

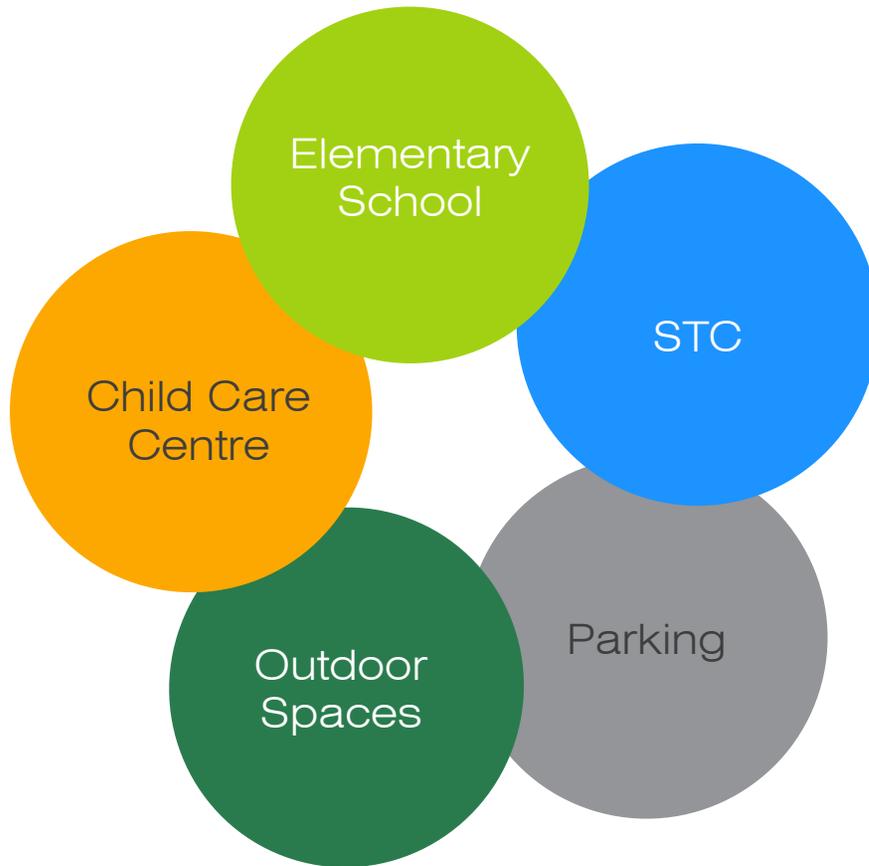
# City Centre School Project

Site Evaluation- Stage 2 Test-Fits



# City Centre School Project

## Test-Fits Purpose + Methodology



## Purpose

To test-fit the required building and outdoor areas on the proposed site by placing big blocks of building volume on the property.

This helps determine what physically fits, what are the opportunities and challenges of the site, how many storeys the building can or should be, as well as how the site can include potential partners.

A multipurpose facility can offer benefits to the community and building users by taking advantage of synergies between partners and complementary uses through the sharing of spaces and programs.

## What is included in the Test-fit?

- Overall Building Areas
- Orientation of Built Volume to the Site
- Access to the Facility
- Explore Relationships between Building Uses and the Site
- Test Relationships between Large Scale Building Uses
- Orientation of Outdoor Spaces

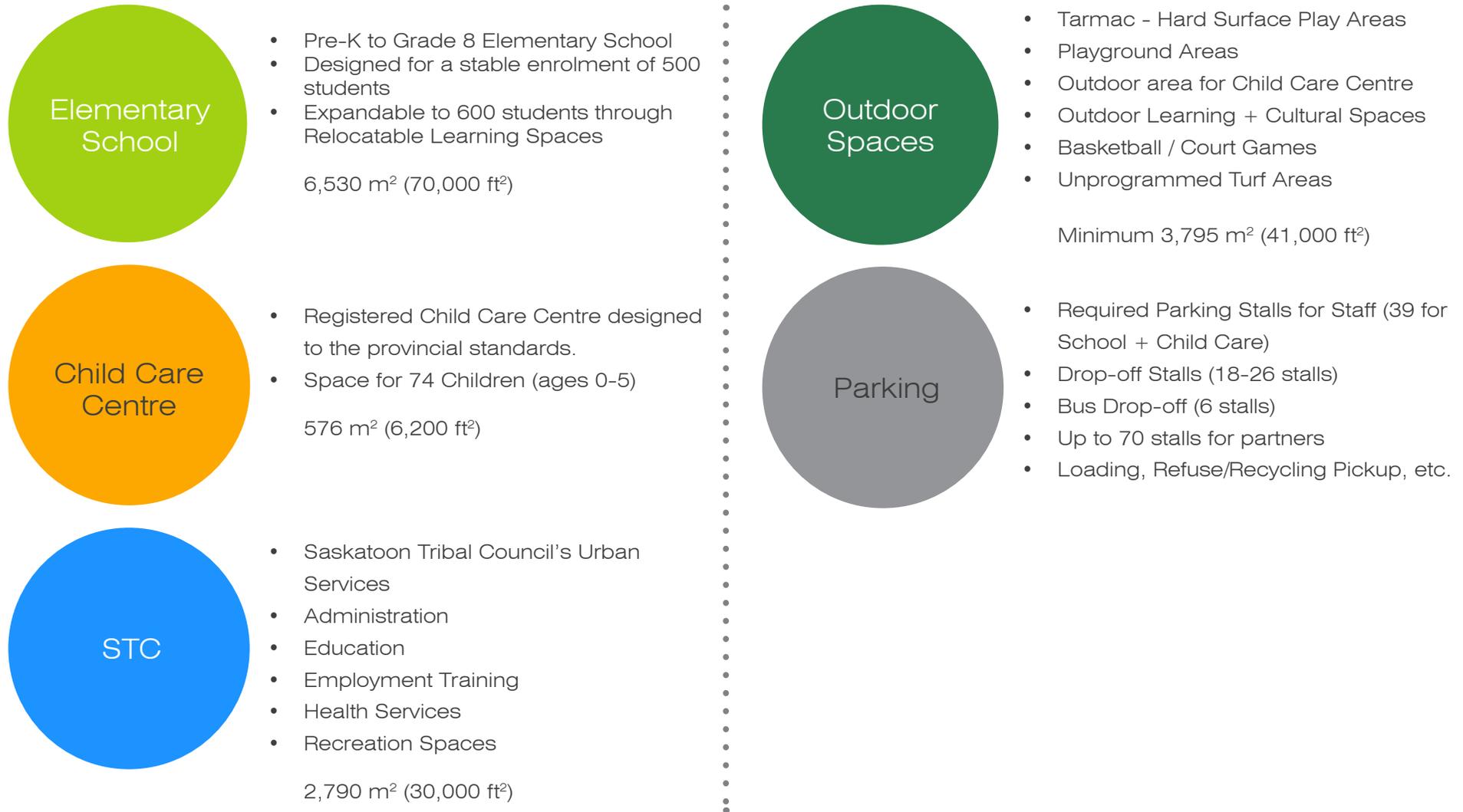
## What is NOT included in the Test-fit?

- Design of the Building Form or Shape
- Defining Building Programme
- Relationships between specific rooms or spaces
- Interior Circulation
- Culturally Responsive Design Strategies

The above design considerations will be further defined and explored in future project phases.

## Programme Components

The components below are considered as part of this study. The base condition for the test-fits includes the School and Child Care Centre areas. Additional elements are progressively added to explore potential synergies and their appropriateness for each site.



# Site Summary

Owner: City of Saskatoon

Zoning: R2 - One and Two Unit Residential

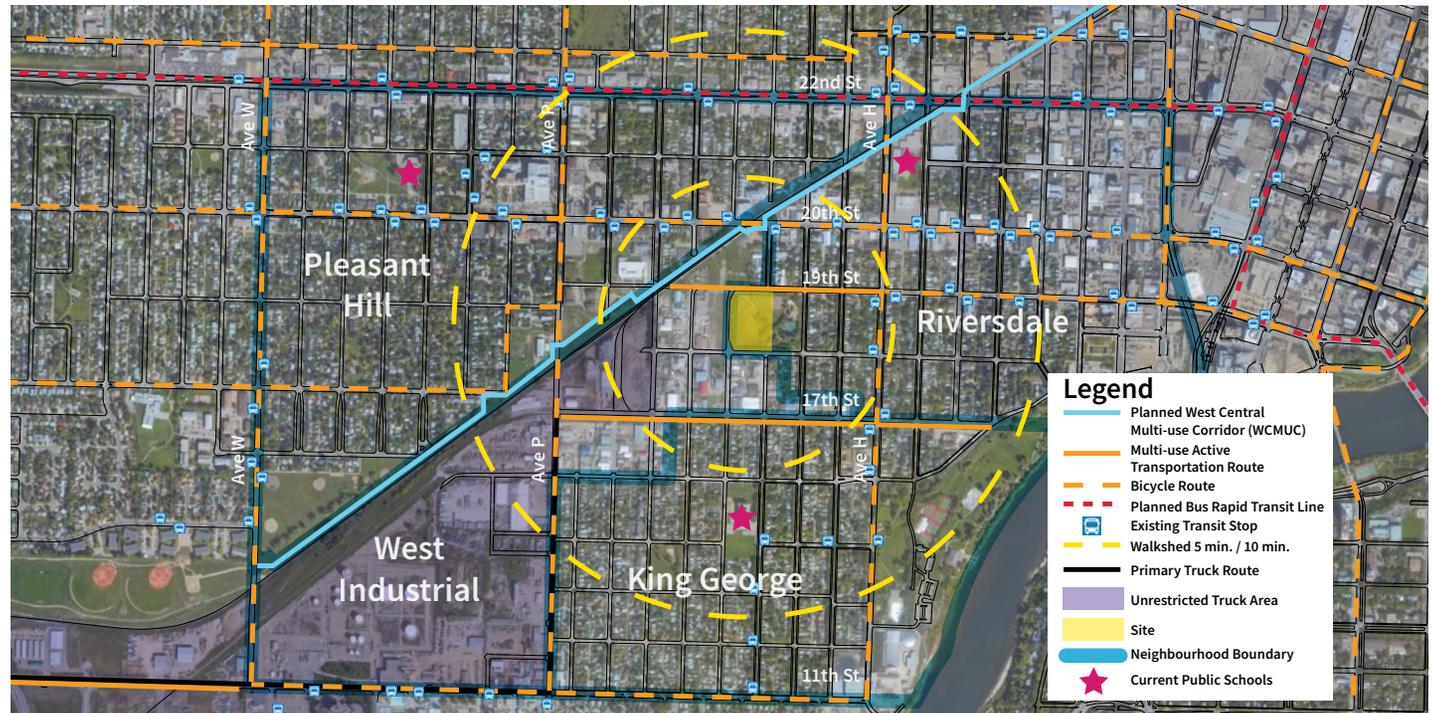
Size: 7.1 acres (28,730 m<sup>2</sup>)  
~4.1 acres (Test-fit Study Area)

Existing Features:  
Park, Sledding Hill, Ball Diamond,  
Paddling Pool, Playgrounds,  
Outdoor Rink, Basketball Court, etc

Main access: 19th St. and Ave J

Other Considerations:

- Potential use of adjacent City owned site for parking
- Current maximum permitted height=11m
- Test-fits based on R2 and M2 zoning



# Test 1

- 2 storeys (max)
- School + Community Entrances on 18th St.
- Minimizes impact on existing park amenities
- On-site surface parking (40 stalls) required or explore underground or off-site parking options

## Area Summary (m<sup>2</sup>)

Designed Site Area**	16,625
Building Footprint	4,110
On-site Surface Parking	-
Remaining Site (Landscape)	<b>12,515</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

\*Does not account for unprogrammed turf area(s)

\*\*Does not include eastern 1/3 of the park area



**Building Access**  
 → Primary    ⇨ Secondary

**Building Uses**  
 ● Elementary School  
 ● Child Care Centre

## Test 2

- 2 storeys (max)
- Maintains site amenities to East
- Community Entrance on 19th St.
- School Entrance on Ave L
- South Facing Outdoor Spaces
- On-site surface parking (40 stalls)

## Area Summary (m<sup>2</sup>)

Designed Site Area**	16,625
Building Footprint	4,110
On-site Surface Parking	1,000
Remaining Site (Landscape)	<b>11,515</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

\*Does not account for unprogrammed turf area(s)

\*\*Does not include eastern 1/3 of the park area

**Building Access**  
 Primary    Secondary

**Building Uses**  
 Elementary School  
 Child Care Centre



### Test 3

- 2 storeys (max)
- Maintains site amenities to East
- Community Entrance on 19th St.
- School Entrance on Ave L
- South Facing Outdoor Spaces
- STC Aligned with Ave K
- Underground or off-site surface parking (110 stalls) could be explored.

### Area Summary (m<sup>2</sup>)

Designed Site Area**	16,625
Building Footprint	5,505
On-site Surface Parking	-
Remaining Site (Landscape)	<b>11,120</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

\*Does not account for unprogrammed turf area(s)

\*\*Does not include eastern 1/3 of the park area

### Building Access

➔ Primary   ➞ Secondary

### Building Uses

- Elementary School
- Child Care Centre
- STC Services/Admin/Recreation



Optimist Park Site



## Test 4

- 3 storeys (max)
- Maintains site amenities to East
- Community Entrance on 19th St.
- School Entrance on Ave L
- STC Entrance on 19th St.
- South Facing Outdoor Spaces
- On-site surface parking (80 stalls)
- Underground parking (30 stalls)

## Area Summary (m<sup>2</sup>)

Designed Site Area**	16,625
Building Footprint	3,570
On-site Surface Parking	2,000
Remaining Site (Landscape)	<b>11,055</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

\*Does not account for unprogrammed turf area(s)

\*\*Does not include eastern 1/3 of the park area

## Building Access

➔ Primary   ➔ Secondary

## Building Uses

- Elementary School
- Child Care Centre
- STC Services/Admin/Recreation



# Site Summary

Owner: Saskatoon Public Schools

Zoning: R2 - One and Two Unit Residential

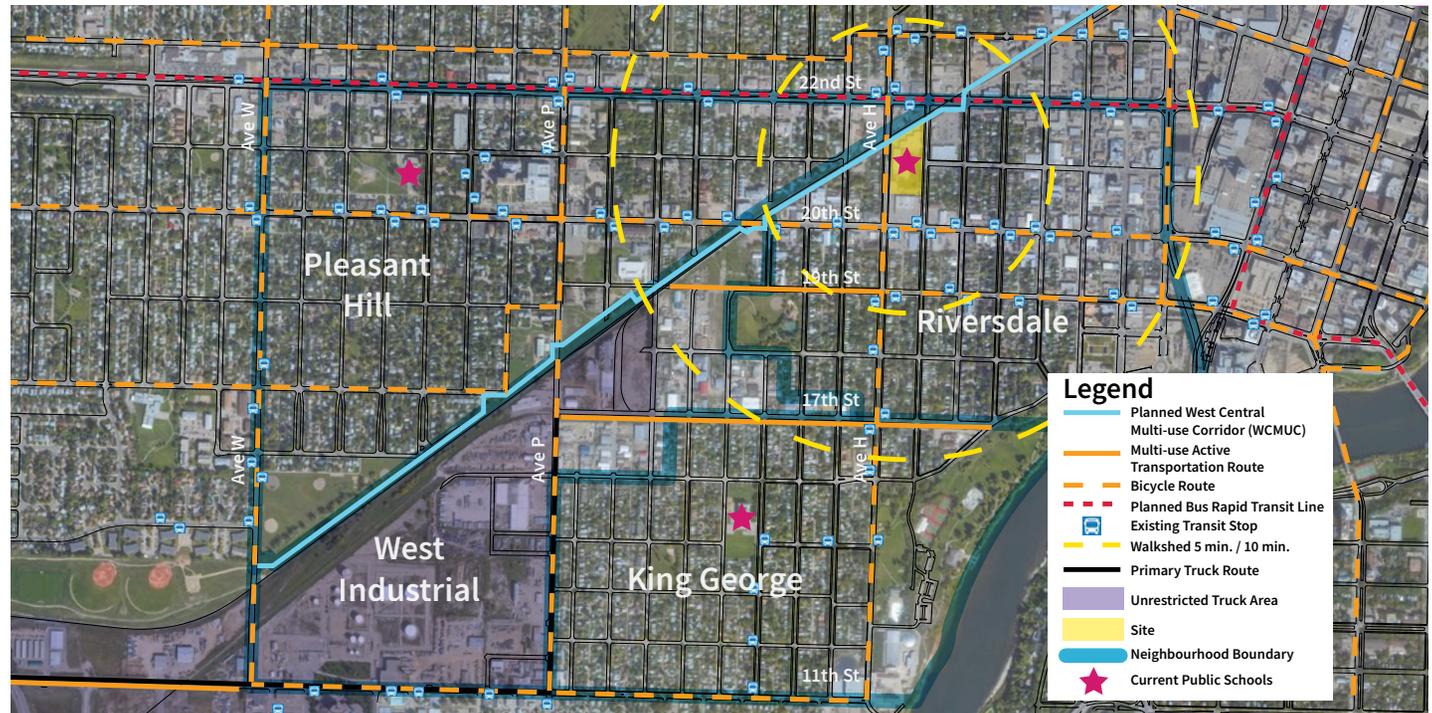
Size: 2.63 acres (existing school site)  
3.45 acres (13,960 m<sup>2</sup>) when including SPS Maintenance Facility.

Existing Features:  
School, Outdoor Rink, Playgrounds  
Proximity to 20th St and WBYL

Main access: Ave H

Other Considerations:

- Drop-off cannot be on Ave H
- Maintenance Facility is within Planned Bus Rapid Transit Density Zone
- Potential use of nearby SPS owned site on Ave I
- Current maximum permitted height=11m
- Test-fits based on R2 and M3 zoning



## Test 1

- 2 storeys (max)
- Frontage on Ave H and G
- Northeast facing Outdoor Spaces
- On-site surface parking (40 stalls)
- Future Portables on 2nd Floor

## Area Summary (m<sup>2</sup>)

Designed Site Area	8,690
Building Footprint	3,910
On-site Surface Parking	1,000
Remaining Site (Landscape)	<b>3,780</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

SPS Maintenance Facility Area 2,880

\*Does not account for unprogrammed turf area(s)

### Building Access

➔ Primary   ➞ Secondary

### Building Uses

- Elementary School
- Child Care Centre



## Test 2

- 2 storeys (max)
- Community Entrance on Ave H
- School Entrance on Ave G
- East facing Outdoor Courtyard
- On-site surface parking + drop-off (50 stalls)

## Area Summary (m<sup>2</sup>)

Designed Site Area	8,690
Building Footprint	3,980
On-site Surface Parking	1,250
Remaining Site (Landscape)	<b>3,460</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

SPS Maintenance Facility Area	2,880
-------------------------------	-------

\*Does not account for unprogrammed turf area(s)

**Building Access**  
 Primary     Secondary

**Building Uses**  
 Elementary School  
 Child Care Centre



### Test 3

- 2 storeys (max)
- West facing Front Yard (Ave H)
- Community Entrance on Ave H
- School Entrances on Ave H and G
- STC Entrances on Ave H and G
- On-site surface parking + Drop-off (70-80 stalls)
- Underground Parking (40-50 stalls)
- Relocate SPS Maintenance Facility

### Area Summary (m<sup>2</sup>)

Designed Site Area	11,570
Building Footprint	5,505
On-site Surface Parking	2,000
Remaining Site (Landscape)	<b>4,065</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

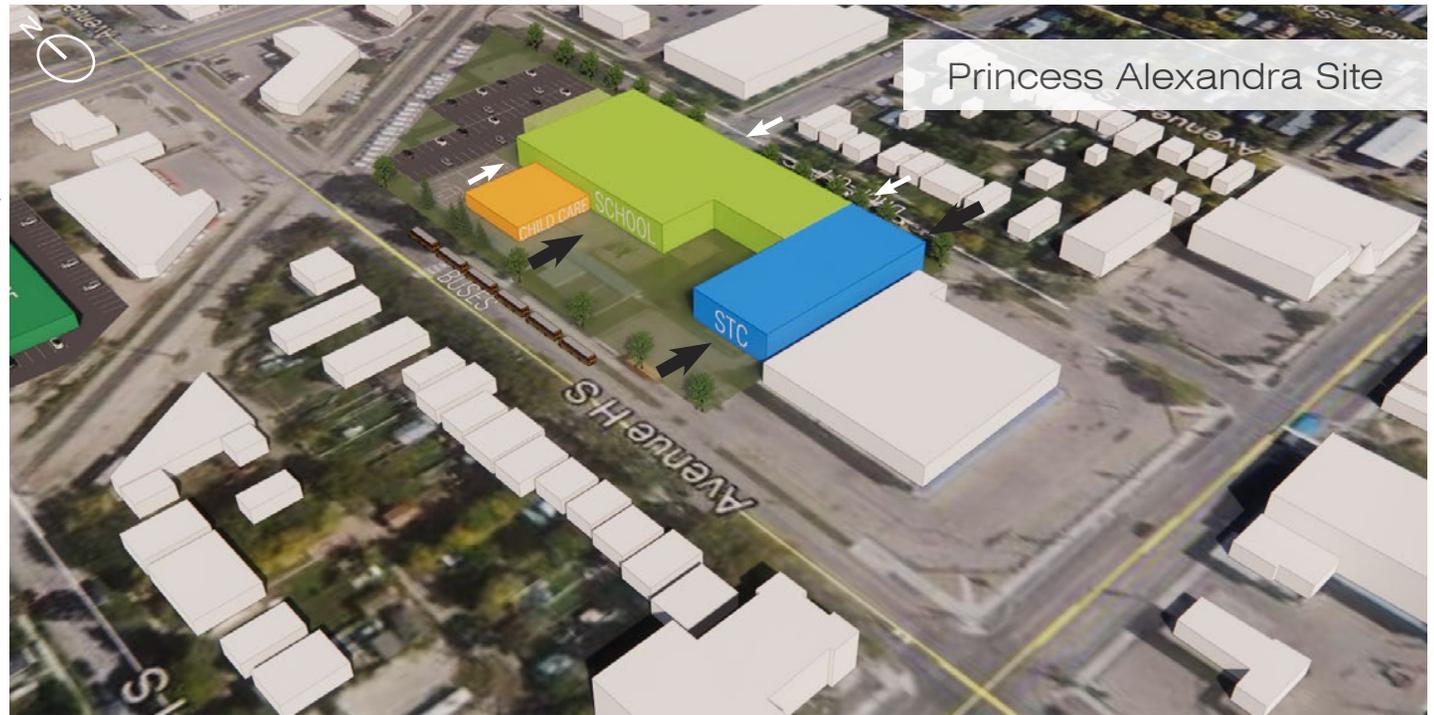
\*Does not account for unprogrammed turf area(s)

### Building Access

➔ Primary   ➡ Secondary

### Building Uses

- Elementary School
- Child Care Centre
- STC Services/Admin/Recreation
- SPS Maintenance



## Test 4

- 3 storeys (max)
- School + STC Entrances on Ave H
- Child Care Entrance on Ave G
- East facing Outdoor Spaces
- On-site surface parking (40 stalls)
- Underground or off-site parking (70 stalls)
- Future Portables on 2nd Floor

## Area Summary (m<sup>2</sup>)

Designed Site Area	8,690
Building Footprint	3,685
On-site Surface Parking	1,000
Remaining Site (Landscape)	<b>4,005</b>

### Landscape Elements (Minimum)\*

Child Care Centre Play Area	530
Tarmac	1,020
Playground Areas	660
Outdoor Learning/Cultural Spaces	85
Basketball Court	600
Pathways, Planting, Refuse, etc.	900

Total (Minimum) **3,795\***

SPS Maintenance Facility Area	2,880
-------------------------------	-------

\*Does not account for unprogrammed turf area(s)

## Building Access

➔ Primary   ➔ Secondary

## Building Uses

- Elementary School
- Child Care Centre
- STC Services/Admin/Recreation

