

ARTS AND LEARNING CAMPUS FACADE

Issue

Information regarding the Arts and Learning Campus building façade is provided for Council's consideration.

Motion Proposed by Administration

That the Arts and Learning Campus building be accepted as complete in its current form.

Report, Analysis and Financial Implications

To address the perception that the Arts and Learning Campus building has an "institutional" appearance, potential amendments to the north facade (Riverside Drive side) of the building were presented at the June 21, 2021 meeting of the Governance and Priorities Committee (GPC) for consideration. At that meeting, the following motion was made:

"That a decision on the Arts and Learning Campus building façade be postponed to June 2022 until all landscaping is complete in order to see what the site looks like in whole."

Through the Development Permit application and review process for the Arts and Learning Campus building, Administration requested there be a significant contrast between the brick, which covers the majority of the building exterior, and the other building elements. Although this was achieved to a degree, in the spring of 2021 Administration felt that the level of contrast was less than what was anticipated based on the approved drawings. To increase the contrast between building elements and address what some would consider to be an institutional appearance, two specific changes to the north (Riverside Drive) building façade were presented for consideration at the June 21, 2021 meeting of the GPC.

The first change involved generating a gradient brick texture by incrementally varying the depth of brick in key areas of the facade.

The second change involved the addition of a perforated metal screen in a woodland motif at the building entrance. Additional details regarding the proposed changes are provided in the attached June 21, 2021 GPC report.

These facade improvements would require approval of additional funds toward the project.

The project architect provided cost estimates for the proposed brick modifications and the metal screen in the spring of 2021. The estimated cost of the brick texturing was \$200 - \$250 per square foot, the proposed area of brick is 550 square feet, yielding a range of \$110,000 to \$137,500. The estimated cost of the metal screen was \$240 -

\$295; the area of the proposed screen is 904 square metres, giving a range of \$216,960 to \$266,680. Therefore, the cost of the proposed brick texturing and metal screen ranged from \$326,960 to \$404,180. Due to material shortages, supply chain issues, and inflation the actual costs will likely be higher than last year's estimates.

Recommendation

The completion of site landscaping this summer and the installation of features such as decorative street light banners will enhance the overall site aesthetic allowing the building to blend into the site, reducing its perceived "institutional" appearance. In addition, the public has generally accepted the building's appearance since its opening. Administration therefore recommends that Council accept the building as complete in its current form and not expend additional budget to revise the building's appearance.

Strategic Plan Goals

<input type="checkbox"/>	Manage Community Growth	<input type="checkbox"/>	Provide Strong Governance
<input checked="" type="checkbox"/>	Provide Quality Community Infrastructure	<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Enhance Organizational Excellence	<input checked="" type="checkbox"/>	Foster Economic Vitality
		<input type="checkbox"/>	Promote Environmental Excellence

Governing Policies/Bylaws/Legislation or Agreements

The proposed amendment is in alignment with the Municipal Development Plan, specifically Section 2.3.6 "Design and construct new civic buildings and spaces to feature Okotoks' natural beauty and to meet high standards of environmental stewardship, urban design, architecture, landscape architecture, and public art."

Land Use Bylaw 17-21 identifies the site as Downtown District (D). The proposed use for the site (Government) is listed as a permitted use in the Downtown District.

Public Participation Strategy

n/a

Alternatives for Consideration

n/a

CAO Comments

In 2021, the GPC deferred a decision on the Arts and Learning Campus building façade for one year. To ensure compliance with the direction of GPC, Council will now need to consider if amendments to the façade are required. Administration does not recommend changes.

Attachment(s)

1. Façade Treatment – Arts and Learning Campus GPC 2021 report
2. Arts and Learning Campus Council report 2020

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