demonstrate the reduced impact of the proposed development when compared to an as-of-right design concept. In an as-of-right scenario, the building height would be 15 storeys and massed as per the image below on the left. The As of Right Massing as we have shown it conforms to the setbacks

along Broadway and along the east and west sides of the site. The tower depth on the as-of-right scheme however does not utilize the permitted tower depth. The resulting impact of the analysis is that the as-of-right massing with the tower slab in an east west orientation creates a much broader shadow across Broadway Avenue and has a greater impact on light and sky view as seen from Broadway. The proposed development's tower orientation allows for a reduced impact, even with the additional two storeys.

## Building Orientation & Placement

The building is placed close to the street edge and achieves 100% front-yard coverage at Broadway Avenue. Retail entrances will be located at the primary street, with the residential entry located at the rear lane to eliminate confusion for retail/commercial tenants and customers. While a 45 degree angular plane from the nearest residential property has not been achieved in the proposed development, the intent to reduce impact has been incorporated through the orientation of the residential tower.



## Key Corner Sites

As a corner site, the design capitalizes on all sides of the building. The building interacts with all street frontages, including the back laneway. The vertical capless curtain wall allows for transparency on all sides, and the combination of high quality materials with a modern, clean aesthetic creates an architectural feature for Broadway Avenue. This will enhance the Broadway North Gateway and contribute to the image of the district.

## Building Expression

The building's architectural features distinctly separate the base, middle, and top to create visual interest. The variety of materiality and articulation of building mass through recesses, projections, columns, and changes in material provides visual interest from all building elevations.

## Roof Treatment

The mechanical penthouse will be integrated into the building design, and all mechanical equipment will be concealed from the pedestrian's view. The

third floor amenity will feature vegetation and green-roof materiality to retain site water and allow for landscaping.

## Material & Quality

Attention will be given to quality workmanship and aesthetic quality to create a timeless modern structure. The proposed materials for each floor are as follows:

Main Floor:

- Black Granite Base
- Vertical Capless Curtain Wall
- Corten steel address number
- Prefinished Aluminum Trim Channel
- Prefinished metal panelized garage doors

Second Floor

- Prefinished Curtain Wall System with deep, fin profile decorative caps
- Exposed Concrete Columns in Architectural Finish

Third Floor:

- Aluminum, painted decorative ceiling soffit

Tower:

- Prefinished, white aluminium panel system grid

- Prefinished Aluminum Curtain Wall System
- Mechanical Penthouse:
- Prefinished Metal Panel Cladding

## Building Lighting

Subtle night lighting and lighting cut-offs will eliminate light from trespassing beyond the site. Up-lighting will not be included and a lighting analysis will be completed to ensure dark sky compliance.

## Signage

Signage will be designed to complement the architectural features of the building, and retail signage will be integrated into the design of the facade once tenants are secured. Signage will make up less than 25% of the storefront spaces.

## Sustainability

Sustainable design principles will be utilized during the design of mechanical and electrical systems, material selection, low-E glazing, and during construction to minimize environmental impact over the life of the building.



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