

FACADE TREATMENT AT THE ARTS AND LEARNING CAMPUS

Council / Governance Issue

To increase the visual contrast between building elements and to address the perception that the Arts and Learning Campus building has an “institutional” appearance, amendments to the north facade (Riverside Drive side) of the building are presented for the Governance and Priorities Committee’s (GPC) consideration.

Recommendation

1. That a recommendation be forwarded to Council to direct Administration to prepare an amended Development Permit to include brick facade and screen treatments to the façade of the Arts and Learning Campus.
2. That a recommendation be forwarded to Council to direct Administration to prepare a budget amendment of \$400,000. Funding source: Municipal Grants (67%) and Christ the Redeemer (CTR) (33%) or 100% Municipal Grants should CTR not have budget capacity.

Background and Considerations

Through the Development Permit application and review process for the new 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 has been achieved, to a degree, Administration feels the level of contrast is less than what was anticipated based on the approved drawings. As Council is acting as Owner of the project, the GPC may wish to recommend that they consider the introduction of additional architectural elements that will ensure sufficient contrast is achieved and reduces the perspective of an overtly “institutional” appearance.

The project architect has presented an option of adding texture and relief on the north (Riverside Drive) facade, which are intended to animate the building and address what some would consider to be an institutional appearance.

Two specific changes are presented for consideration.

The first involves generating a gradient brick texture by incrementally varying the depth of brick in key areas of the facade. This technique will increase the shadow created by the brick and make that section of brick appear darker than the surrounding area. This technique is proposed to be strategically applied adjacent to the wood panels at the third floor level to increase the contrast between the panels and the brick and to the first floor level adjacent the building entrance.

Original Rendering (DP104-20)



Brick Revisions – First and Third Levels



The second change involves the addition of a perforated metal screen in a woodland motif at the building entrance. The screen would reflect the natural, river valley setting of the campus, and function as a piece of public art, alluding to the arts component of the Arts and Learning Campus. Similar to the effect achieved by the brick texturing, the contrast between the screen and the brick may be increased or decreased by varying the gradient and size of perforations, and by altering the colour of the screen.

Brick Revisions and Perforated Metal Screen



Perforated Metal Screen at Building Entrance



The proposed amendments provide additional contrast between exterior finishing materials and helps “break-up” the visual massing of the building. The revisions also animate and add interest to the facade and introduce a public art component to the site.

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

Should the GPC determine that such enhancements are beneficial and/or necessary, Administration would request a recommendation be forwarded to Council requesting revised drawings from the Applicant of the Arts and Learning Campus which would be included with site plan (parking and landscaping) amendments to the original approving Development Permit (DP104-20).

The project architect has provided cost estimates for the proposed brick and metal screen. Please note these are very high level budget numbers as the design of these items is still in progress. The estimated cost of the brick texturing is \$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 is \$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 ranges from \$326,960 to \$404,180.

Current Policy or Bylaw Analysis

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). As the proposed use for the site (Government) is listed as a permitted use in the Downtown District, the Development Officer is the Approving Authority.

Municipal Comparisons

n/a

CAO Comments

I support these exterior enhancements.

Attachment(s)

1. Development Permit 104-20 Arts and Learning Campus Phase 1 - April 27, 2020
Council Report

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