

New Westminster Design Panel

Tuesday, June 27, 2023, 3:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

	Pages
1. <u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u>	
The Chair will open the meeting and provide a land acknowledgement.	
2. <u>CHANGES TO THE AGENDA</u>	
Addition or deletion of items.	
3. <u>INTRODUCTIONS AND ORIENTATION</u>	
3.1 Introductions	
3.2 Legislative Services Orientation	
a. Election of Chair and Alternate Chair	
3.3 Planning Orientation	
4. <u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u>	
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5.1 808 Royal Avenue (Douglas College)	10
Douglas College has submitted Rezoning and Special Development Permit applications to develop a 20-storey academic and student housing building at 808 Royal Avenue. A total of 244 student housing units are proposed. The development would provide 53 off-street parking stalls and 105 long-term and 18 short-term bicycle parking spaces. The project	

is proposed to meet Step 4 of the BC Energy Step Code, and achieve LEED Gold certification and Rick Hansen Foundation Accessibility Certification Gold. The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) in regards to the overall project design, and to receive comments from the Panel, with special consideration given to items noted in the Design Considerations section of this report.

Recommendation

THAT the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and

THAT the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.

6. NEW BUSINESS

Items added to the agenda at the beginning of the meeting.

7. END OF MEETING

8. UPCOMING MEETINGS

Remaining scheduled meetings for 2023, which take place at 3:00 p.m. unless otherwise noted:

- July 25
- August 22
- September 26
- October 24
- November 28
- December 12



NEW WESTMINSTER DESIGN PANEL

MINUTES

Tuesday, December 13, 2022

Meeting held electronically and open to public attendance

Council Chamber, City Hall

PRESENT

Winston Chong*	Architectural Institute of BC (AIBC)
Bryce Gauthier*	BC Society of Landscape Architects (BCSLA)
Brad Howard *	Development Industry Representative (UDI)
Caroline Inglis*	Architectural Institute of BC (AIBC)
Narjes Miri*	Architectural Institute of BC (AIBC)
Stanis Smith*	Architectural Institute of BC (AIBC)

REGRETS

Micole Wu	BC Society of Landscape Architects (BCSLA)
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GUESTS

Mary Chan Yip*	PMG Landscape
Robert Ciccozzi *	Ciccozzi Architecture
Ruchir Dhall*	Architecture Panel Inc.
Amin Nikfarjam*	Ciccozzi Architecture
Damon Oriente*	Architecture Panel Inc.

STAFF PRESENT

Dilys Huang	Development Planner
Katie Stobbart	Committee Clerk

*Denotes electronic attendance

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Winston Chong opened the meeting at 3:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. **CHANGES TO THE AGENDA**

There were no changes to the agenda.

3. **ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**

3.1 **Minutes of July 26, 2022**

MOVED and SECONDED

THAT the minutes of the July 26, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

3.2 **Minutes of November 23, 2022**

MOVED and SECONDED

THAT the minutes of the November 23, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 102-128 East Eighth Avenue and 721 Cumberland Street: Rezoning and Development Permit for Infill Townhouses

Dilys Huang, Development Planner, provided a presentation titled “102-128 East Eighth Avenue and 721 Cumberland Street” to give an overview of the proposal.

Procedural Note: Bryce Gauthier joined the meeting at 3:12 p.m.

Robert Ciccozzi and Amin Nikfarjam, Ciccozzi Architecture, provided a presentation titled “102-128 East Eighth Avenue and 721 Cumberland Street,” and Mary Chan Yip, PMG Landscape, provided an overview of the landscape portion of the proposal.

In response to questions from the Panel, Mr. Ciccozzi, Mr. Nikfarjam, and Ms. Chan Yip advised:

- The adaptable units were not required to be accessible. The amenity space is easily reached from the accessible parking, and there is access from the street to the adaptable units. Could potentially look at locating the accessible stalls closer to the adaptable units;
- The four separate archetypes are arranged back-to-back to make them appear as separate projects;
- The allocation of 31 more stalls than the City requires was market-driven, as people buying townhouses are likely to want two parking stalls. This was negotiated to 1.5 stalls per unit and an abundance of bicycle parking to satisfy both the City and clients;
- Shared outdoor amenities include a children’s play area with climbing structure and seating for parents; picnic tables and a barbecue located centrally and close to the mailbox area for socializing; a fenced dog run area; and community garden plots along the south edge of the site;
- This is not a phased development; units will be built and occupied all at once;
- Adaptable units reach the garbage room either via the street or via the elevator down to the parking area; and
- There is no weather protection for the terraced upper level decks, as adding roofs would change the massing of the project.

The Panel provided the following comments on the proposal:

- The variety in architectural character is good and the colours work; it is a much-needed family-friendly project with generously sized, well laid-out homes;
- The architects may want to consider mixing up the clusters of archetypes to make them feel less cookie-cutter;
- Suggest adding pick-up/drop-off zones in the public area of the parkade or off the street to facilitate deliveries;
- Potentially flip buildings 5-8 so all patios face the centre spine of the site to create opportunities for community space and better activate the lane;
- There is a stark transition between buildings 2 and 3, while 3 and 4 are quite similar—suggest either toning down scheme 1 so there is less of a difference between 1 and 2 or pushing scheme 2 so the transition is not as stark;
- Aesthetically, the detailing for the contemporary is the weakest of the archetypes—there may be too big a range of styles, and it would be nice to have a more subtle transition rather than a dramatic change;
- Suggest including benches along the central spine to provide areas of rest;
- The panel supports the City’s efforts for parking reduction, and would like to see a further reduction in parking spaces—consider managing with TDM opportunities (e.g. car-share);
- Potentially look at the opportunity for a car-share program on-site to decrease the reliance on two cars per household;
- Suggest incorporating bike wash/maintenance areas; and
- Recommend looking again at on-site accessibility, particularly around garbage access, parking, drop-off, etc.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project at 102-128 East Eighth Avenue and 721 Cumberland Street subject to the applicant working with staff to further review the accessibility of the project, along with consideration of the Panel’s above comments.

Carried.

All members present voted in favour of the motion.

4.2 1135 Salter Street: Official Community Plan Amendment, Rezoning, Development Variance Permit, and Development Permit for Townhouse Development

Dilys Huang, Development Planner, provided a presentation titled “1135 Salter Street” to give an overview of the proposal.

Ruchir Dhall, Architecture Panel Inc., provided a presentation titled “1135 Salter Street,” and Damon Oriente, Architecture Panel Inc., provided an overview of the landscape portion of the proposal.

In response to questions from the Panel, Mr. Dhall and Mr. Oriente advised:

- There are seating areas for the public at both vehicular entries, as well as two small seating areas. Between buildings 3 and 4, there is a paved area as well as a children’s play area with a grassy area beyond that;
- There has been a lot of thought given to various types of units;
- The desire was to create harmony through the use of the Vancouver historic colour palette;
- DPA guidelines state that the roof design should minimize the overall massing, to which end the flat roof was chosen. There are a number of guidelines—including height and floodplain elevation requirements—which made determining the best height a tight design exercise;
- Adaptable units have not yet been proposed, but could look at which units would be best for incorporating;
- This proposal is not within the Agricultural Land Reserve;
- There is currently no design for the future park space, as the Parks and Recreation Department has asked to design and implement the park space programming, which will likely include consultation;
- Based on the current drawings, the flood construction levels are met; and
- The main central drive aisle is as narrow as it can be for functionality.

The Panel provided the following comments on the proposal:

- Amenity spaces are lacking in terms of design intent;

- There is a need for the sidewalk along the property line, but it does intrude on back yards which are small and shaded;
- The one potential amenity that would make the project more livable (the park) is cut off from the project;
- The historic Vancouver colours should be carried all the way through, including the central area;
- There are street trees along the street and in front yards, including trees with wide canopies—in ten years that may be a very shaded frontage and grass may not grow. May want to consider balancing the quantity of trees with light access;
- The repetition of a single building type feels austere;
- Would like to see at least some units designed to be accessible in the future;
- The architectural character of the buildings needs further inspiration—the buildings feel top-heavy and the outward-facing elevations lack character and colour;
- These are meant to be family-friendly homes but lack indoor kid-friendly play areas, especially for the A and B units;
- Flat roofs create the opportunity to add value through usable roof decks;
- There is a lack of information relating to neighbourhood context—would like to understand the layout of the site in terms of existing and future conditions, shadowing and overlook, mail and parcel delivery, etc.;
- The end units facing south and north have too many materials on one plane, particularly with the corrugated panel and transition between the materials;
- In Building 1, upper floor unit layout has laundry and bathroom blocking the window. Suggest rearranging that layout so the window is more practical;
- Consider more material transitions in the road paving to help transition the sudden stop a little better;
- May want to add more interest to the elevations and make them more comfortable for residents by providing more weather protection on balconies;
- A mid-block development such as this needs to have a proposed idea of what will neighbour it; and
- The City should provide some guidance for what is required for the road dedication and why traffic needs to go in that direction.

MOVED and SECONDED

THAT the New Westminster Design Panel not support the proposed development at 1135 Salter Street.

Carried.

Caroline Inglis and Narjes Miri voted in opposition.

5. **STANDING REPORTS AND UPDATES**

There were no items.

6. **NEW BUSINESS**

There were no items.

7. **END OF MEETING**

The meeting ended at 5:29 p.m.

8. **UPCOMING MEETINGS**

The next meeting is to be determined.

REPORT

Climate Action, Planning and Development

To: New Westminister Design Panel
From: Wendee Lang, Development Planner
Date: June 27, 2023
File: REZ00230
SDP00233
Item #: 2023-441
Subject: **808 Royal Avenue – Rezoning Application and Special Development Permit for 20-storey Academic and Student Housing Development**

RECOMMENDATION

***THAT** the New Westminister Design Panel review the design submission and provide comments for applicant and staff consideration; and*

***THAT** the New Westminister Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.*

PURPOSE

Douglas College has submitted Rezoning and Special Development Permit applications to develop a 20-storey academic and student housing building at 808 Royal Avenue. A total of 244 student housing units are proposed. The development would provide 53 off-street parking stalls and 105 long-term and 18 short-term bicycle parking spaces. The project is proposed to meet Step 4 of the BC Energy Step Code, and achieve LEED Gold certification and Rick Hansen Foundation Accessibility Certification Gold.

The purpose of this report is to provide information to the New Westminister Design Panel (NWDP) in regards to the overall project design, and to receive comments from the Panel, with special consideration given to items noted in the Design Considerations section of this report.

POLICY AND REGULATIONS

Downtown Community Plan Land Use Designation

The subject site is located within the Tower Precinct in the Downtown Community Plan (DCP), which is intended to continue its development as a high-density employment and

housing area. Building on its current employment base and on the presence of the SkyTrain, this precinct is well positioned to capture region-serving office employers seeking to locate in New Westminster. The DCP envisions and encourages the expansion of existing anchor institutions in the downtown, such as Douglas College, and expects these institutions to continue to play a role in the downtown being a regional destination.

The subject site is designated “School / Institutional” in the DCP. This designation allows for:

- Public, private and post-secondary schools;
- Public institutional uses, such as libraries, law courts and civic facilities; and
- Parks.

As the site is designated for “School / Institutional” it is not included in the Density Bonus Phase 2 Policy.

The form of the proposed development is generally consistent with the “School / Institutional” land use designation in the DCP.

Development Permit Area

The site is within the D1 Downtown Development and Special Development Permit Area (DPA). The DPA seeks to support Downtown’s Regional Town Centre designation in the Regional Growth Strategy. This DPA outlines objectives and guidelines for:

- The form and character of commercial, multifamily, institutional and intensive residential development.
- Protection of the natural environment, its ecosystems and biological diversity.
- Revitalization of an area in which a commercial use is permitted.
- Objectives to promote energy and water conservation and reduction of greenhouse gas emissions.

A Special Development Permit (SDP) is required before doing any work that would result in development or alteration to the lands or exterior of buildings on the lands within this portion of the Downtown. SDPs function similar to a regular Development Permit, but under the New Westminster Redevelopment Act, the City was given special authority to regulate urban redevelopment within this area. SDPs can be issued by the Director of Climate Action, Planning and Development.

Downtown Building and Public Realm Design Guidelines and Master Plan

The Downtown Building and Public Realm Design Guidelines and Master Plan provides guidance in achieving a high quality, cohesive Downtown that honours the historical and cultural context of New Westminster. This document serves as a toolkit to inform public realm improvements both on- and off-site within the Downtown area.

The subject site is located within the Tower Precinct in the Downtown Building and Public Realm Design Guidelines. The guidelines describe this area as follows:

The Tower Precinct will continue to develop as a highly urbanized component of New Westminster’s Downtown with the SkyTrain Station at its core. Serving as a regional destination, it is anchored by existing and developing education and commercial destinations, including Douglas College, Plaza 88 and the retail mall at the foot of Royal Ave. It is anticipated that the area will accommodate a significant share of Downtown’s residential and commercial growth.

Zoning

The site is currently zoned Downtown Mixed Use Districts (C-4) which permits a mixed use building with a height of 40 feet (12.2 metres) and a total density of 5.2 Floor Space Ratio (FSR). A rezoning to a site-specific, Comprehensive Development (CD) zone would be required to facilitate the proposed form of development.

Downtown Transportation Plan

Eighth Street carries a high volume of pedestrians, is part of the frequent transit network, and is a key connector to the Downtown and historic Columbia Street. It also serves as a front door to New Westminster SkyTrain Station, Shops at New West, and is the main pedestrian connection to the newly constructed Anvil Centre and Tower, and Douglas College’s two existing campuses.

The Downtown Transportation Plan (DTP) identifies Eighth Street as a Complete Street with enhanced pedestrian amenities, dedicated cycling facilities, road diet and reallocation of road space, greening and activation, and transit priority opportunities. The Eighth Street and Royal Avenue intersection is a gateway to Downtown, and Royal Avenue is part of the Major Road Network with connections to the Pattullo Bridge.

The Royal Avenue corridor experiences peak period congestion and delays, and as a designated truck route carries a significant amount of regional traffic. Considerations within the DTP prioritize access and crossings for the most vulnerable road users by exploring measures to improve comfort and safety at the intersections.

PAST APPLICATIONS

A Preliminary Application Review (PAR) was presented to the Land Use Planning Committee (LUPC) on March 29, 2021. Discussion and comments at that meeting related to the perceived building mass, street activation, maintenance of privacy between the development and adjacent residential buildings, and the building’s visual impact on key view corridors. The March 29, 2021 LUPC meeting minutes can be accessed via the City’s website:

https://www.newwestcity.ca/database/files/library/LUPC_2021_Mar_29_Minutes.pdf

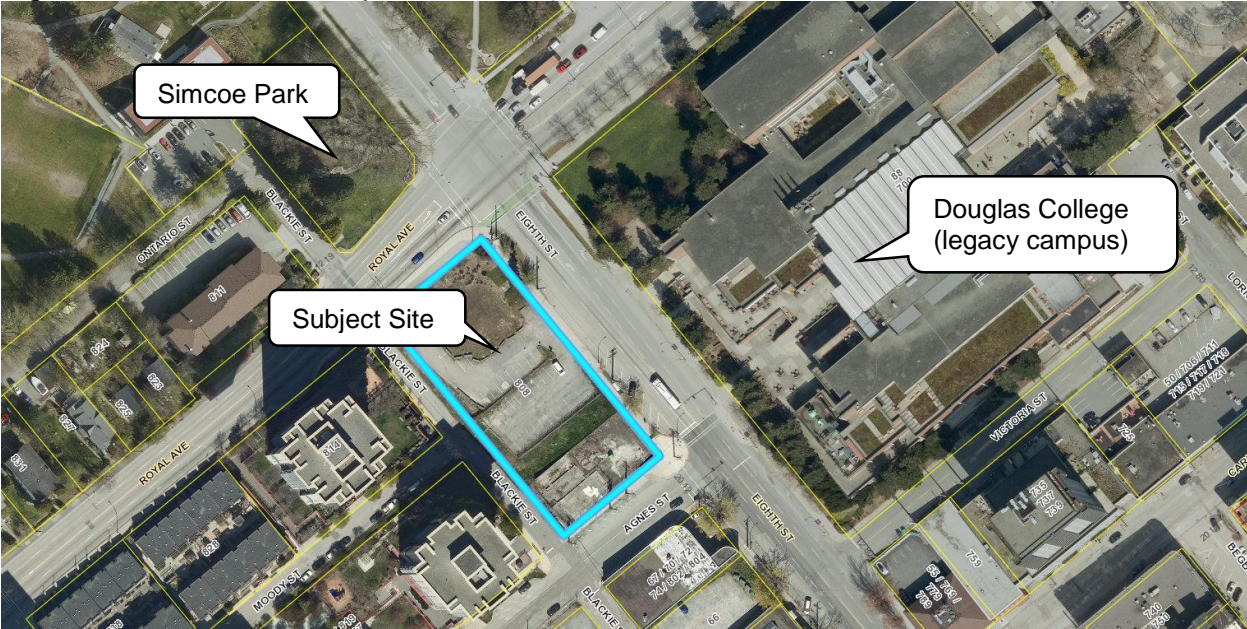
BACKGROUND INFORMATION

Site Characteristics and Context

The subject site is 3,641.2 sq. m. (39,193.6 sq. ft.) and is located in the Downtown neighbourhood, approximately 175 m. (574 ft.) from New Westminster SkyTrain Station. It is bounded by Royal Avenue, Eighth Street, Agnes Street and Blackie Street. In addition to being a Complete Street, Eighth Street is a Frequent Transit Network route, and is designated a Great Street by the Master Transportation Plan. The site is approximately 130 m. (426.5 ft.) from Phase 2 of the Agnes Street Greenway on Carnarvon Street, with future links to the BC Parkway and Central Valley Greenway on Columbia Street and Quayside Drive.

The lot is steeply sloped, with an approximate grade change of 15 m. (49.2 ft.) from the northeast corner to the southwest corner, and largely vacant. North of the site, across Royal Avenue are two City-owned parks: Simcoe Park and Toronto Place Park. West of the site are several 15 to 16 storey multiple-unit residential towers. Development applications for two sites southwest of the subject site, across Agnes Street, have been submitted and propose multiple-unit residential buildings of between 33 to 44 storeys. A site context map is provided below.

Figure 1: Site Context Map with 808 Royal Avenue in blue



Proposal

The proposed development would include a mix of academic space and student housing for Douglas College. The proposed building is 20 storeys and includes approximately 22,422.2 sq. m. (241,350.6 sq. ft.) of academic space (11 storeys), and 244 student housing units (12,615.2 sq. m. / 135,788.9 sq. ft.) (13 storeys). Preliminary

drawings indicate an overall proposed density of 9.6 FSR. While the project was initially proposed as concrete and encapsulated mass timber construction, the current proposal is entirely concrete and steel construction.

The building’s main entrance would be through a privately-owned, publicly accessible plaza at Eighth Street at Agnes Street, while primary access to the residential units would be from Eighth Street. Academic and office spaces would be located on the building’s lower levels, and residential space concentrated on the eighth storey and above. Common outdoor amenity space is proposed in the form of two roof decks.

The project is proposed to meet Step 4 of the BC Energy Step Code and achieve LEED Gold certification, and Rick Hansen Foundation Accessibility Certification Gold. The applicant’s design rationale, architectural drawings, and landscape drawings are attached as Attachment 1.

Project Statistics

	Permitted / Required Under C-4 Zoning	Proposed
Lot Area	-	3,641.2 sq. m. (39,193.6 sq. ft.)
Site Frontage	-	40.2 m. (132.0 ft.)
Average Lot Depth	-	90.5 m. (296.9 ft.)
Total FSR	5.2 FSR	9.6 FSR
Building Height	12.19 m. (40.0 ft.)	72.36 m. (237.4 ft.)
Residential Units	-	244 student housing units (369 beds)
Off-Street Parking		
Residential	81 ¹	18
Institutional	35 ¹	35
Loading	1	2
Total	117	55
Bicycle Parking		
Long-term	75	105
Short-term	63	18

¹ Reflects reductions for transit proximity, bicycle storage, and end-of-trip facilities

Student Housing

Per the applicant’s proposal, 369 beds are proposed across 244 single-, double-, and four-bed units. Single and double units would be provided on an L-shaped floorplate with shared kitchen and lounge/study space on each residential floor. Additional large common spaces, the student housing roof deck, and the four-bed typology would be

located on separate floors. With regard to assignment of units, the applicant has indicated that priority consideration would be provided to first year students and those new to Douglas College (family units are not proposed).

Vehicle Access and Parking

A total of 53 off-street parking stalls, 2 loading spaces, and 105 long-term bicycle parking spaces and end-of-trip facilities are proposed in an underground parkade, with access from Blackie Street. Short-term bicycle stalls (18) would be provided at key building entrances and exits.

DESIGN CONSIDERATIONS

The applicant’s design rationale is included in Attachment 1. Staff would appreciate comments from the NWDP on the proposed development, including how it responds to the Downtown Community Plan DPA Design Guidelines and the Downtown Building and Public Realm Design Guidelines and Masterplan (DBPRDGM). Some items identified by staff for consideration by the Panel are detailed below. Staff ask that consideration be given to the visibility of the project from both near and far distances, given the visual prominence of the site.

Downtown Building and Public Realm Design Guidelines

Comments from the panel on how the proposal meets the Downtown Community Plan DPA Design Guidelines and the DBPRDGM would be appreciated, with a focus on the following items.

Overall Scale, Massing, and Tower Floorplate

The proposed density (9.6 FSR) and height (72.4 m. / 237.5 ft.) are consistent with the scale of development anticipated for the Tower Precinct. While the proposed massing is considered typical of institutional buildings, it would differ from adjacent high density, “point tower and podium” developments. Taller than typical streetwalls are proposed, as is an L-shaped tower floorplate (1,241 sq. m. / 13,358.0 sq. ft. gross floor area), which is significantly larger than adjacent tower floorplates.

Efforts have been made to reduce the perceived massing by:

- Delineating a 3 to 4 storey podium-type ground level expression, through the building’s cladding approach;
- Breaking the massing through use of a key hole element and glazing on Eighth Street, Agnes Street, and Blackie Street;
- Stepping back Levels 10 to 20 from Agnes Street; and,
- Providing minor variations in height between portions of the building fronting Eighth Street and Royal Avenue.

Comments from the Panel regarding the overall scale and massing of the building, as well as its integration into the surrounding context, would be appreciated.

Exterior Expression, Building Materials, and Colour Palette

The DBPRDGM direct projects to use building materials and architectural elements that reinforce or celebrate the overall character of the precinct in which the building is located.

The proposed project delineates a podium-type ground level expression through use of textured stone, glazing, and material bands. Upper building levels are articulated through the use of dark and light panels of varied depths and use of horizontal bands intended to delineate breaks in the overall massing. Colour is applied to levels 5 to 10 on portions of the Eighth Street and Agnes Street elevations, to differentiate offices from academic and student housing uses. The fenestration pattern is shifted between these uses to provide further differentiation.

Both the Downtown Community Plan DPA Design Guidelines and the DBPRDGM call for high quality building materials, such as stone, brick and concrete, particularly at street level. The applicant has provided a material and colour palette that includes glass (vision and spandrel); charcoal grey stone; wood; and, aluminum composite panels in white, charcoal, dark grey, and rust/ochre.

Building Conclusion

The DCPDG call for consideration of the building conclusion (the top several floors, roof and mechanical systems) through special consideration of the form, massing, and detail for the top several floors and rooftop. Per the guidelines, rooftop mechanical and service equipment should be screened in a way that incorporates it as an integral part of the building’s architectural design.

The applicant has proposed a material change at the north building corner to emphasize the verticality of the tower and conclude the Royal Avenue portion of the building. Rooftop mechanical elements visible from Eighth Street and Agnes Street are proposed to be screened using dark, perforated metal panels.

Streetscape Design and Public Realm

The subject site has frontages on Royal Avenue, Eighth Street, Agnes Street and Blackie Street. The DBPRDGM directs projects to create a strong relationship between ground level uses and the street by siting buildings in close proximity to the property line; maximizing building transparency, as well as entrances and exits; and avoiding at-grade uses with low levels of visual interest.

Comments from the Panel on how the project addresses each of these frontages is requested. Additional detail regarding the proposed approach to Eighth Street and Agnes Street, the primary pedestrian frontages, is provided below.

Eighth Street

The proposed building includes a primary entrance to the college at Agnes Street and Eighth Street, and a primary residential entrance near Royal Avenue at Eighth Street. To help activate the street, the project proposes to locate more active uses at grade, including the cafeteria/student lounge, marketplace, and breakout and other study spaces. A podium-type ground level expression is delineated through use of glazing and textured stone.

Consistent with the DTP, Eighth Street would be improved with a 3.0 m. (9.8 ft.) sidewalk, 2.0 m. (6.6 ft.) bike lane, and street trees and lighting. Additional landscaping is proposed between the building face and sidewalk to help soften the building edge.

Agnes Street

The DBPRDGM identifies a corner plaza at the north side of Agnes Street at Eighth Street, intended as a resting and meeting place. The proposed plaza, which would be privately owned and publicly accessible, would include seating areas, low plantings, and stairs and ramps to help moderate the grade and provide primary access to the campus.

A passenger pick-up/drop-off zone is proposed on Agnes Street in front of the plaza, where grades are at their most moderate. An accessible ramp is provided through the plaza from the property line to the building entrance. A 3.0 m. (9.8 ft.) sidewalk is proposed along Agnes Street.

Rooftop Amenity Areas

The project proposes a student housing roof deck accessed from Level 8 (378.6 sq. m. / 4,075.2 sq. ft.), and an academic roof deck accessible from Level 12 (1,066.4 sq. m. / 11,478.6 sq. ft.). Use of the former would be limited to students in residence, while the latter would be accessible to all students and staff. Both are proposed to include large and small gathering areas, and would be surfaced in wood composite decking and pavers, with planted areas.

Questions for the Design Panel’s Consideration

In addition to seeking general comments from the NWDP in regard to the overall design of the proposed development and the above-mentioned design considerations, staff seeks input from the NWDP in regard to:

1. The overall scale and massing of the proposed building, including the proposed tower floorplate;
2. Integration of the proposed building into the surrounding context;
3. Exterior expression, building materials and colour palette;
4. Building conclusion and how it is tied into the overall building design;

5. Streetscape and public realm design, including the Agnes Street plaza design; and,
6. The quality, functionality and overall program of the proposed outdoor common roof decks and landscaping features.

ATTACHMENTS

Attachment 1: Applicant's Architectural and Landscape Submission Package

APPROVALS

This report was prepared by:
Wendee Lang, Development Planner

This report was approved by:
Mike Watson, Acting Manager of Development Planning

Attachment 1

Applicant's Architectural and Landscape Submission Package



Douglas College

808 Royal Project

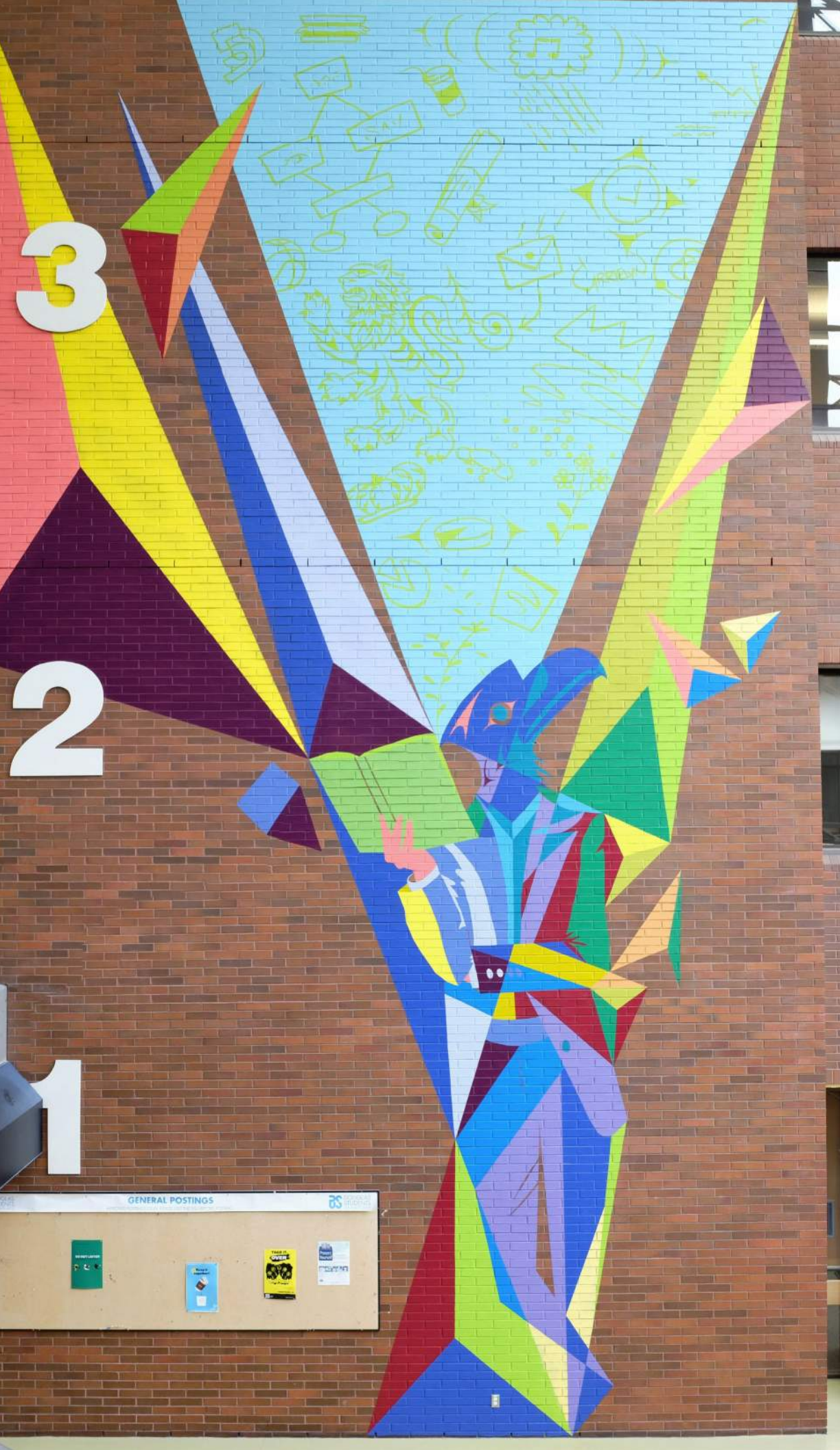
New Westminster, BC

New Westminster Design Panel

June 27, 2023

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Project Summary

The 808 Royal Project is a 20-storey (approx. 76 m tall) Academic and Student Housing building for Douglas College. It faces Eighth Street, Blackie Street, Royal Avenue and Agnes Street. Douglas College has a great need for expansion of their facilities with the growth of their academic programs. This new building allows for their programs to modernize and expand to the demand that has been experienced for their programs. In response to the affordable housing crisis in New Westminster and the growing student population, the campus is adding a substantial amount of student housing.

The site is situated in Downtown New Westminster's Tower Precinct, a precinct that serves as the "institutional heart of the city" and is home to two major institutions, Douglas College and the Courthouse. The vision for this precinct is to create a walkable, livable environment that balances tower development with pedestrian-oriented streetscapes and a high quality public realm. The project provides additional educational and housing uses to the existing Legacy campus. The academic use would draw frequent users into the area while bringing in diversity of employment. The project supports the Downtown Community Plan's sustainability values through all three pillars of sustainability: environmental, social, and economic. Environmentally, the use of a previously developed site minimizes the damage to natural areas. Socially, the academic use and student housing enable future generations to meet their own needs by providing ample opportunity for self-development. Students will be better equipped to find jobs, which would in turn support the local economy. The project is targeting Step Code 4, LEED Gold Certification and Rick Hansen Foundation Accessibility Certification Gold.

The compact site is ideally located across from the existing Douglas College Legacy Campus, providing a great opportunity to strengthen the city's institutional hub. The currently empty site (other than minimal structure and surface parking) is well-situated on the corner of Royal Avenue and Eighth Street, easily accessible by car, bus, bike, and on foot. Rapid transit (New Westminster station) is located 1 block south of the site and major bus routes run along Eighth Street. There are condominium developments to the West across Blackie Street and a planned condominium development to the South across Agnes Street where there is currently low-rise commercial space. Community amenities and facilities are only a short distance from the site, such as Simcoe Park, Toronto Place Park, and many retail, restaurants, and other commercial businesses.

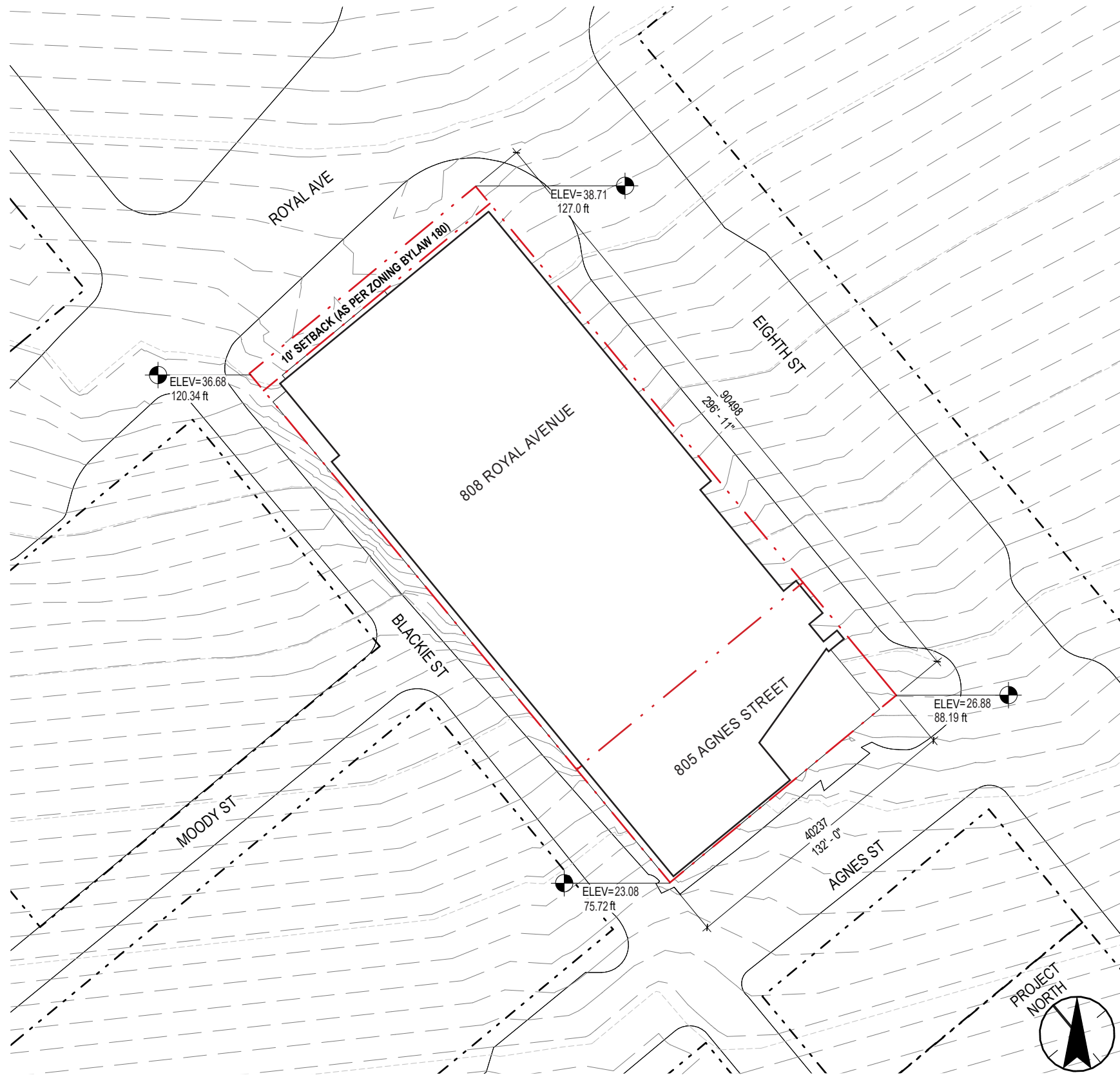
The project is located within the Downtown Development and Special Development Permit Area, also within the Tower Precinct identified in the Downtown Building and Public Realm Design Guidelines and Master Plan. The project aligns well with the Design Guidelines, recognizing Tower form, location and considering public space, with a plaza on Agnes and Eighth Street and connecting to the Eighth Street Complete Streets project.

The site is currently zoned Downtown Mixed Use Districts (C-4), which permits a mixed use building with a height of 40 feet (12.2 metres) and a total FSR of 5.2. With the proposed FSR of 9.6 (35,057 square meters) and a height of 76 metres, the project is seeking an increase in FSR and height, which would require a rezoning. The proposed FSR and height is intended to create a landmark on the corner of Royal Avenue and Eighth Street to highlight Douglas College's role in the revitalization of Downtown New West, and to support the Tower Precinct's intent to further densify the area.

Due to the site's accessibility, the project seeks to promote sustainable modes of transportation. Shared campus parking is provided in the existing campus to alleviate the project's parking needs. A bicycle lane will be added on Eighth Street, the accommodation of bicycle parking and end-of-trip facilities and proximity to the Skytrain and bus routes serve to promote sustainable modes of transportation. Instead of following the zoning bylaw, the proposal establishes the parking requirements with a Transportation Demand Management (TDM) report, based on the actual and expected demand for the project.

The project is part of a complete community with access to nearby parks, roof gardens, open space, and recreational facilities that serve the needs of the existing and future residents. The 10 stories of Academic building (22,422 sm) faces Agnes Street, Eighth Street and Blackie Street and the 13 stories of housing (12,615 sm & 234 units / 369 beds), partially on top of the Academic Building is located facing Royal Avenue and Eighth Street. Towers are pushed away from the existing condominium towers and interface with the street at entrances. Public ground floor uses facilitate social interaction with outdoor spaces along Eighth Street to extend the public realm and provide an attractive, walkable streetscape. The overall building form provides sensitive densification that fits into the neighbourhood context and City design policies.

Site



General Project Statistics

Site Area:	3,641 sm	
Zoning:	Current: C-4	Proposed: CD (site-specific)
Max FSR:	5.2 (18,933 sm)	9.6 (35,057 sm)
	Academic (A)	6.1 (22,422 sm)
	Student Housing (H - 360 beds)	3.5 (12,615 sm)
Max Height:	40'-0" (12.2m)	246'-7" (75.28 m)
Setbacks:		
	Royal: 10m	10m
	Other: none	none
Setbacks (podium):	4.5m (ped. st.)	none/varies
Site Coverage:	no limit	~87%

Height at Royal Avenue:
17 stories - 4 academic + 13 student housing

Height at Agnes Street:
10-19 stories - 10 academic + 9 student housing

- Student Housing Units:
- 126 Single Room
 - 11 Single Room Accessible
 - 89 Double Room
 - 9 Double Room Accessible
 - 6 Quad Room
 - 3 Quad Room Accessible
 - 244 Total Rooms

- Parking:
- 54 Parking Spaces
 - 2 Loading Spaces
 - 105 Long Term Bicycle Spaces
 - 18 Short Term Bicycle Spaces

Detailed Project Statistics

Unit Mix

Floor Level	Single Room	Single Room Accessible	Double Room	Double Room Accessible	Quad Room	Quad Room Accessible	Total per Level
Level 8	0	1	0	0	0	0	1
Level 9	0	0	0	0	2	1	3
Level 10	0	0	0	0	2	1	3
Level 11	0	0	0	0	2	1	3
Level 12	14	2	9	1	0	0	26
Each Floor	14	1	10	1	0	0	26
Level 13 - Level 20	14 x 8	1 x 8	10 x 8	1 x 8	0 x 8	0 x 8	26 x 8
Sum of 8...	112	8	80	8	0	0	208
Total	126	11	89	9	6	3	244

Net Floor Area Breakdown (with FSR Exclusion)

Floor Level	Sq. Ft.	Sq. M.
Level P3	2,134.83	198.33
Level P2	841.14	78.14
Level P1	871.00	80.92
Level 1	12,926.32	1,200.89
Level 2	13,637.71	1,266.99
Level 3	31,239.26	2,902.22
Level 4	27,915.24	2,593.41
Level 5	30,583.81	2,841.33
Level 6	30,890.04	2,869.78
Level 7	30,887.13	2,869.51
Level 8	27,742.62	2,577.37
Level 9	27,138.89	2,521.29
Level 10	21,839.82	2,028.99
Level 11	7,515.10	698.18
Level 12	13,542.24	1,258.12
Level 13	12,185.89	1,132.11
Level 14	12,170.96	1,130.72
Level 15	12,193.96	1,132.86
Level 16	12,177.18	1,131.30
Level 17	12,177.18	1,131.30
Level 18	12,177.18	1,131.30
Level 19	12,177.18	1,131.30
Level 20	12,174.95	1,131.09
Residential Roof Level	0.00	0.00
Upper Residential Roof Level	0.00	0.00
Total Net Floor Area	377,139.63	35,037.42
Total Percentage with Gross Floor Area		83%

Area Breakdown (Sq.M.)

	Academic	Student Housing	Gross Floor Area
	110.05	88.29	1,604.03
	0.00	78.14	1,918.37
	7.14	73.78	1,669.45
	1,200.89	0.00	1,225.22
	1,266.99	0.00	1,347.23
	2,692.01	210.22	3,002.65
	2,591.94	1.47	2,708.47
	2,841.33	0.00	2,940.20
	2,869.78	0.00	2,967.42
	2,869.51	0.00	2,967.42
	2,076.92	500.46	2,666.17
	2,041.23	480.05	2,644.62
	1,528.75	500.24	2,640.62
	197.79	500.38	757.67
	127.88	1,130.24	1,368.86
	0.00	1,132.11	1,240.99
	0.00	1,130.72	1,240.99
	0.00	1,132.86	1,240.99
	0.00	1,131.30	1,240.99
	0.00	1,131.30	1,240.99
	0.00	1,131.30	1,240.99
	0.00	1,131.30	1,240.99
	0.00	1,131.09	1,240.99
	0.00	0.00	82.60
	0.00	0.00	0.00
	22,422.19	12,615.22	42,438.90
	53%	30%	

Site Information

Address:	808 Royal Avenue, New Westminster, BC, V3M 1K1
Legal Description:	Lot 5, DL 638, Group 1, New Westminster District Plan, EPP 82101, PID. 030-509-823

	Current	Proposed
Zoning:	C-4	C-4
Landuses:	Downtown Mixed Use Districts Academic / Student Housing	

	Current Allowable		Proposed	
FSR:	5.2		9.6	
Site Coverage:	No Limit		~85%	
	Ft.	M.	Ft.	M.
Height:	40.00	12.2	246.96	75.28

	Required		Proposed	
	Ft.	M.	Ft.	M.
Setbacks:				
Eighth Street	0.00	0.00	0.00	0.00
Agnes Street	0.00	0.00	0.00	0.00
Blackie Street	0.00	0.00	0.00	0.00
Royal Avenue	10.00	3.05	10.00	3.05
Podium Setback on Eight, Agnes and Royal	14.76	4.50	0.00	0.00

Site Area & FAR

FSR	Sq. Ft.	Sq. M.
Site/Lot Area	39193.23	3641.17
Proposed Ground Floor Area	33,123.61	3,077.28
Net Floor Area With Exclusion	377,139.63	35,037.42

	Allowable	Proposed
Density:	5.20	9.6

Lot Coverage:	
Building & Structures on Ground Level	84.5%

Detailed Project Statistics

Parking, Loading and Bicycle Data:

Vehicular Parking Stalls

	Required	Proposed
Academic Parking		
0.5 stall per staff with 75 staffs*	38	-
Existing Demand (431 students) x Anticipated Demand Growth (16)**	69	35
Total	107	36
Student Housing Parking (1 stall per 20 residents with 360 residents)	18	18
Total Parking Required	125	54

* Note that the building will have 375 staff, but 300 are already accommodated in existing reserved staff parking. For the new 75 staff added with this project, staff parking may be accommodated in the reserved staff parking spaces at 700 Royal Avenue (up to 81 stalls).

** Student parking may also be accommodated in the excess available parking stalls at existing parking facilities such as 700 Royal Ave and 720 Carnarvon Street (up to 175 parking stalls)

Parking break down (based on proposed 53 stalls to be provided)	Allowable	Proposed
Disability Parking Spaces (3 per 51-75 required parking spaces)	7	7
Disability Van		2
Disability EV		2
Disability Regular		3
Regular Car Spaces	25	35
Regular		28
Regular EV		7
Compact Car Spaces (Max. 30%)	16	9
Compact		7
Compact EV		2
EV Regular (min. 10%)	6	11
Total	54	51

Car and Van Pool Parking Spaces (based on proposed 53 stalls to be provided)	Allowable	Proposed
(5% of required parking spaces if more than 30 off-street parking spaces)	3	3

Loading Spaces

	Required	Proposed
Academic Class B (1 space for first 2,800 Sq. M. and 1 addition per 4,650 Sq. M. over)	3	1
Student Housing Class B	1	1
Total Loading Spaces	4	2

Note: relaxation for loading spaces requested, refer to TDM report.

Bicycle Spaces

	Required	Proposed
Long Term		
Academic (1 space per 25 staff with 375 staffs)	15	15
Housing (1 spaces per 4 residents with 360 residents)	90	90
Total Long Term Bike Spaces	105	105

Bike spaces break down	Allowable	Proposed
Oversized (Min. 5%)	6	6
Lockers (Min. 20%)	21	21
Horizontal (Min. 50%)	52	47
Vertical (Max. 25%)	32	31
Total	105	105

	Required	Proposed
Short Term		
Academic (1 space per 700 Sq. M. GFA@ 6,500 Sq. M.)	10	10
Housing (1 spaces per 4 residents with 360 residents)	90	8
Total Short Term Bike Spaces	100	18

Note: Required Bicycle Spaces based on UBC Campus Plan Design Guideline as per City's suggestion.

End of Trip Amenities:

(Based on 15 Staffs Long Term Bike Stalls)

Per Gender required as per UBC Campus Plan Design Guideline

Clothing Lockers (50% of Long Term Bike Stalls Provided)	8	8
Water Closets (4-29 Staffs Long Term Bike Stalls)	1	1
Wash Basins (4-29 Staffs Long Term Bike Stalls)	1	1
Showers (4-29 Staffs Long Term Bike Stalls)	1	1
Grooming Station (4-29 Staffs Long Term Bike Stalls)	0	0

Parking Stats

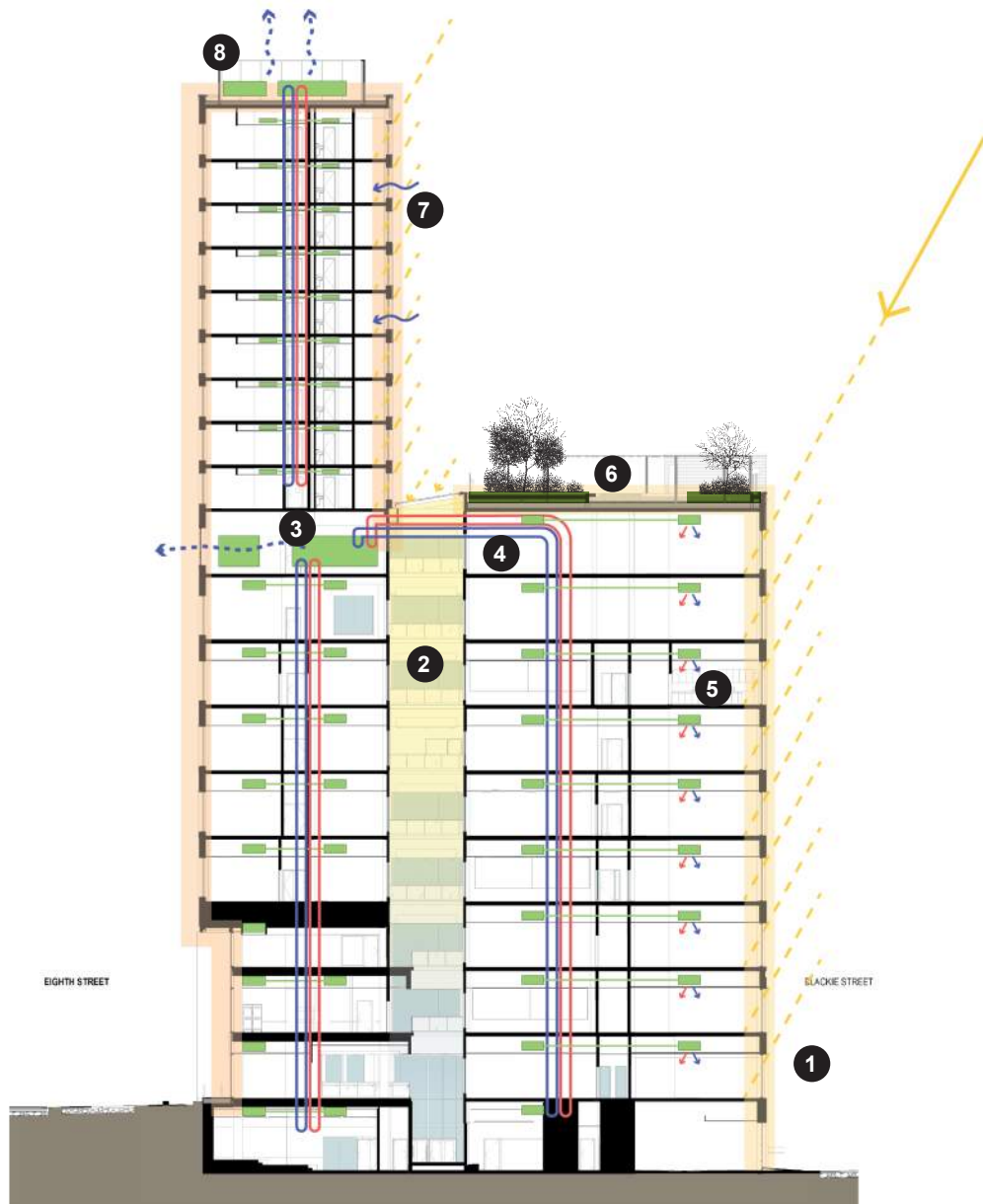
	Accessible Van	Accessible	Accessible EV	Regular	Regular EV	Compact	Compact EV	Car Pool / Van Pool	Total per Level
Level P1	-	-	-	-	-	-	-	-	0
Level P2	1	-	-	8	7	2	2	3	23
Level P3	1	3	2	20	-	5	-	-	31
Total	2	3	2	28	7	7	2	3	54

Bicycle Stats

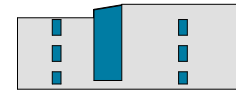
	Oversized Bike Stall	Long Term Bike Lockers	Long Term Horizontal Bike Stalls	Long Term Vertical Bike Stalls	Total per Level
Level 2	-	-	-	-	0
Level P1	-	-	-	-	0
Level 1	-	-	-	-	0
Level P2	6	21	47	31	105
Total	6	21	47	31	105

	Short Term Bike Stalls
Level 3	6
Level 2	6
Level 1	6
Total	18

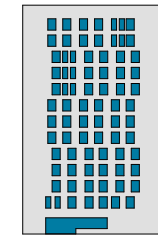
- 1 High performance building envelope
- 2 Atrium to bring in daylight in central spaces & create stack effect
- 3 Interstitial mechanical room, centralized electric boilers, enthalpy wheel energy recovery
- 4 Hot and chilled water loops
- 5 Fan coil units
- 6 Occupied green roof
- 7 Operable windows at housing units
- 8 Rooftop mechanical units for housing



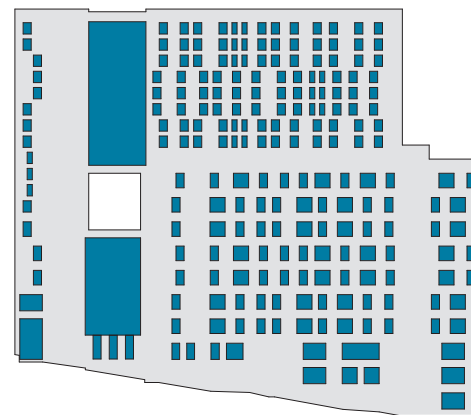
SYSTEMS DIAGRAM



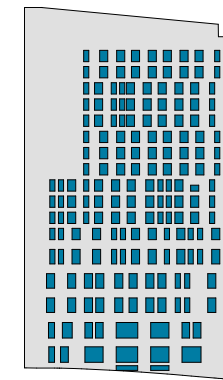
North Academic Elevation
15.4% windows



South Student Housing Elevation
22.3% windows



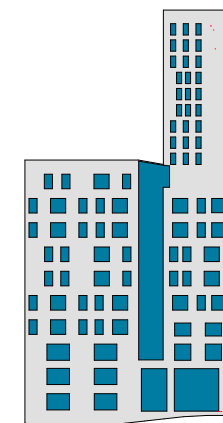
Elevation on Blackie Street
27.4% windows



Elevation on Royal Avenue
23.3% windows



Elevation on Eighth Street
25.5% windows



Elevation on Agnes Street
30.5% windows

WINDOW / WALL RATIO

Climate Action

Sustainability Approach and Strategy

Building Performance Targets

LEED Gold, BC Step Code 4

Energy Model Performance

Whole Building Thermal Energy Demand Intensity: **24 kWh/m²/year**

Whole Building Energy Use Intensity: **104 kWh/m²/year**

Whole Building Greenhouse Gas Intensity: **1.14 kWh/m²/year**

Whole Building Water Use Intensity: **0.46 m³/m²/year**

Student Housing Adjusted TEDI: **12 kWh/m²/year**

Systems to achieve Climate Action Goals

High Performance Envelope:

- R18 effective walls
- R25 effective roofs
- Triple glazed, fibreglass windows on housing floors
- 28% Window to wall ratio

Maximize Daylight Access

- Internal Atrium & Skylight
- Daylight oriented space priority

Fully Electric Boilers & Commercial Kitchen Equipment

Air Handling Units with:

- 100% O/A
- Fan Coil Units
- Enthalpy Wheel Energy Recovery
- no R/A recirculation

Hot and chilled water loops for heating and cooling

Encapsulated Mass Timber Construction

Encapsulated Mass Timber Construction is no longer considered for this project. Concrete had been considered as an option from the beginning due to the risks of using EMTC because of code and financial implications. Mass timber had no implication on the form other than floor to floor height and window openings due to the additional columns. This form is typical of student housing projects - most of which are concrete construction (see precedents).

Mass timber was a target to reduce carbon impact and increase speed of construction, but ultimately the team targeted other climate action targets to reduce greenhouse gas emissions and energy consumption.

LEED SCORECARD



LEED v4 for BD+C: New Construction and Major Renovation 50% DESIGN DEVELOPMENT SCORECARD. FOR COSTING ONLY.

Project Name: 808 Royal (Douglas College)
Date: 13-Apr-22

Y ? N d/c

1	0	0	d	IPc1	Integrative Process	1
---	---	---	---	------	---------------------	---

12	2	2	d/c	Location and Transportation		16
0	0	n/a	d	LTc1	LEED for Neighborhood Development Location	16
1	0	0	d	LTc2	Sensitive Land Protection	1
0	0	2	d	LTc3	High Priority Site	2
5	0	0	d	LTc4	Surrounding Density and Diverse Uses	5
5	0	0	d	LTc5	Access to Quality Transit	5
0	1	0	d	LTc6	Bicycle Facilities	1
0	1	0	d	LTc7	Reduced Parking Footprint	1
1	0	0	d	LTc8	Green Vehicles	1

3	7	0	d/c	Sustainable Sites		10
Y			c	SSp1	Construction Activity Pollution Prevention	Required
0	1	0	d	SSc1	Site Assessment	1
0	2	0	d	SSc2	Site Development - Protect or Restore Habitat	2
1	0	0	d	SSc3	Open Space	1
0	3	0	d	SSc4	Rainwater Management	3
2	0	0	d	SSc5	Heat Island Reduction	2
0	1	0	d	SSc6	Light Pollution Reduction	1

7	2	2	d/c	Water Efficiency		11
Y			d	WEp1	Outdoor Water Use Reduction	Required
Y			d	WEp2	Indoor Water Use Reduction	Required
Y			d	WEp3	Building-Level Water Metering	Required
2	0	0	d	WEc1	Outdoor Water Use Reduction	2
4	0	2	d	WEc2	Indoor Water Use Reduction	6
0	2	0	d	WEc3	Cooling Tower Water Use	2
1	0	0	d	WEc4	Water Metering	1

19	10	4	d/c	Energy and Atmosphere		33
Y			c	EAp1	Fundamental Commissioning and Verification	Required
Y			d	EAp2	Minimum Energy Performance	Required
Y			d	EAp3	Building-Level Energy Metering	Required
Y			d	EAp4	Fundamental Refrigerant Management	Required
6	0	0	c	EAc1	Enhanced Commissioning	6
13	5	0	d	EAc2	Optimize Energy Performance	18
0	1	0	d	EAc3	Advanced Energy Metering	1
0	1	1	c	EAc4	Grid Harmonization	2
0	0	3	d	EAc5	Renewable Energy Production	3
0	1	0	d	EAc6	Enhanced Refrigerant Management	1
0	2	0	c	EAc7	Green Power and Carbon Offsets	2

5	1	7	d/c	Materials and Resources		13
Y			d	MRp1	Storage and Collection of Recyclables	Required
Y			c	MRp2	Construction and Demolition Waste Management Planning	Required
0	0	5	c	MRc1	Building Life-Cycle Impact Reduction	5
1	0	1	c	MRc2	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1	0	c	MRc3	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	0	1	c	MRc4	Building Product Disclosure and Optimization - Material Ingredients	2
2	0	0	c	MRc5	Construction and Demolition Waste Management	2

8	8	0	d/c	Indoor Environmental Quality		16
Y			d	EQp1	Minimum Indoor Air Quality Performance	Required
Y			d	EQp2	Environmental Tobacco Smoke Control	Required
1	1	0	d	EQc1	Enhanced Indoor Air Quality Strategies	2
3	0	0	c	EQc2	Low-Emitting Materials	3
1	0	0	c	EQc3	Construction Indoor Air Quality Management Plan	1
1	1	0	c	EQc4	Indoor Air Quality Assessment	2
0	1	0	d	EQc5	Thermal Comfort	1
1	1	0	d	EQc6	Interior Lighting	2
0	3	0	d	EQc7	Daylight	3
1	0	0	d	EQc8	Quality Views	1
0	1	0	d	EQc9	Acoustic Performance	1

4	2	0	d/c	Innovation		6
0	1	0	d	INc1.1	Exemplary Performance: Enhanced Indoor Air Quality Strategies	1
1	0	0	d	INc1.2	Innovation: Purchasing - Lamps	1
1	0	0	d	INc1.3	Innovation: Green Building Education	1
1	0	0	d	INc1.4	Pilot: IPpc90 Social equity within the project team	1
0	1	0	d	INc1.5	TBD	1
1	0	0	c	INc2	LEED Accredited Professional	1

4	0	0	d/c	Regional Priority		4
1	0	0	c	RPc1.1	Optimize Energy Performance	1
1	0	0	c	RPc1.2	Consideration: WE Indoor Water Use Reduction	1
1	0	0	d	RPc1.3	EA Enhanced Commissioning	1
1	0	0	d	RPc1.4	Consideration: WE Outdoor Water Use Reduction	1

63 32 15 TOTALS Possible Points: **110**
Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

- d/c = design or construction phase submittal
- [Light Blue] = Prerequisite
- [Light Green] = adopting v4.1
- [Light Orange] = considering adopting v4.1
- [White] = Prerequisite/Credit Awarded after Design Final Review

Site Context

A landmark gateway to a revitalized downtown.

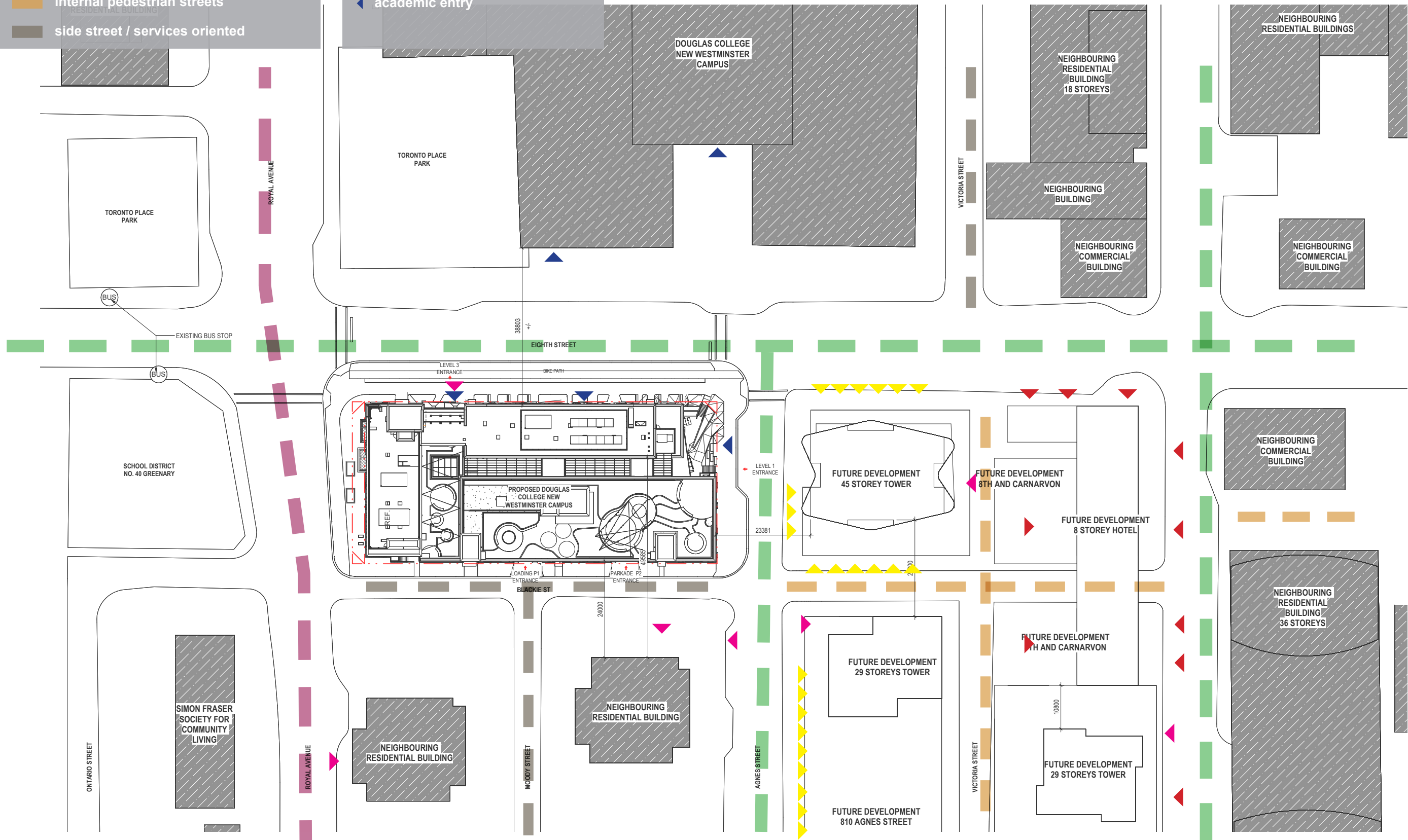
Located in the Downtown Development Area and Tower Precinct, the compact and steeply graded site is ideally located across from the existing Douglas College Legacy Campus. This site provides a great opportunity to strengthen the city's institutional hub. The currently empty site is well-situated on the corner of high-use corridors Royal Avenue and Eighth Street, easily accessible by car, bus, bike, and on foot. Rapid transit (New Westminster station) is located 1 block south of the site. Community amenities and facilities are only a short distance from the site, such as Simcoe Park, Toronto Place Park, and many retail, restaurants, and other commercial businesses.



- major vehicular thoroughfare
- enhanced pedestrian streets/greenway
- internal pedestrian streets
- side street / services oriented

- tower access
- ground oriented units
- retail
- academic entry

Context Plan



View Analysis

Aerial view - North



View Analysis

Aerial view - West



View Analysis

Aerial view - South



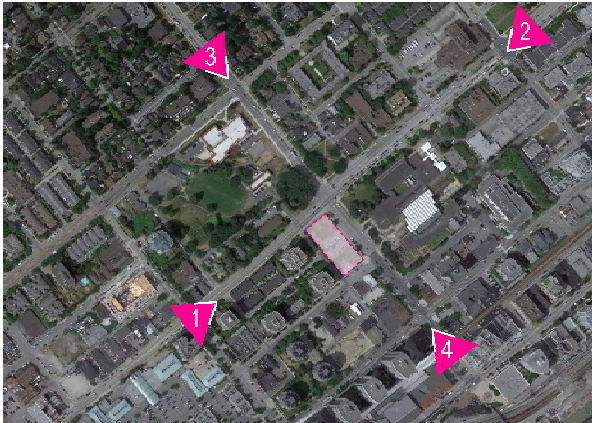
View Analysis

Aerial view - East



View Analysis

Pedestrian experience



KEY PLAN



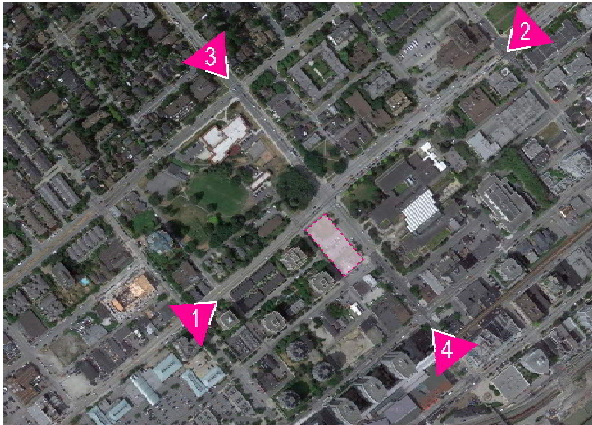
VIEW OF ROYAL -
APPROACHING FROM THE WEST 1



VIEW OF ROYAL -
APPROACHING FROM THE EAST 2

View Analysis

Pedestrian experience



KEY PLAN



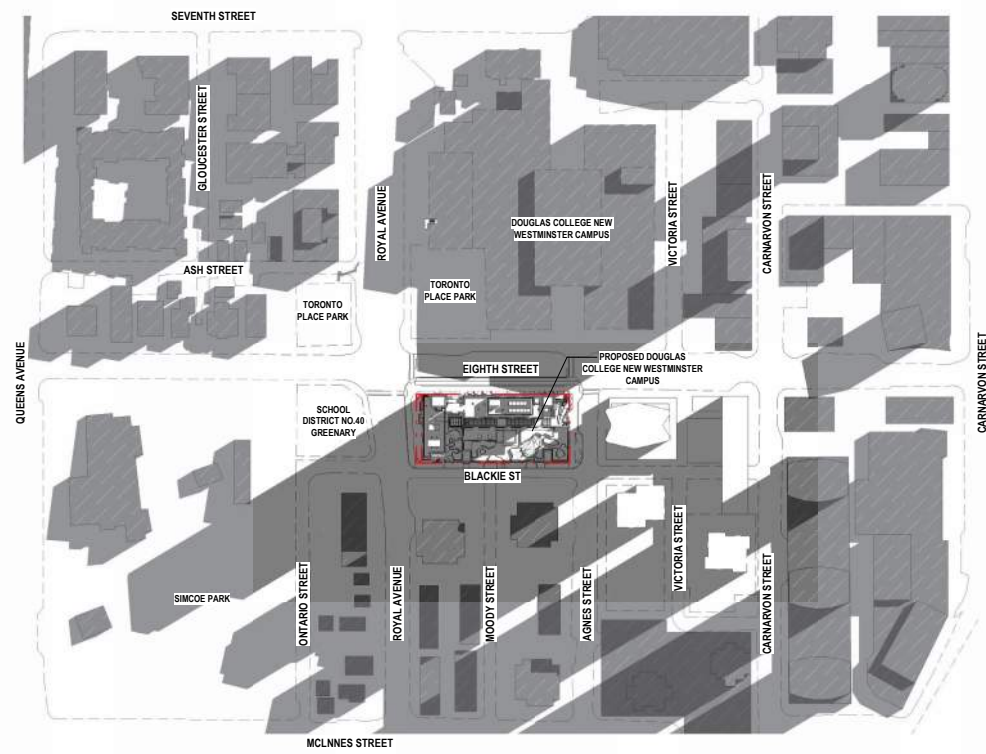
VIEW OF EIGHT STREET -
APROACHING FROM THE NORTH 3



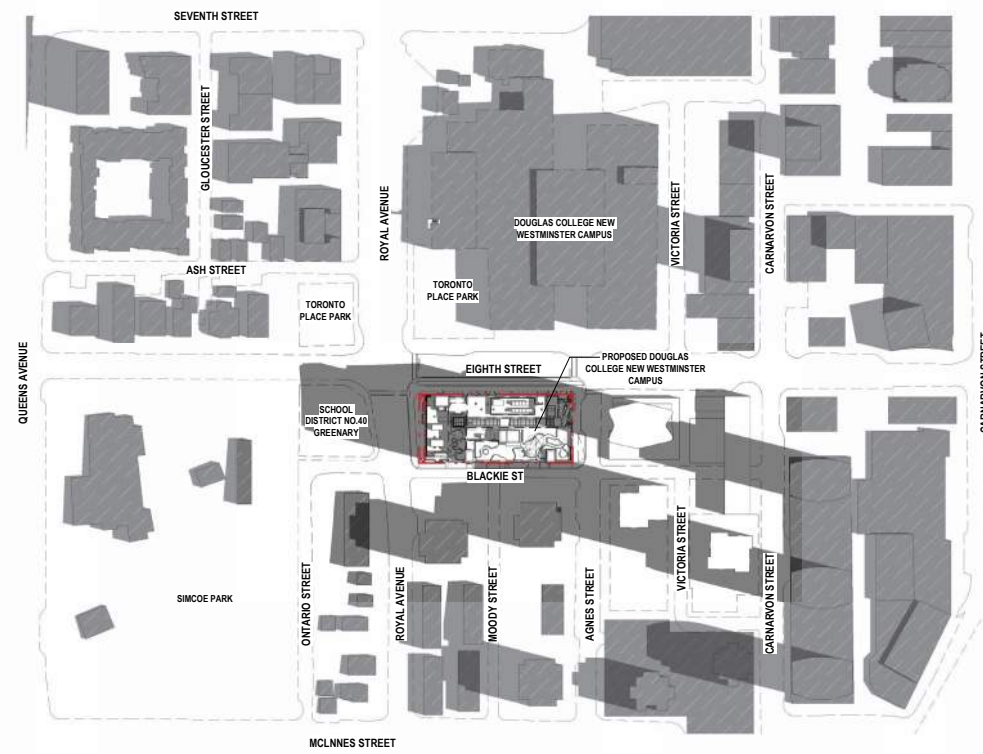
VIEW OF EIGHTH STREET -
APROACHING FROM THE SOUTH 4

Shadow Studies

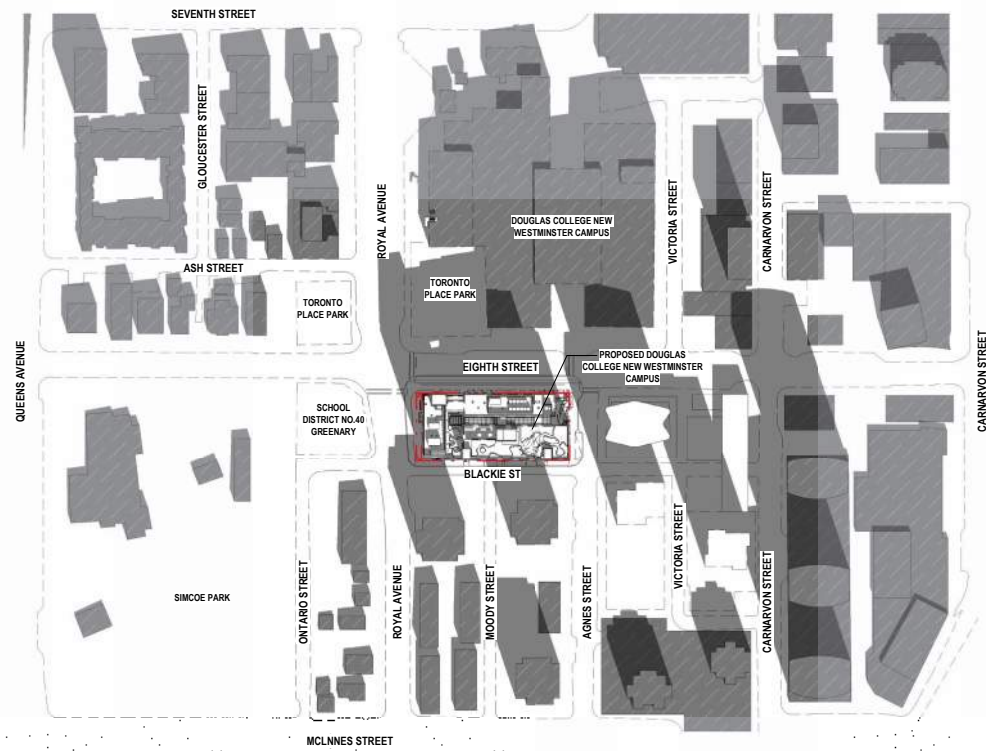
Spring Equinox



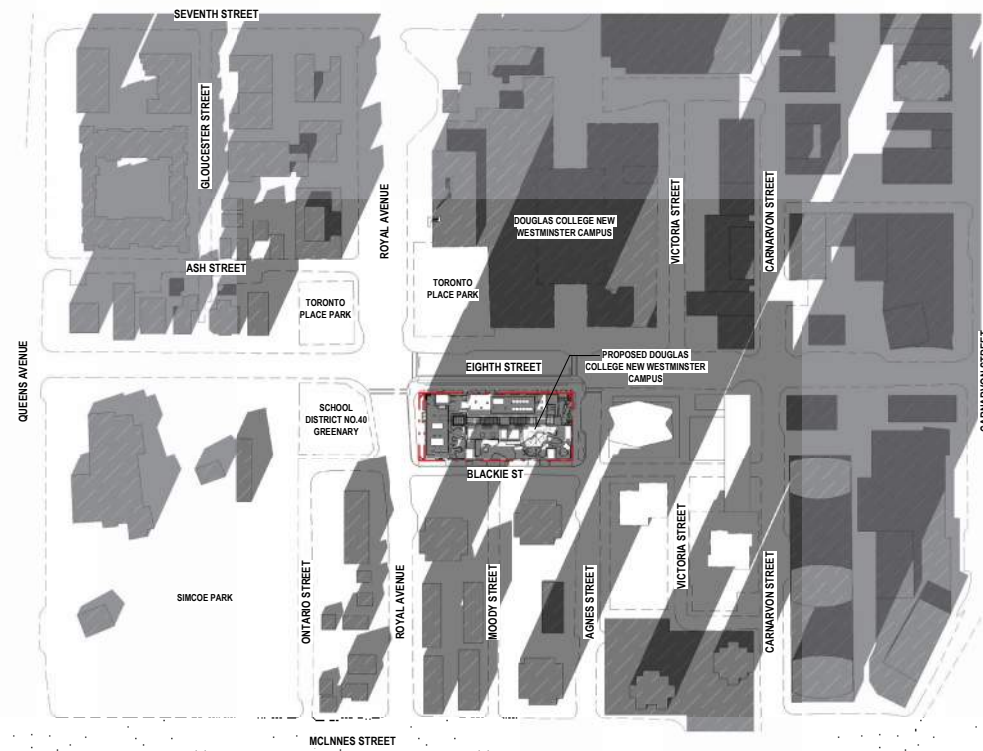
SPRING EQUINOX - MARCH 21, 9 AM



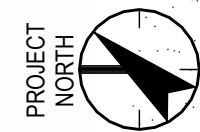
SPRING EQUINOX - MARCH 21, 12 PM



SPRING EQUINOX - MARCH 21, 3 PM

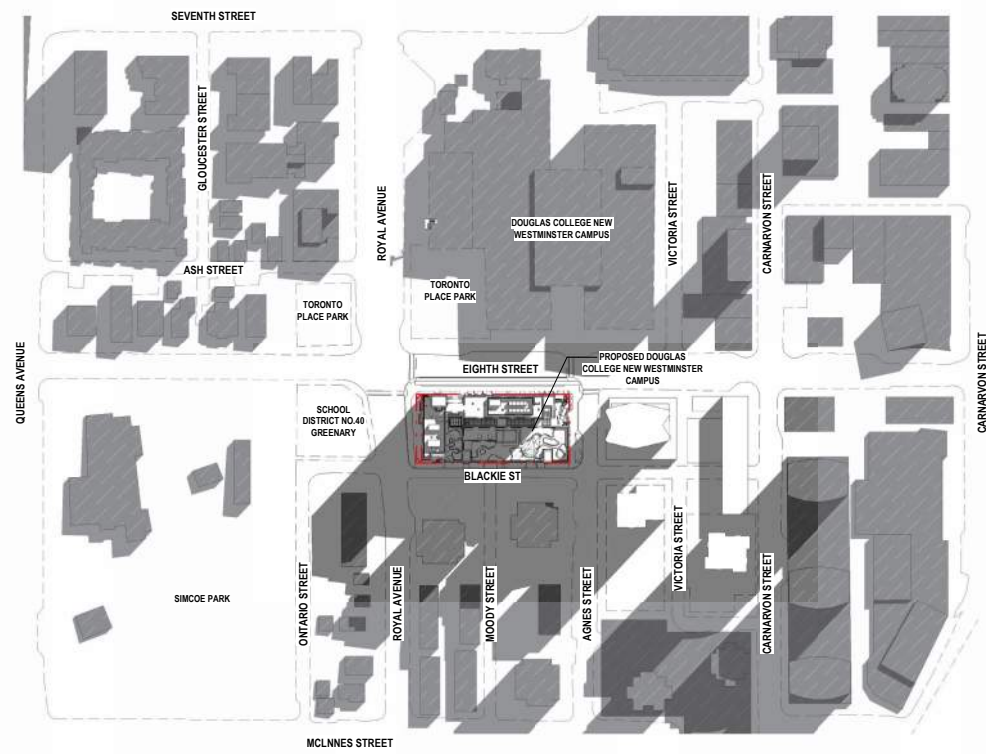


SPRING EQUINOX - MARCH 21, 6 PM

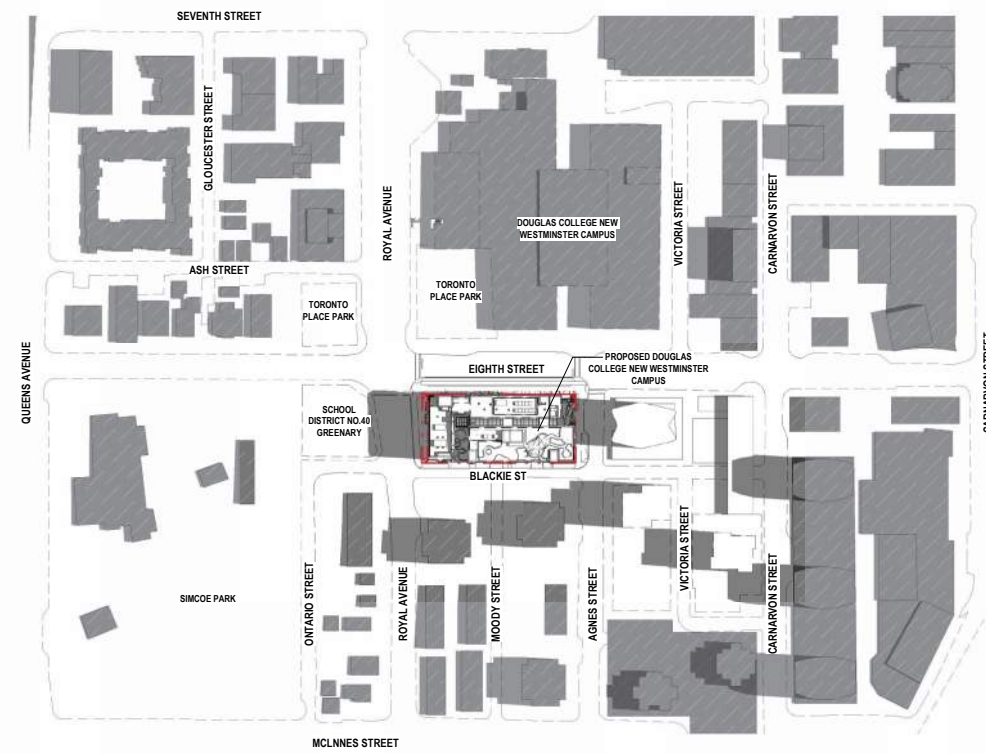


Shadow Studies

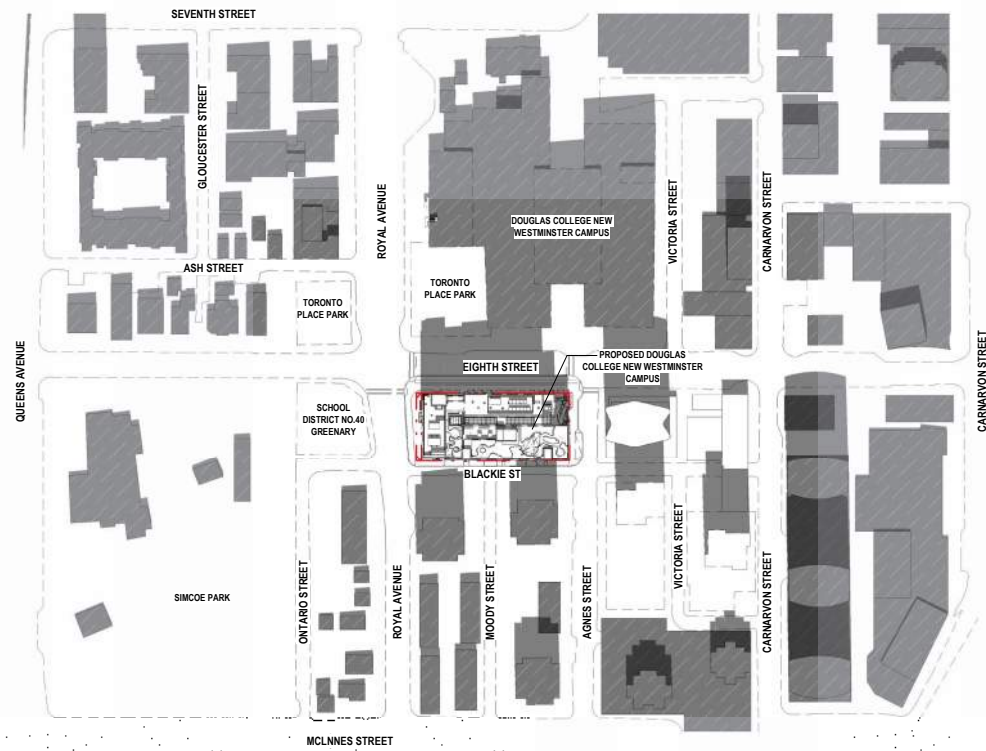
Summer Solstice



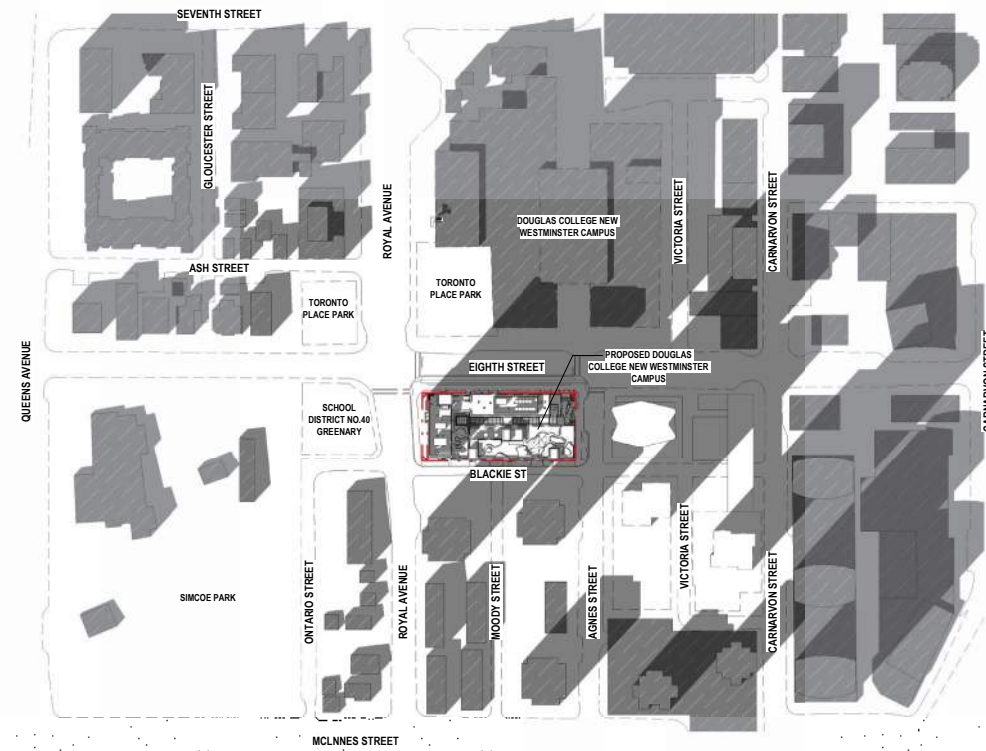
SUMMER SOLSTICE - JUNE 21, 9 AM



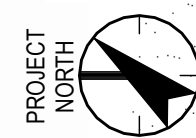
SUMMER SOLSTICE - JUNE 21, 12 PM



SUMMER SOLSTICE - JUNE 21, 3 PM

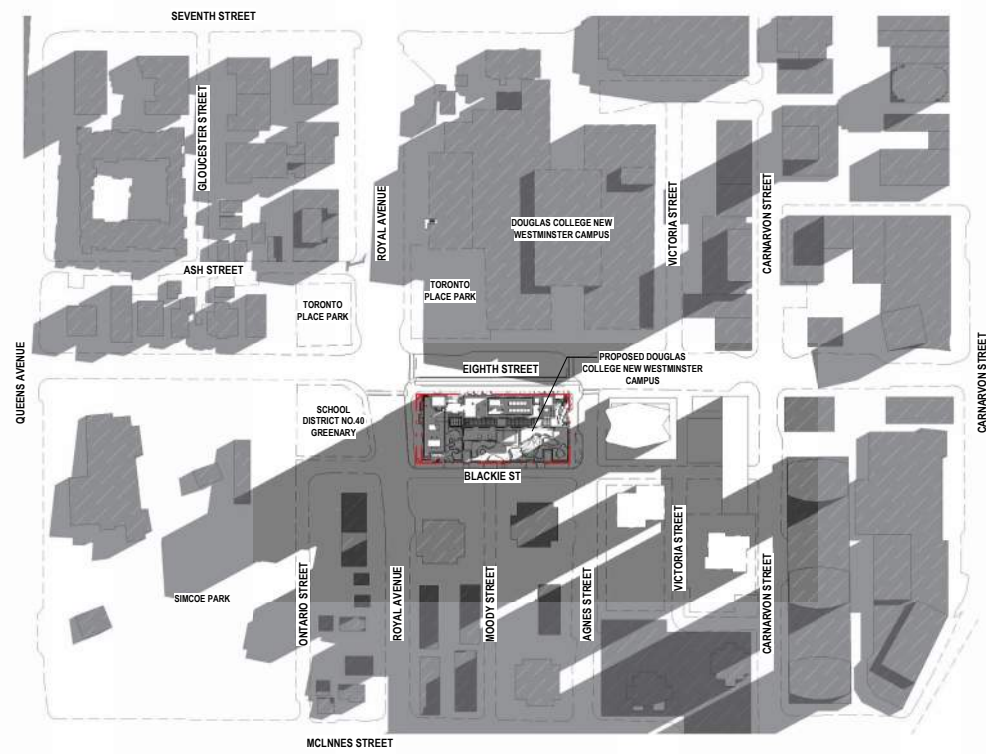


SUMMER SOLSTICE - JUNE 21, 6 PM

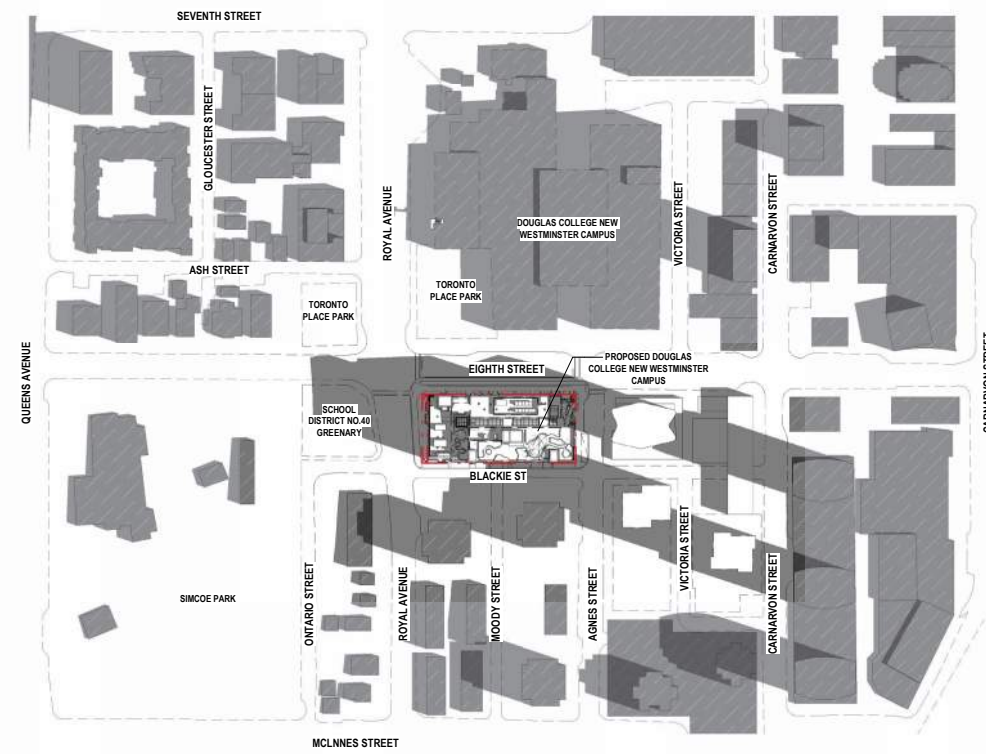


Shadow Studies

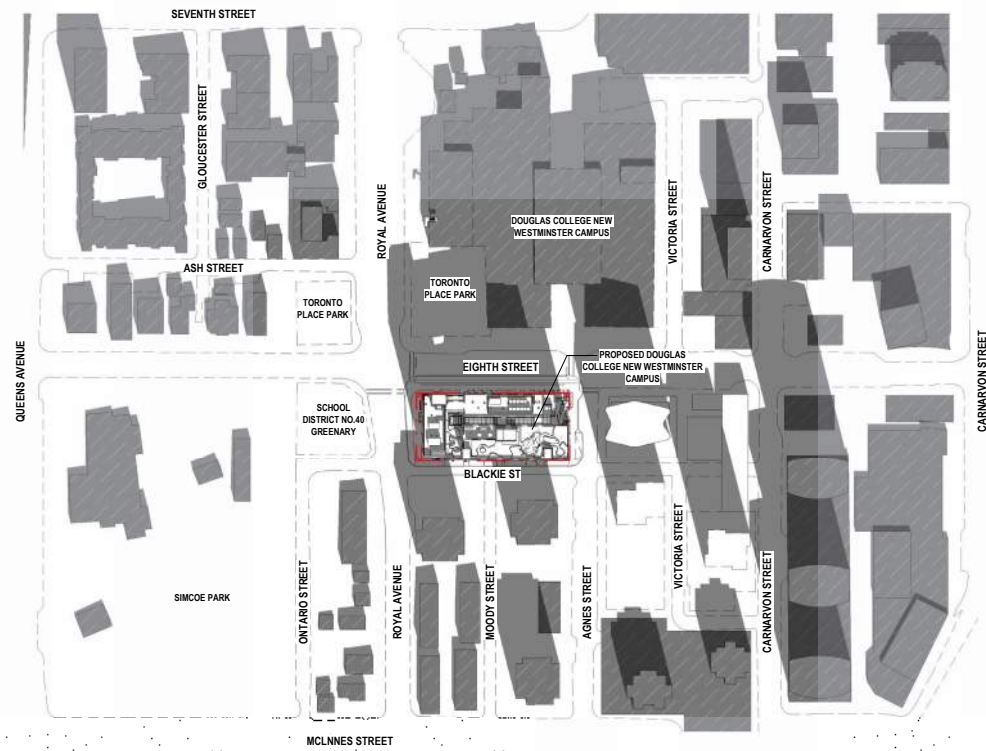
Autumn Equinox



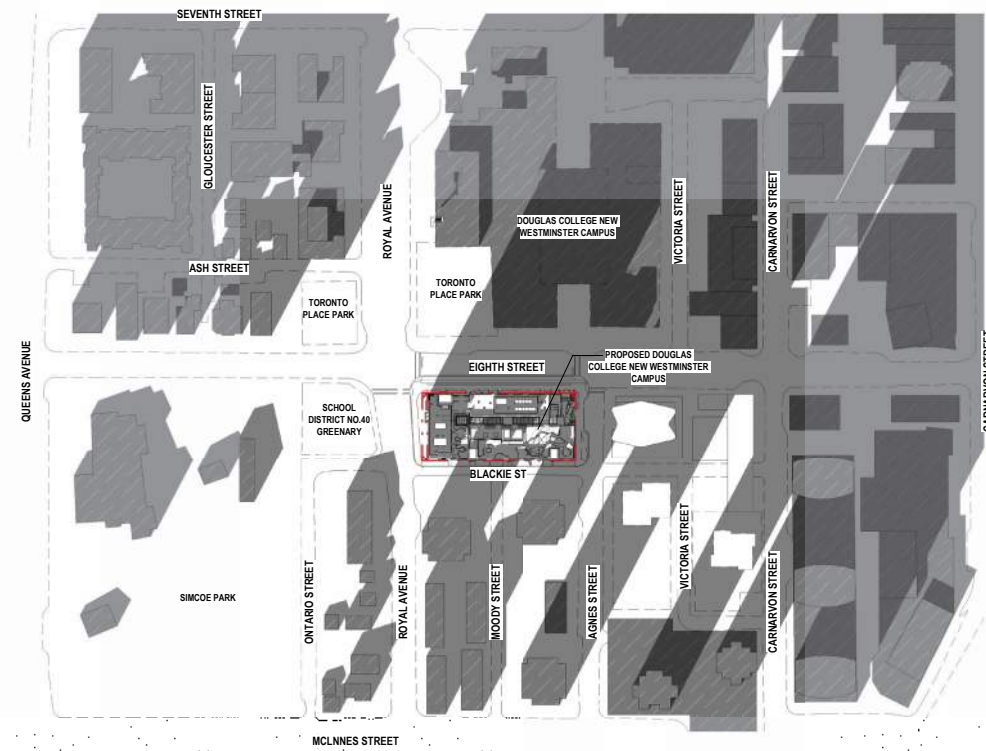
AUTUMN EQUINOX - SEPTEMBER 21, 9 AM



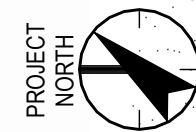
AUTUMN EQUINOX - SEPTEMBER 21, 12 PM



AUTUMN EQUINOX - SEPTEMBER 21, 3 PM

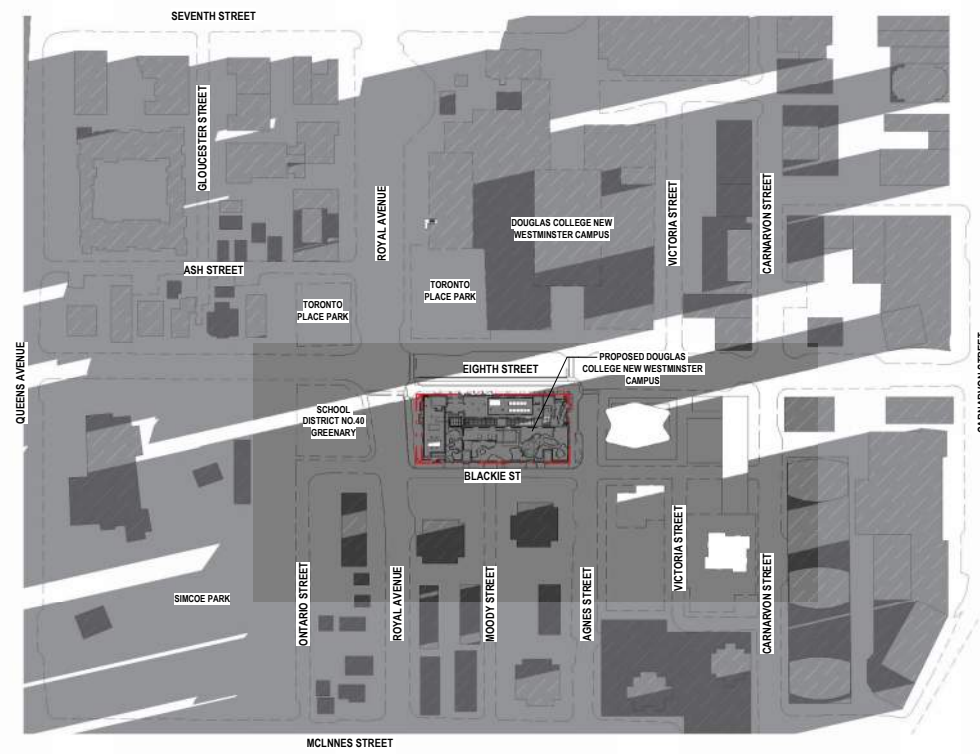


AUTUMN EQUINOX - SEPTEMBER 21, 6 PM



Shadow Studies

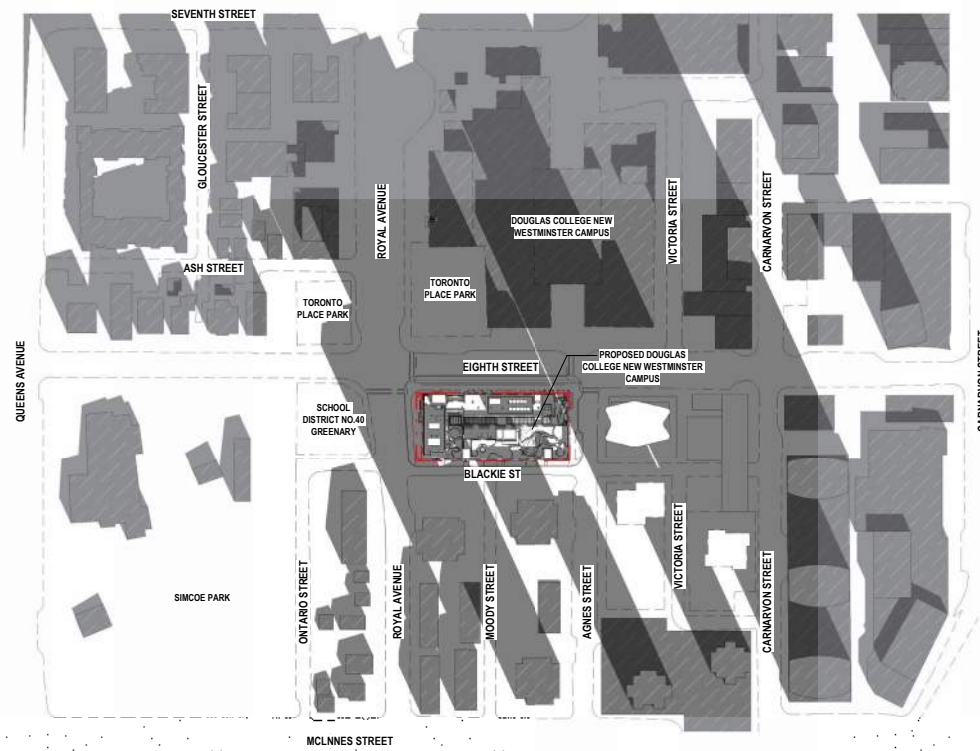
Winter Solstice



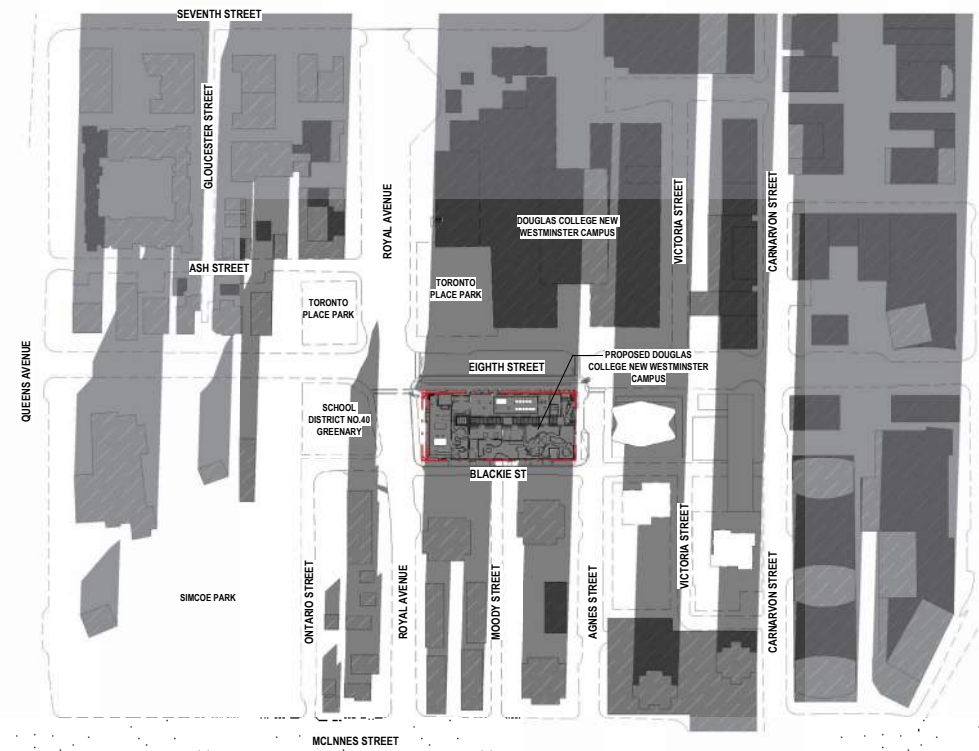
WINTER SOLSTICE - DECEMBER 21, 9 AM



WINTER SOLSTICE - DECEMBER 21, 12 PM



WINTER SOLSTICE - DECEMBER 21, 3 PM



WINTER SOLSTICE - DECEMBER 21, 6 PM



Design Rationale

Architectural Concept:

The approach to the building design begins with program distribution. The program is organized by the type of activity and use. The public academic spaces are at the lower levels, facing the very public Eighth and Agnes Streets. Housing is located above the academic uses to maximize public interface along the streets. The residential entry and administrative offices are brought down to street level and enters from inside the building to create its own distinct identity connected to the academic space. The construction of the building is primarily concrete construction.

The form is reinforced by organizing the spaces by private and public or formal and informal. The private spaces are lifted off the street and borders the edges of the site allowing the informal spaces to connect them and reach out to the public street fronts. Formal spaces are treated with a bolder aesthetic, punched windows and solid materials, framing light and views into the smaller spaces within. Informal spaces are fully glazed and made to be as open as possible to bring light within the building at its most active locations and showcasing the activity within the building. This approach creates two towers lifted above the street, connected by a glazed bridge of visible active spaces. The tower on the Blackie and Agnes Street side is grounded in the site, forming structured classrooms adjacent to the light-filled public atrium connecting the spaces within the building.

Neighbouring Design Context

The site is situated in Downtown New Westminster's Tower Precinct, a precinct that serves as the "institutional heart of the city" and is home to two major institutions, Douglas College and the Courthouse. The vision for this precinct is to create a walkable, livable environment that balances tower development with pedestrian-oriented streetscapes and a high quality public realm. The project provides additional educational and housing uses to the existing Legacy campus. The academic use would draw frequent users into the area while bringing in diversity of employment. The project supports the Downtown Community Plan's sustainability values through all three pillars of sustainability: environmental, social, and economic. Environmentally, the use of a previously developed site minimizes the damage to natural areas. Socially, the academic use and student housing enable future generations to meet their own needs by providing ample opportunity for self-development. Students will be better equipped to find jobs, which would in turn support the local economy. The project is targeting Step Code 4, LEED Gold Certification and Rick Hansen Foundation Accessibility Certification Gold.

Site Context & Public Realm

Located directly across the existing Douglas College campus, the site presents a great opportunity for the campus expansion. Each street has a different approach to the public realm, but it is tied together

with a rich landscape and urban street environment. Eighth Avenue and Agnes Street are the prime pedestrian experience, with larger sidewalks and small plazas at the entrances. Royal Avenue is a busy traffic corridor, so the public realm is geared to movement and denser landscape. Blackie Street is considered the parking and service access space at grade, aligning with the parking access points and transformer locations that are along the opposite side of the street. Multiple entries engage students from multiple directions and have been organized based on the concepts of established and expected access routes.

The major pedestrian network traveling along Eighth Street, primarily to and from the New Westminster Skytrain station and the existing campus, reinforces the corner of Agnes Street and Eighth Street as the arrival plaza and main entrance to the building. Eighth Street is activated with semi-public communal spaces, active study areas, and outdoor spaces stepping up along the steep grade to extend the indoor uses to the exterior, creating an active streetscape. Agnes Street is at the low side of the site and connects to retail use down Eighth Street and residential entrances down Agnes Street. Considering Royal Avenue, the housing frontage faces the parks across the street, and line up with the existing condominium entrances along Royal Avenue to the West. Landscaping along Blackie Street is introduced to soften the building edge and provide a more attractive streetscape.

Design

The material palette features earthen-colored materials on the podium with light-metallic materials on the towers to emphasize the strong base grounded to Earth while creating lightness to the towers to create a sensitive addition to New West's skyline. The towers feature a mix of light and dark panels to add texture that can be seen from a distance. On the podium, varied panel sizes and texture, and strongly framed transparent openings reinforce a human scale. The towers are separated by tall, glazed curtain walls, creating a transparent opening that brings light into the building and separates the form into three elements. These breaks also signify the main entrances, active communal spaces, and the lower occupied roof garden.

The building results in a form that fits in its context, forming a gentle rise in height with the buildings along Royal and stepping naturally down the slope. The form creates a gateway at the intersection at Royal to create the presence of the campus before traveling down towards the Waterfront.

A detailed analysis of design concepts and how the project satisfies the design requirements of the Development Permit Area and other City design policies are provided in the following pages.

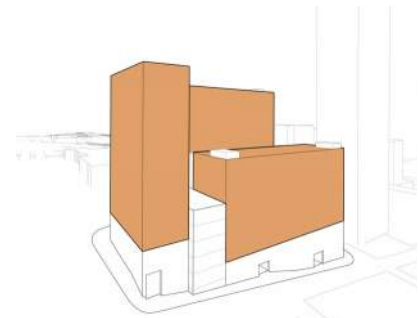
Design Concept & Massing

Building Parti

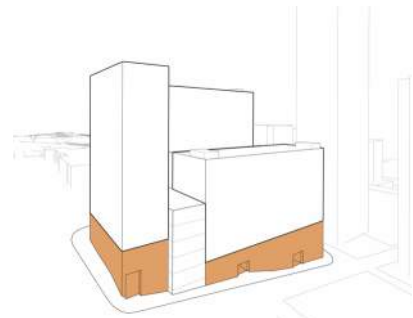
The form is reinforced by organizing the spaces by private and public or formal and informal.

The private spaces are lifted off the street and pushed to the edges of the site allowing the informal spaces to connect them and reach out to the public street fronts.

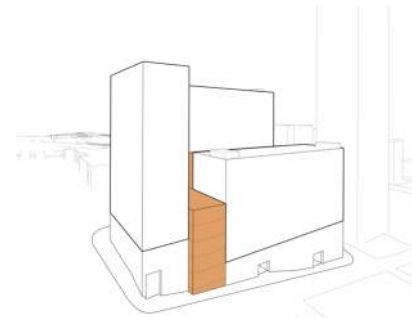
This approach creates three towers lifted above the street, connected by bridges of visible active spaces.



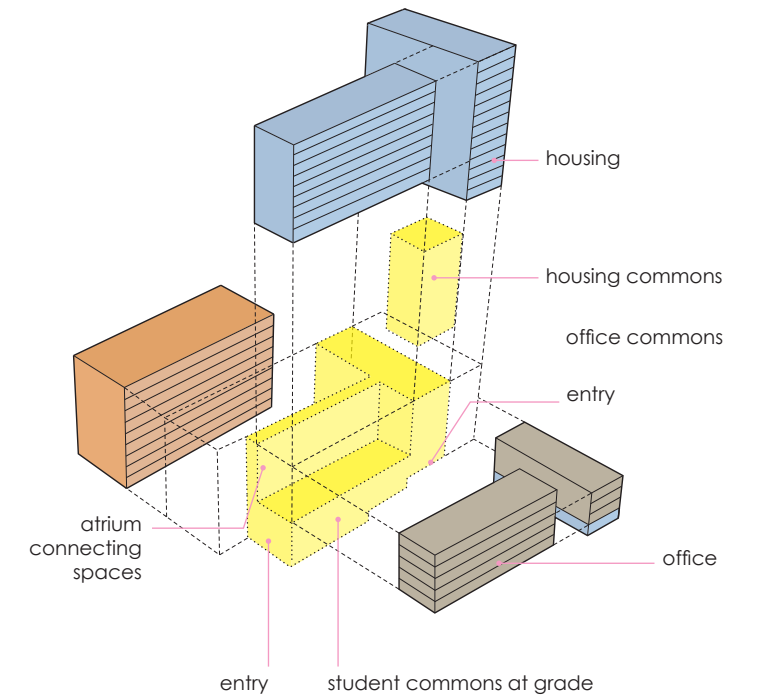
Formal spaces are treated with a bold aesthetic, punched windows and solid desaturated materials, framing light and views into the smaller active spaces within.



The podium is defined on each side of the building, grounding each tower, with activity pockets that engage and blend with the public realm.

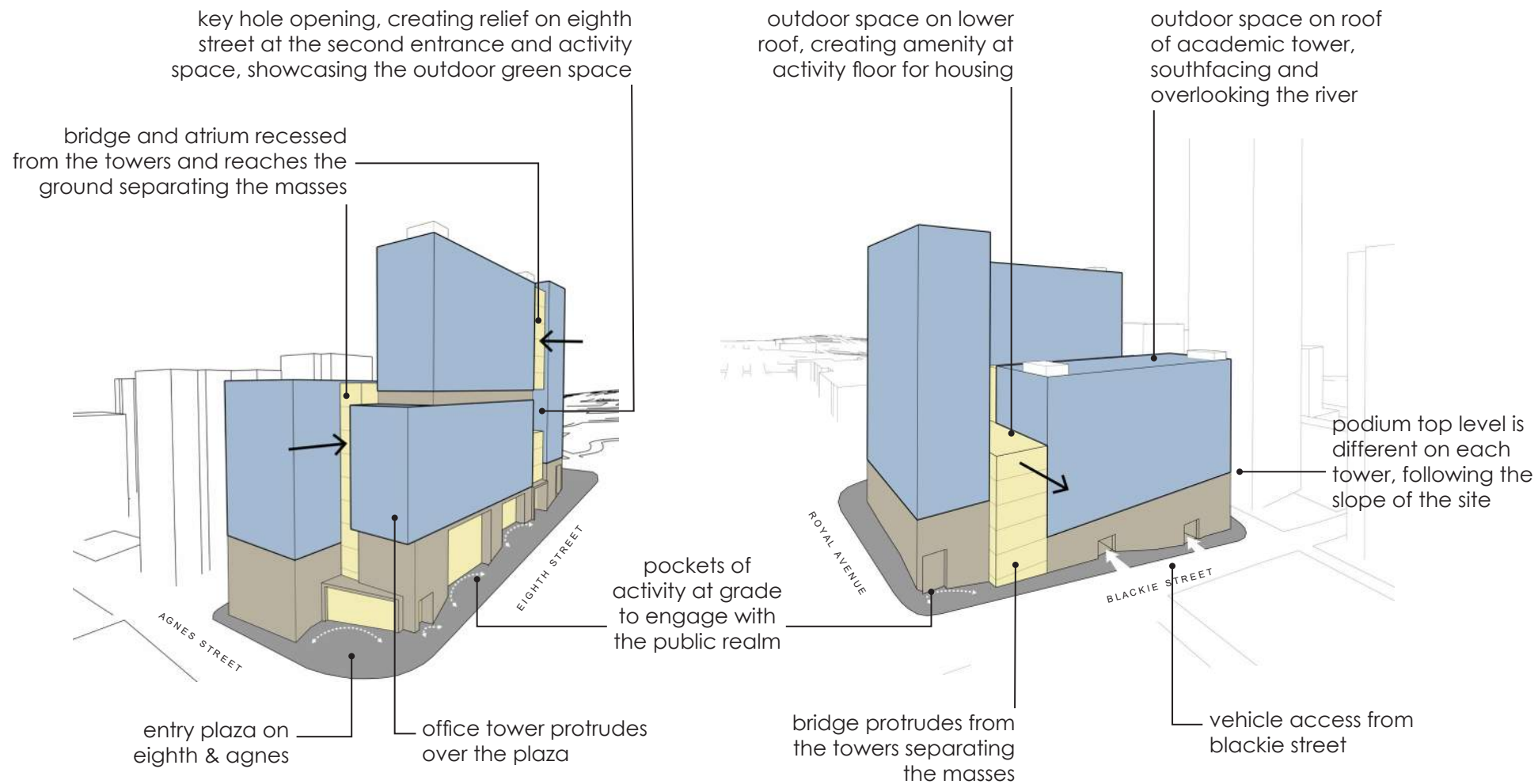


Informal spaces are fully glazed and as open as possible. Bringing light within the building at its most active locations and showcasing the activity within the building to the street.



Massing Development

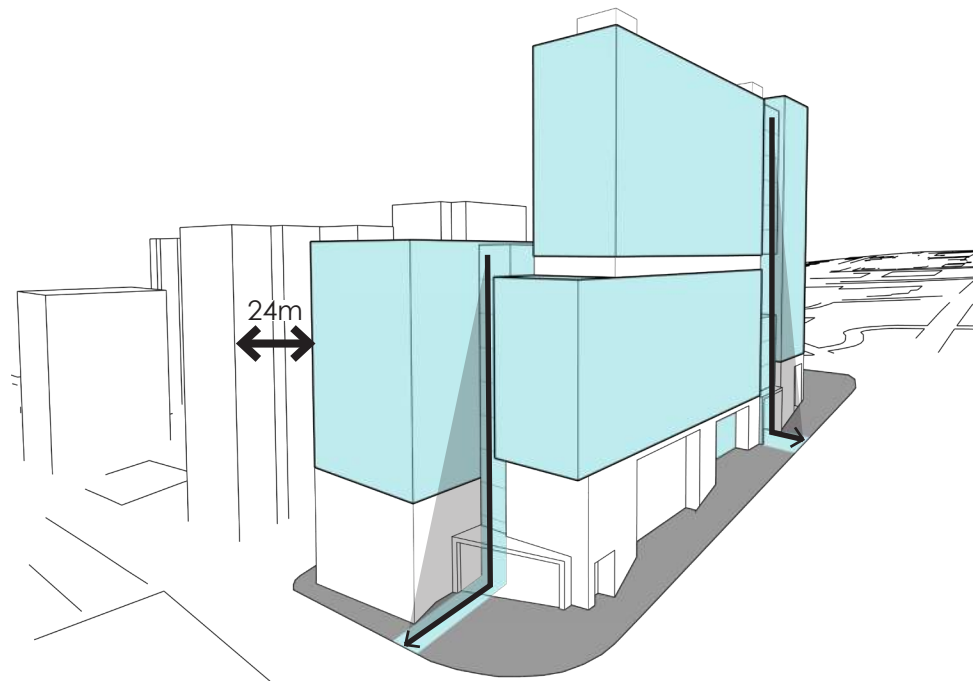
Different strategies are provided to animate the public realm through articulation, and key pockets of activity to create resting spots and open spaces along Eighth Street. Transparency of informal spaces, roof gardens and framed openings display indoor activity and engage the public realm.



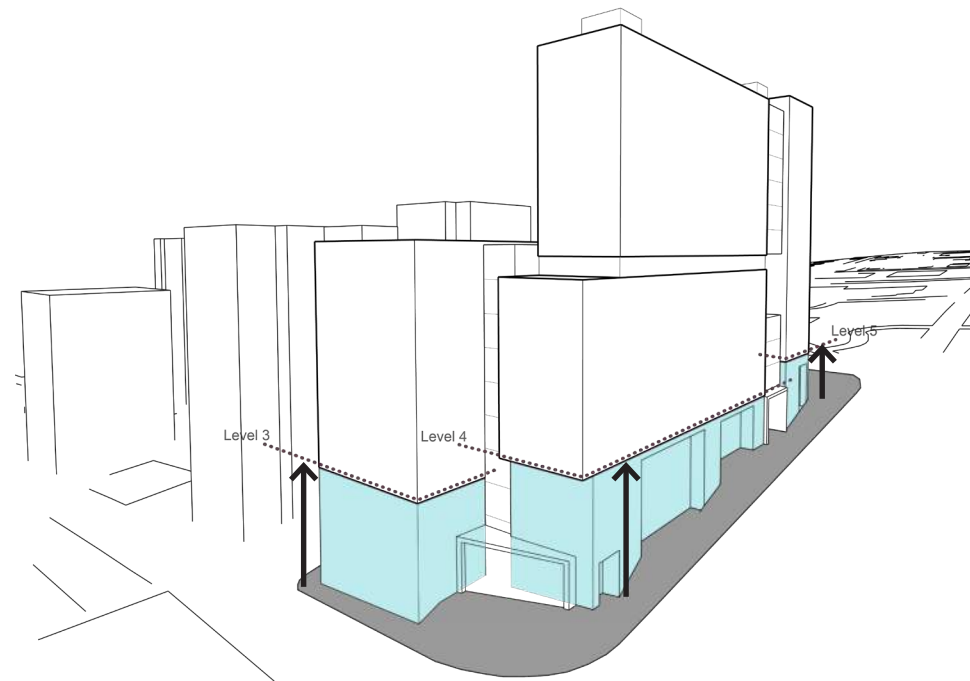
Massing in Relation to Community Design Guidelines

There are three towers on this project. Due to the nature of the program and location, there is significant frontage all around the site. The towers are a minimum of 24m away from the existing towers, and there is a consistent front angular plane and height along the streets. The podium datum steps with the slope of the site to create a consistent frontage and ensure that there is equal presence on each corner, while the towers tie the form with the surrounding context.

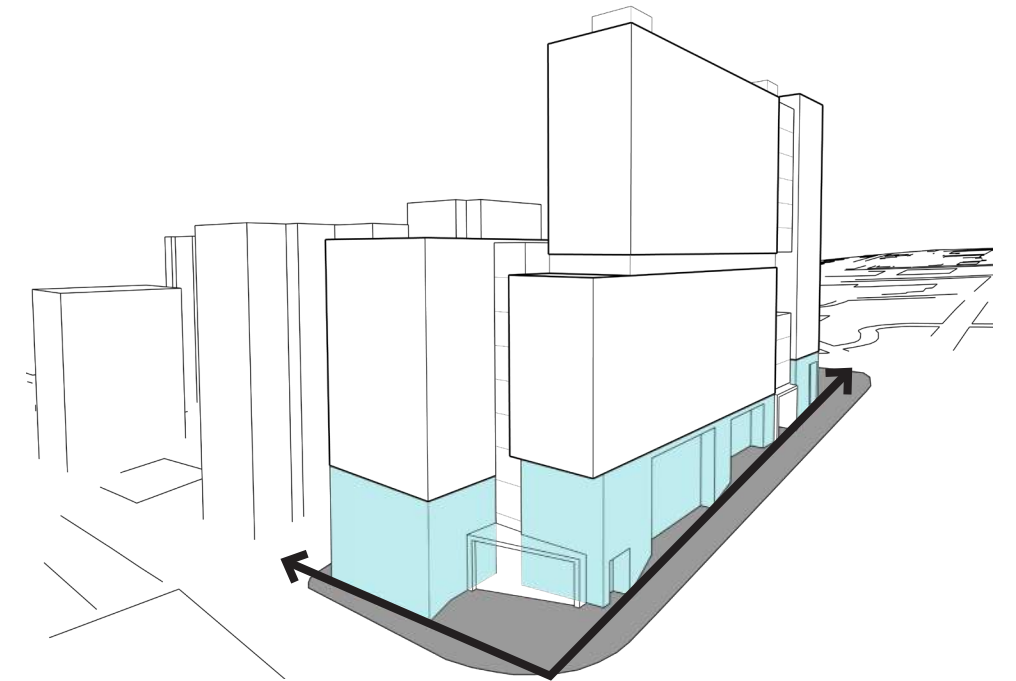
Tower touch-down at atrium and bridges

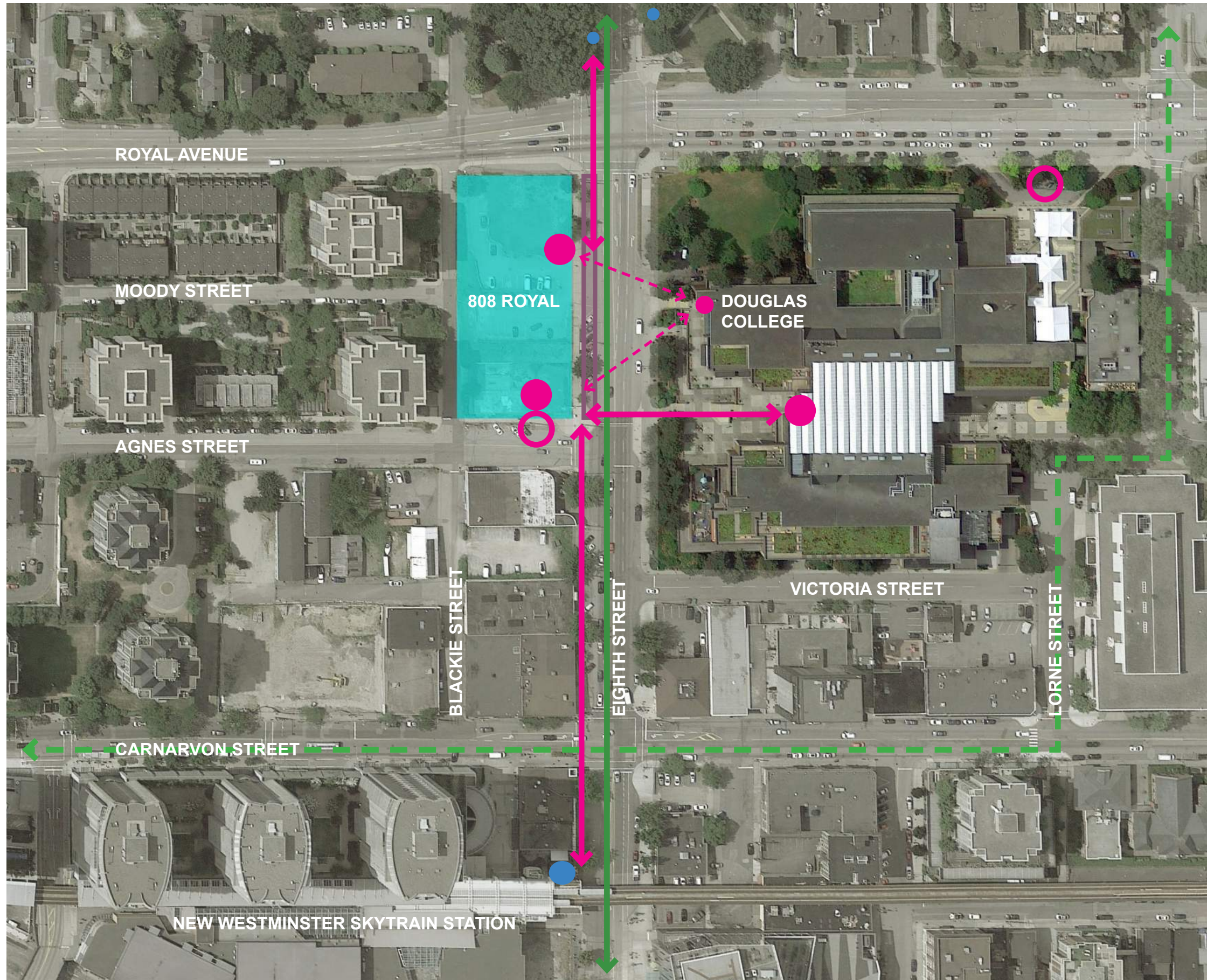


Rich podium that follows the site slope



Filled corners - except for Corner Plaza P4





Site Context

Primary Pedestrian Circulation and Sustainable Modes Of Transportation

The proximity of the New Westminster Skytrain station to the existing Douglas College has made this section of Eighth Street a high traffic area for students traveling to and from campus.

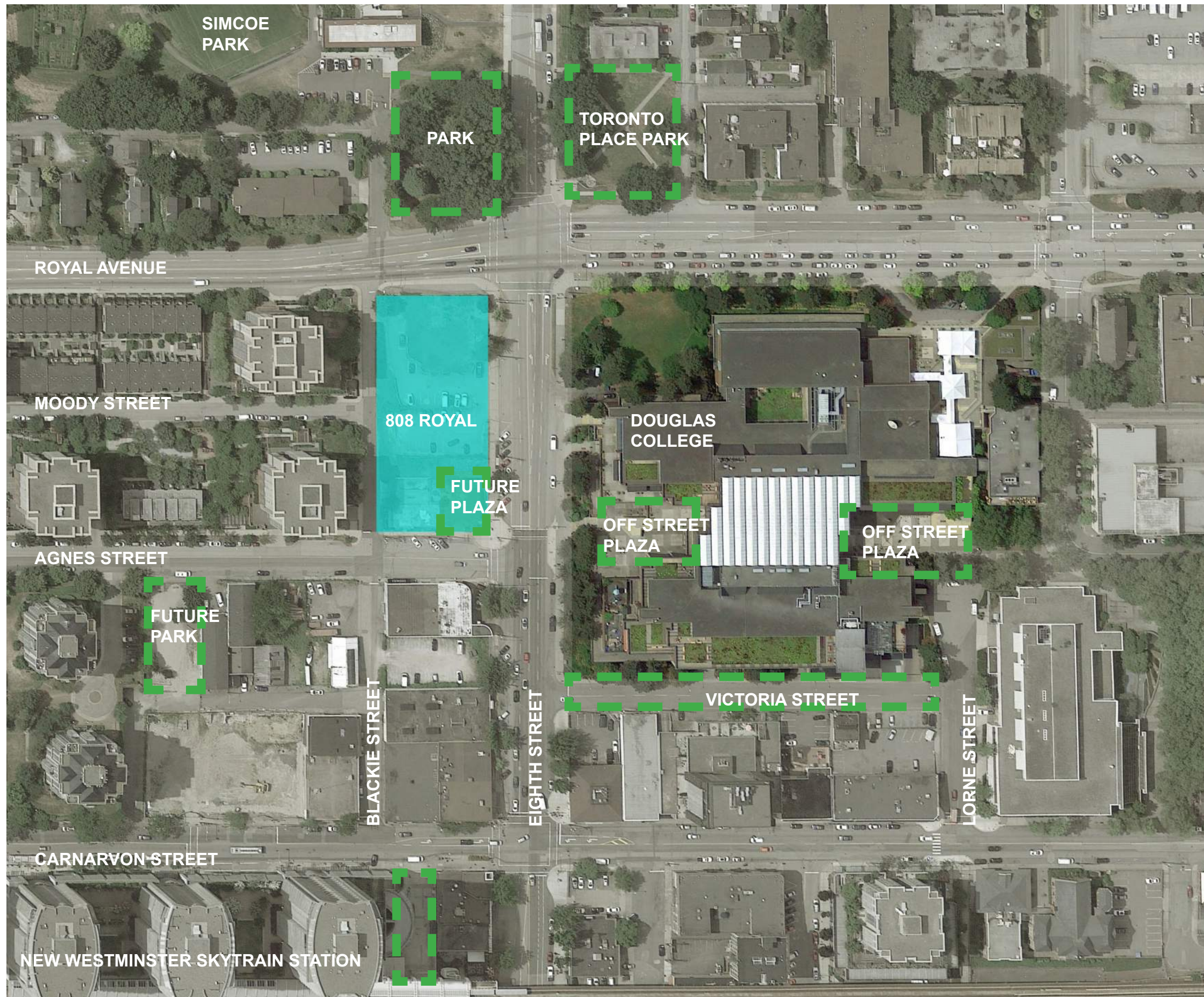
The primary entrance for the project is located at the corner of Agnes Street and Eighth Street which aligns well with the crossing to the main entrance of the existing campus and hub and at the Eighth Street connection to the Skytrain station.

The access point on eighth street captures students traveling from Royal Avenue and provides a secondary option for those reaching the heart of the building at the third level. Due to the slope, there needs to be careful consideration on travel along Eighth Street, looking at access, rest, and mobility.

Site accessibility provides plenty of opportunity for sustainable modes of transportation. Pedestrian experience is further improved by the access to bus stops across Royal Avenue. Drop off locations are located on Agnes Street and at the existing campus on Royal Avenue. Proximity to planned bike lanes from Carnarvon, Agnes street on the opposite side of the existing campus and the future bike lane that will be added with the Eighth Street Complete Street project.

LEGEND

- Bus stops
- Entrances
- Drop-off Locations
- ↔ Primary Pedestrian Circulation
- ↔ Eighth Street Complete Street Bike Route
- ↔ Planned Greenway
- Proposed Bike Lane



Site Context

Plazas

The project aligns with city goals to create a corner plaza at Agnes and Eighth. It is perfectly located with high-foot traffic between the two buildings on campus, creating an entry plaza at the main entrance that lines up with the elevated plazas across the street.

There is a substantial amount of public green space across Royal Avenue, but access to it is impeded by the large crossing and slope. This plaza is key as a resting point while traveling up the slope along Eighth Street before arriving at the Royal Avenue intersection.

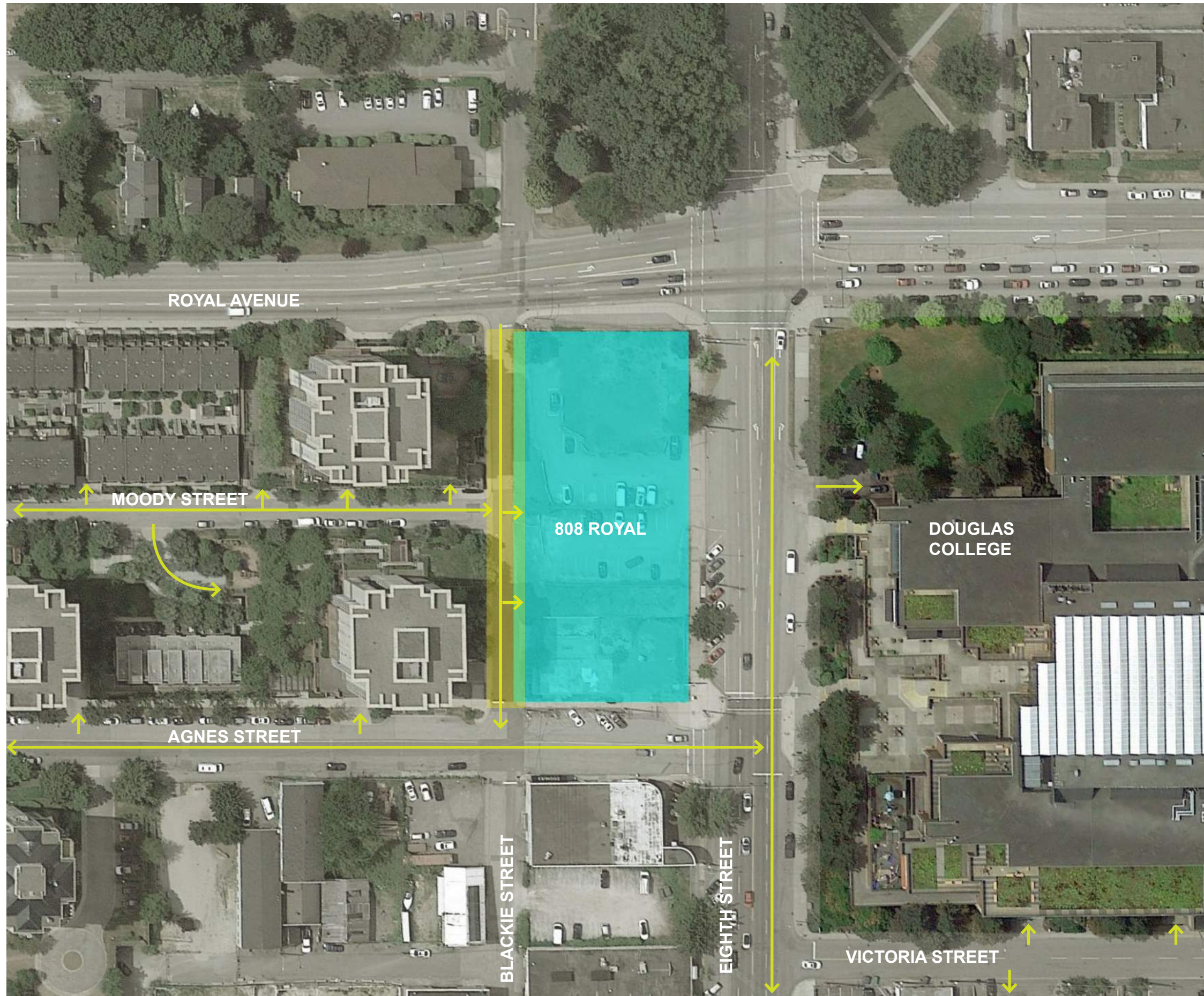
There are several public spaces and plazas around the campus, including plazas at the entrances to the Legacy campus and the future plaza treatment to Victoria Street.

The Corner Plaza at Agnes and Eighth is an important element for this site. While being the main entrance to the academic building and being the most direct connection to the legacy campus, it will be a hub of activity. This plaza will meet the community design guidelines, creating a comfortable resting, meeting, and waiting space with ample seating and urban greenery.

Visual connection is created between the indoor uses and the Corner Plaza with transparent glazing into the lecture and event room, and pre-function/study space to blend the interior and exterior activities.

The large entry canopy and central features of landscaping and sculptures in the plaza create focal points. There is an abundance of seating for rest, staying, people-watching and meeting, bordering an accessible route from the pickup-drop off zone. Several routes through the plaza are created to promote ease of access and managing the steep grades around the plaza.

In addition, the corner plaza improves the visibility and prominence of the pedestrian crossing to the existing campus.



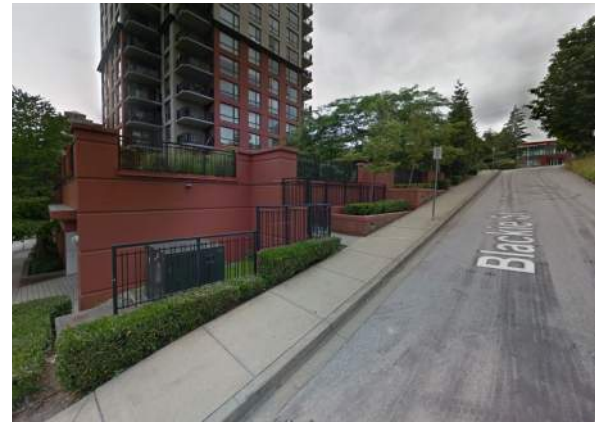
Site Context

Underground Parking / Loading Access

Parking and Loading access has been located primarily on Blackie Street. Considering the treatment of Moody Street and Blackie Street, this is the ideal location for service access, keeping public, active spaces off of this street will keep it quiet along the sides of the residential buildings across Blackie Street.

Loading and service access will be located in line with Moody Street, while the below grade vehicle parking access is located midway between Moody Street and Agnes Street. The locations for vehicle access reflect the strategy of the adjacent residential buildings (with their service access along Moody Street).

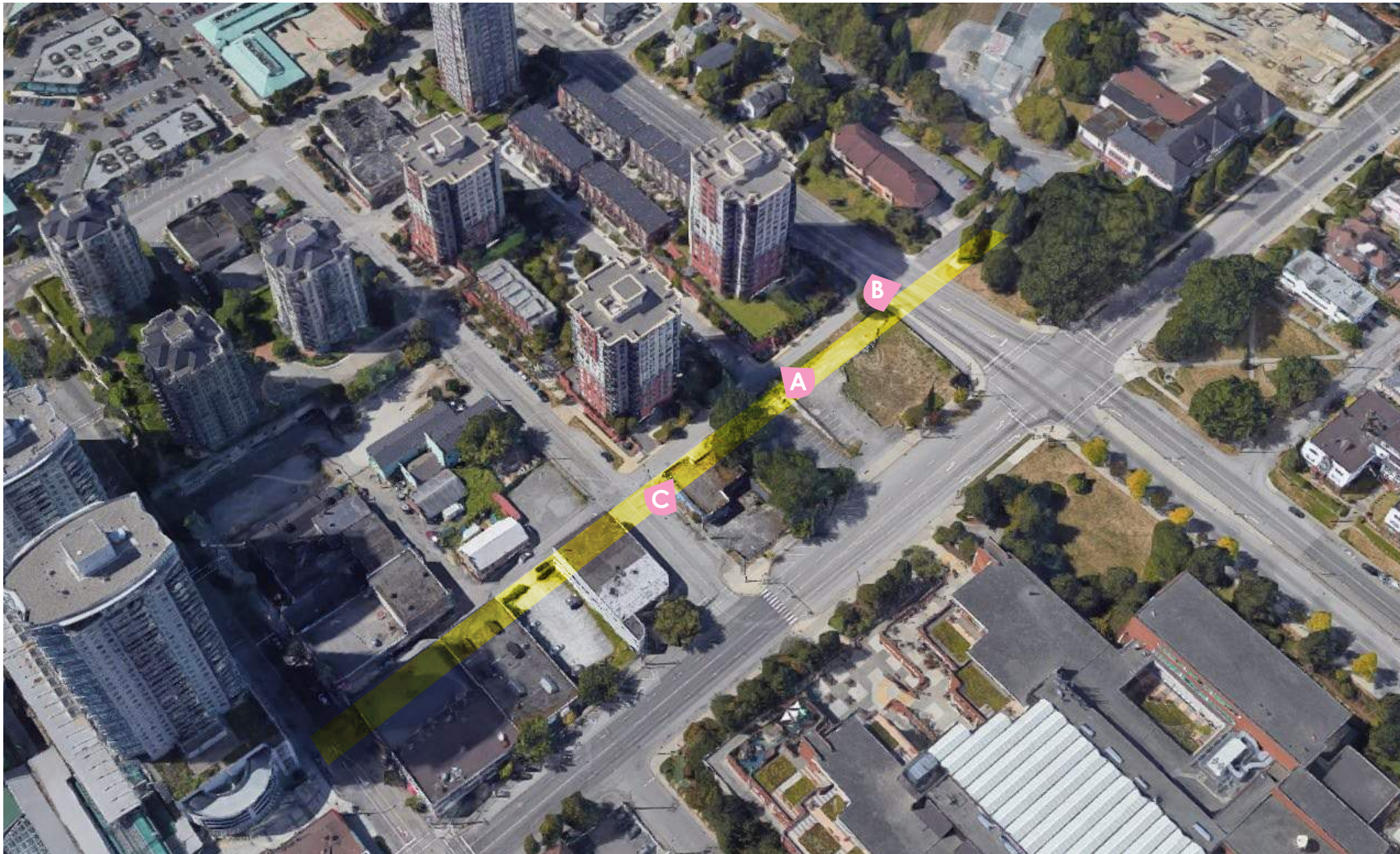
Based on the treatment of the public realm of the neighboring residential buildings on Blackie and Moody, and the lack of crossing at Blackie and Royal, it is clear that a pedestrian oriented application between Agnes and Royal would not be appropriate. For comfort, access, and safety, it works better to encourage pedestrians to use Agnes and Eighth to travel around the site.



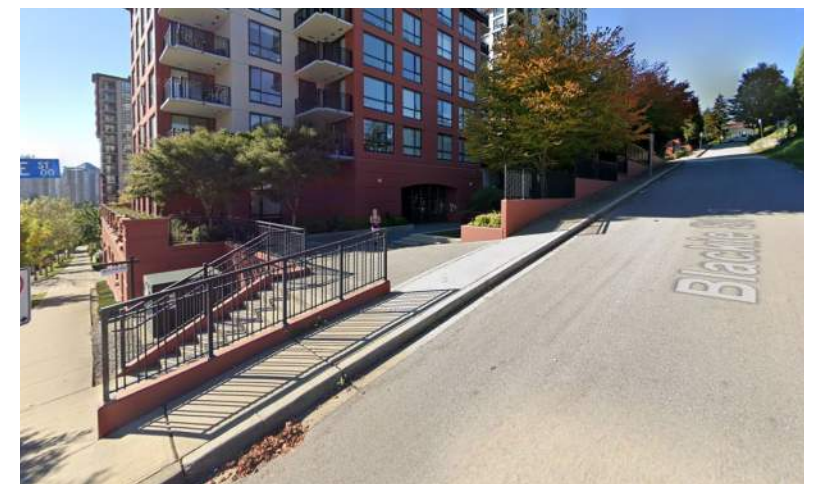
A



B



C



C



A



B



C



D

808 Royal - Douglas College



Royal Avenue Setback

Zoning Bylaw 180

10 foot setback on both sides of Royal Avenue from west boundary of Eighth to East Boundary of Twelfth.

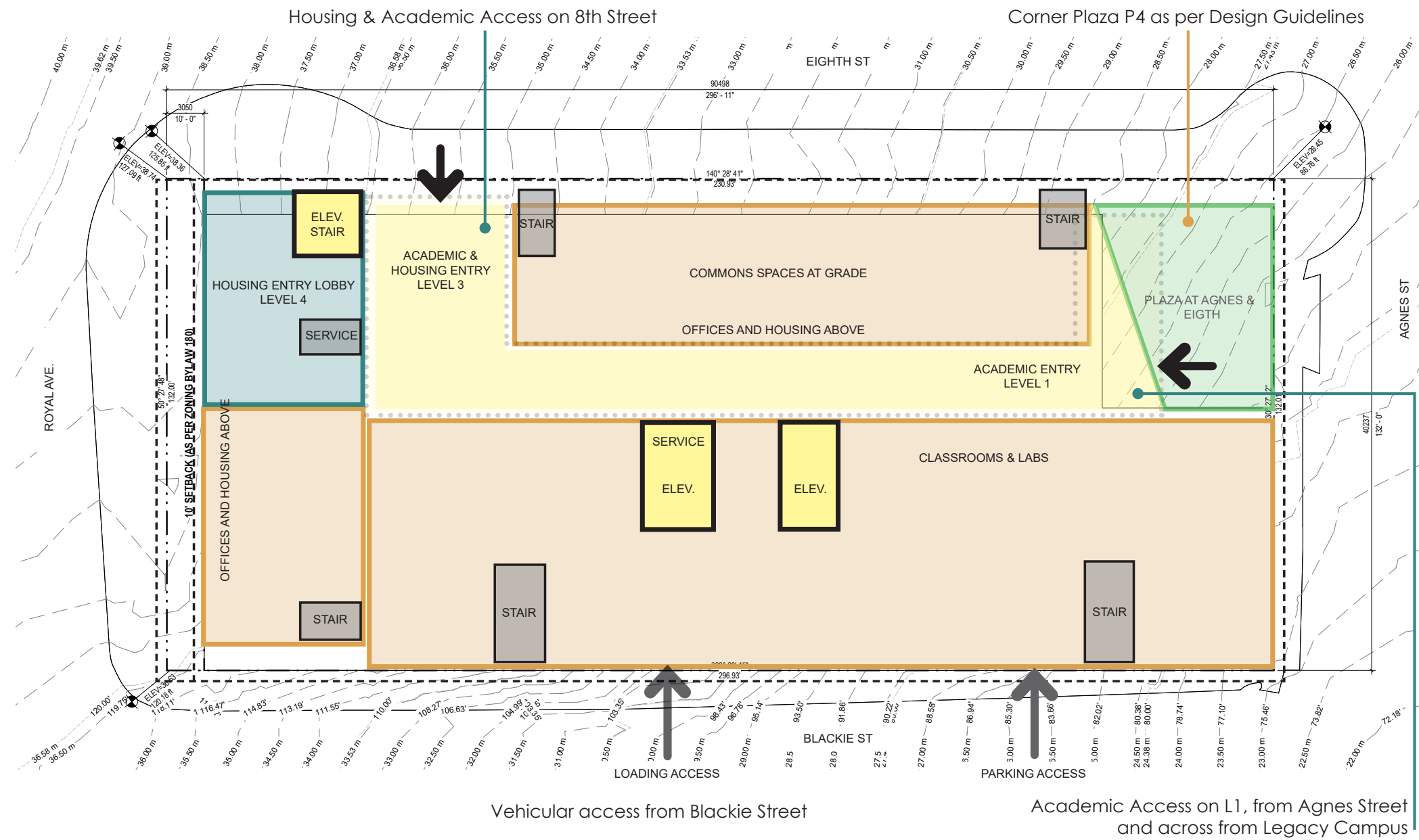
The Royal Avenue setback is consistently applied on the South side of Royal Avenue and creates additional safety and comfort along the busy thoroughfare.



E



F



Program Diagram

Concept Site Plan

The program and massing is oriented around public open space and formal private space. The main entry is located at the Agnes & Eighth Plaza. Common spaces such as cafeterias, open spaces are located along Eighth traveling up the steep grade.

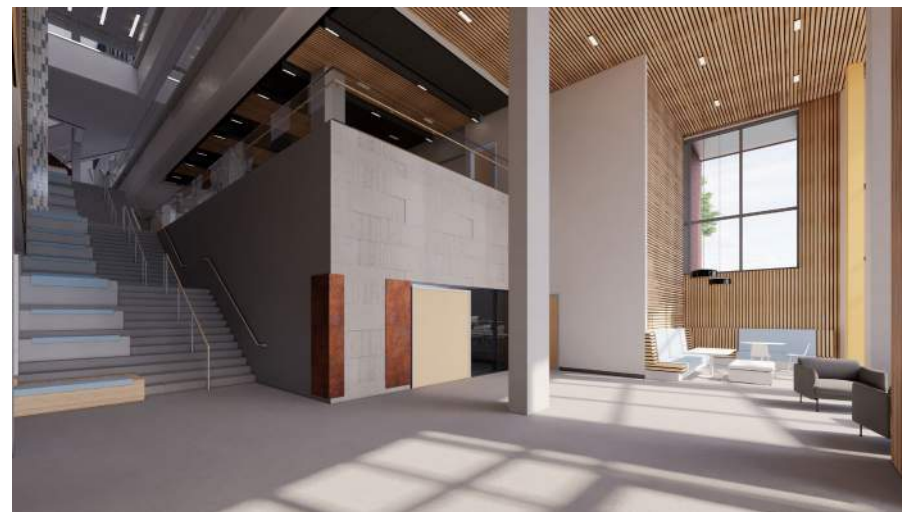
Above the levels at grade, offices and housing is located at the Eighth and Royal side. This frames the massing along Eighth Street and allows the space along Blackie Street to be free for the larger classroom and lab spaces.

The atrium connects the two entries, and allows light to enter between the two types of spaces.

AGNES PLAZA

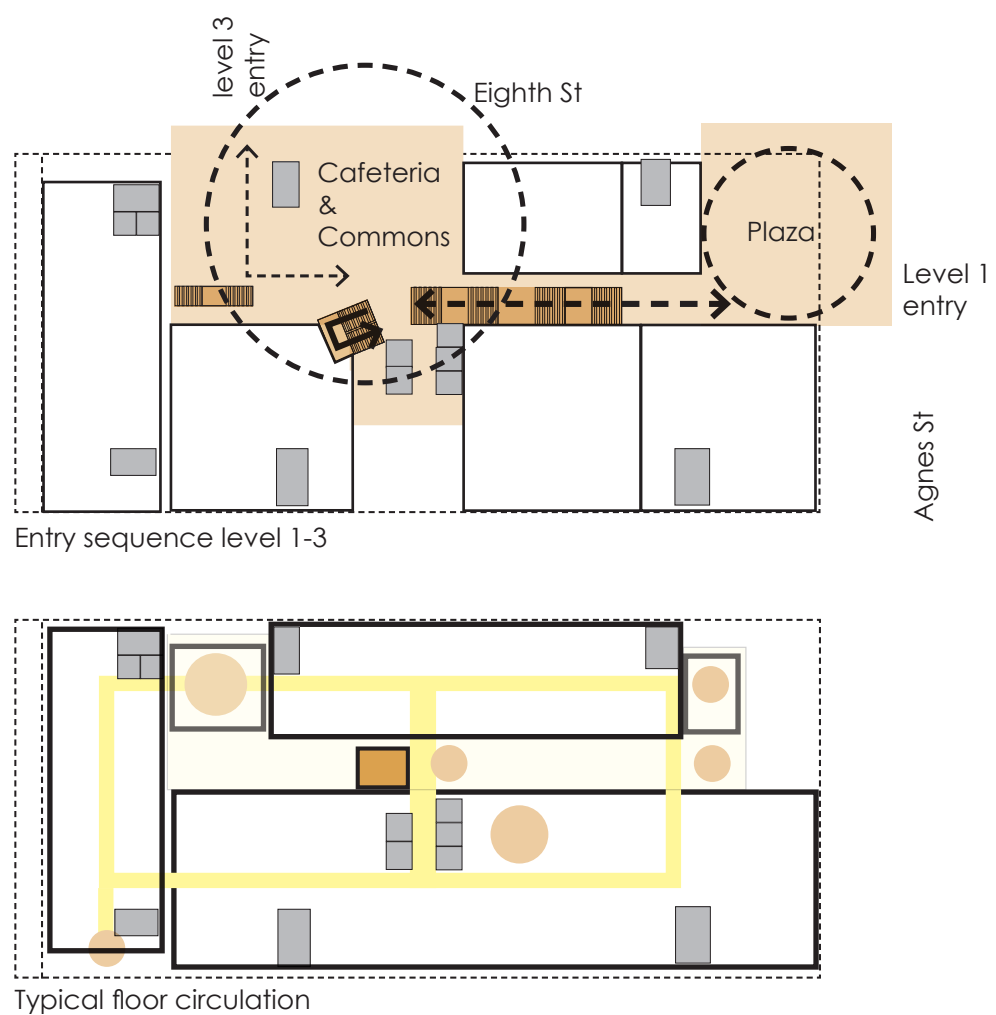
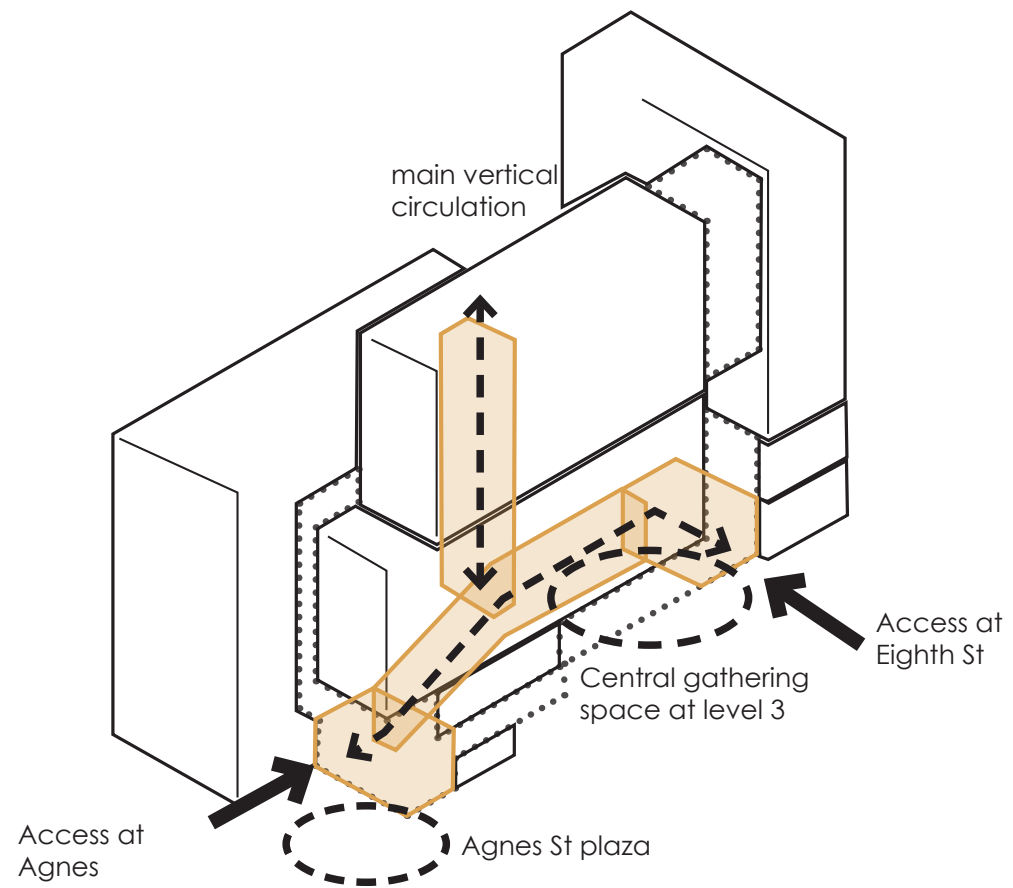


ENTRANCE AT L1, STUDY AREA AND ATRIUM



COMMON LOUNGE AND ATRIUM ON L3





Entry Sequence

Traveling to and through the building is an important driver for the experience of its public space. Entering the building at the main entry at Agnes Street, you experience a small plaza filled with nature and seating, and enter under a warm wood canopy. As you go through the doors, you are welcomed with a social stair traveling up through a grand, 10-storey tall atrium filled with the filtered light from above. As you walk up and arrive at the central gathering space, you see all points of circulation intersect, the main stair coming up from Agnes, the feature stair traveling all the way up the academic spaces, the entrance to the housing and the secondary access from Eighth Street. At this point, there is a large student lounge where you can see the legacy campus across the street, meet students, faculty and the public, eating, gathering and stopping for a rest. Going up through the academic levels, you see through the atrium, study spaces, offices, and classrooms, sharing light and activity. As you travel around the corridors to the different programs, there are points of stopping for studying, meeting, taking a break or appreciating a view to nature or through to the atrium.

Precedents



Alex & Jo Campbell Centre for Health and Wellness - Camosun College



School of Sustainable Energy Engineering, SFU



Earth Sciences, UBC



Orchard Commons, UBC

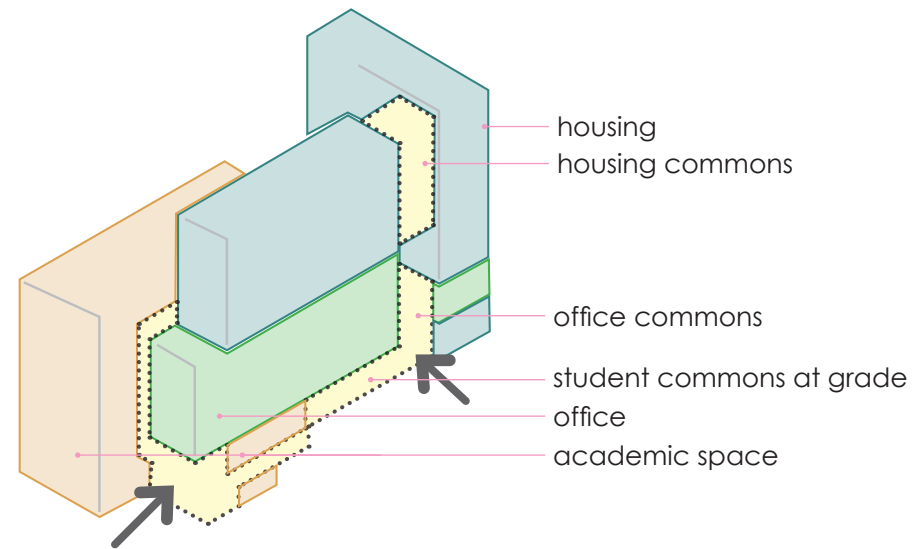


Alex & Jo Campbell Centre for Health and Wellness - Camosun College



Chappell Family Building for Nursing and Population Health - TRU

808 Royal - Douglas College



Program Diagram

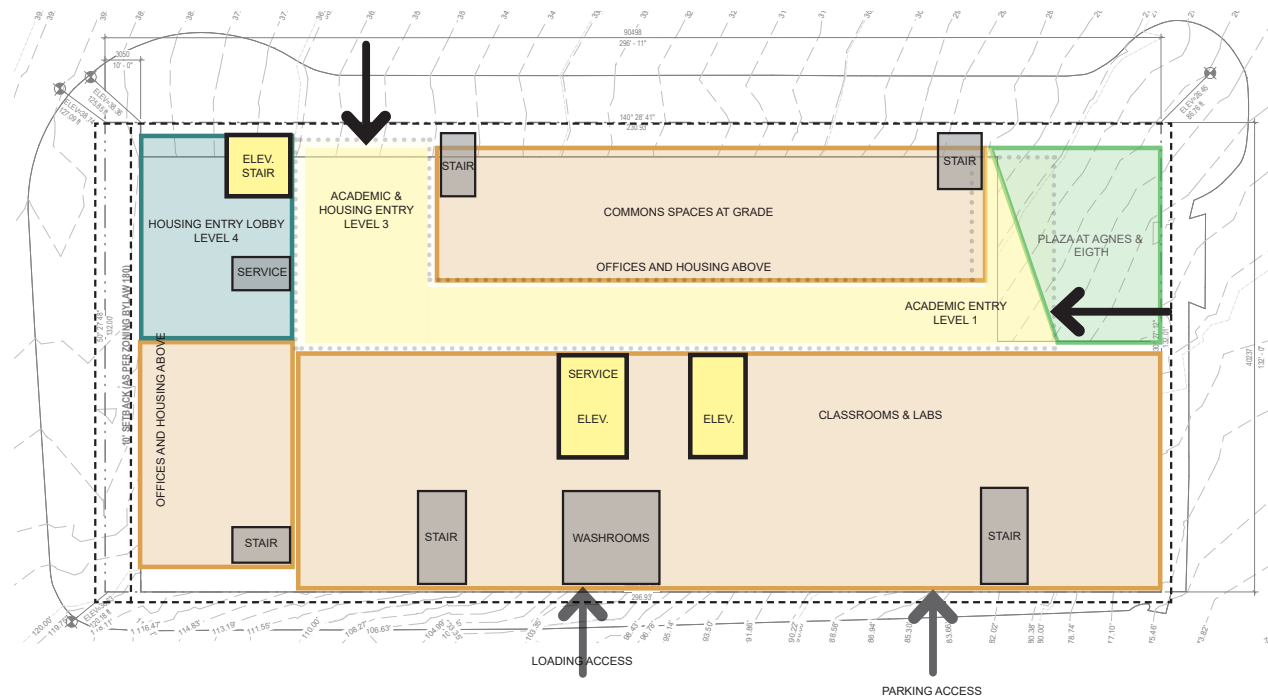
The program is organized by the type of activity and use. The public academic spaces are at the lower levels, facing the very public Eighth and Agnes Streets. Housing is pushed off the grade above the Academic, with its entry and activity spaces coming down internally facing away from the streets.

The massing responds to the intent of bringing natural light across the different volumes. The atrium is the core space where activity is going to happen. It brings light in through a skylight roof and across

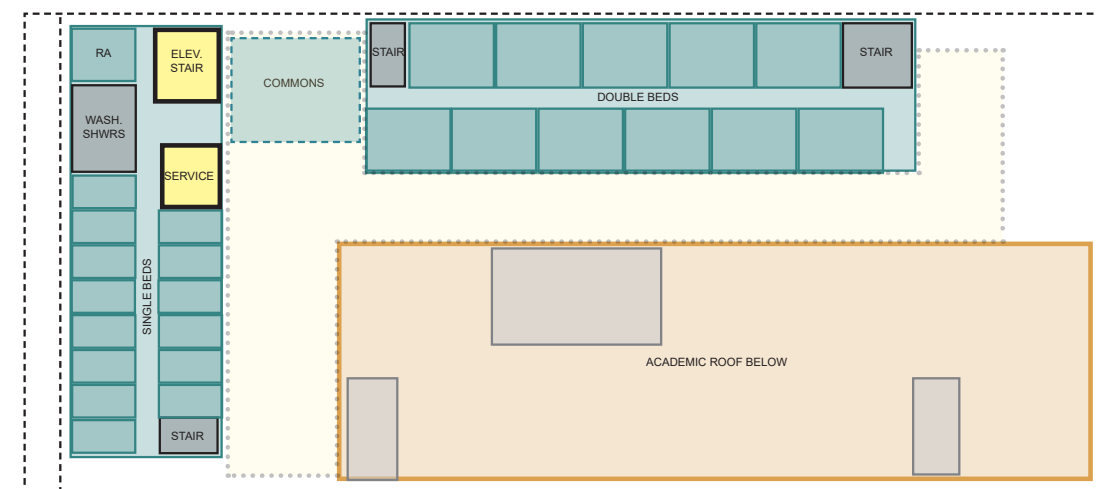
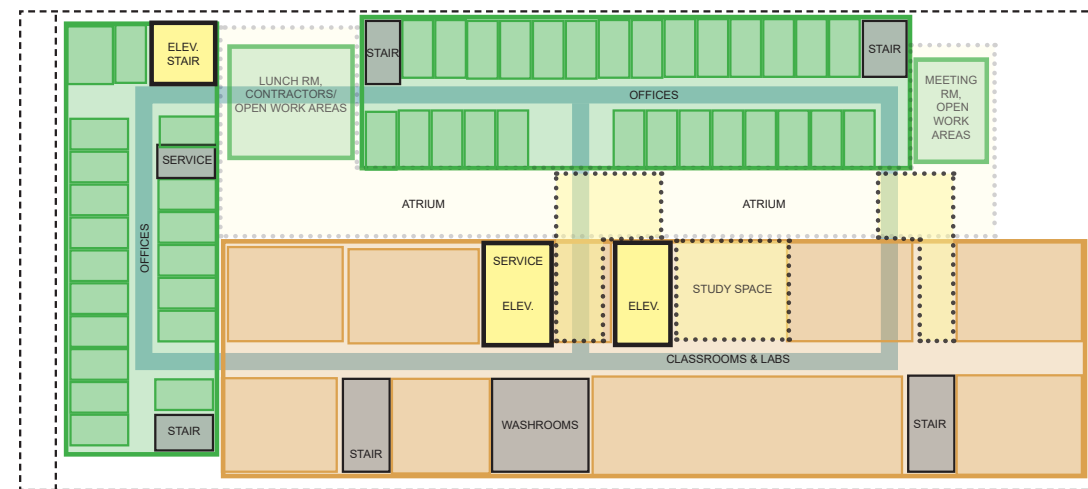
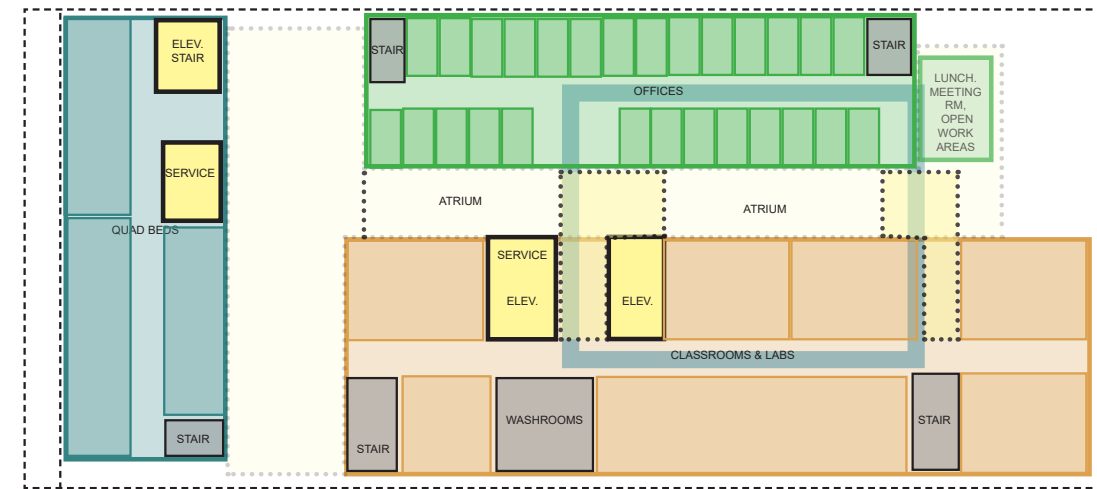
multiple study spaces to the corridors. On both ends of the atrium, the location of common spaces with glazed walls maximize natural lighting.

On the podium, open common areas are located along Eighth Street and the plaza at Agnes, with double height glazed walls that draws light in and engages with the public realm.

On the upper massing, the towers are located leaving a void that helps to obtain the best natural lighting on the rooms and common spaces.



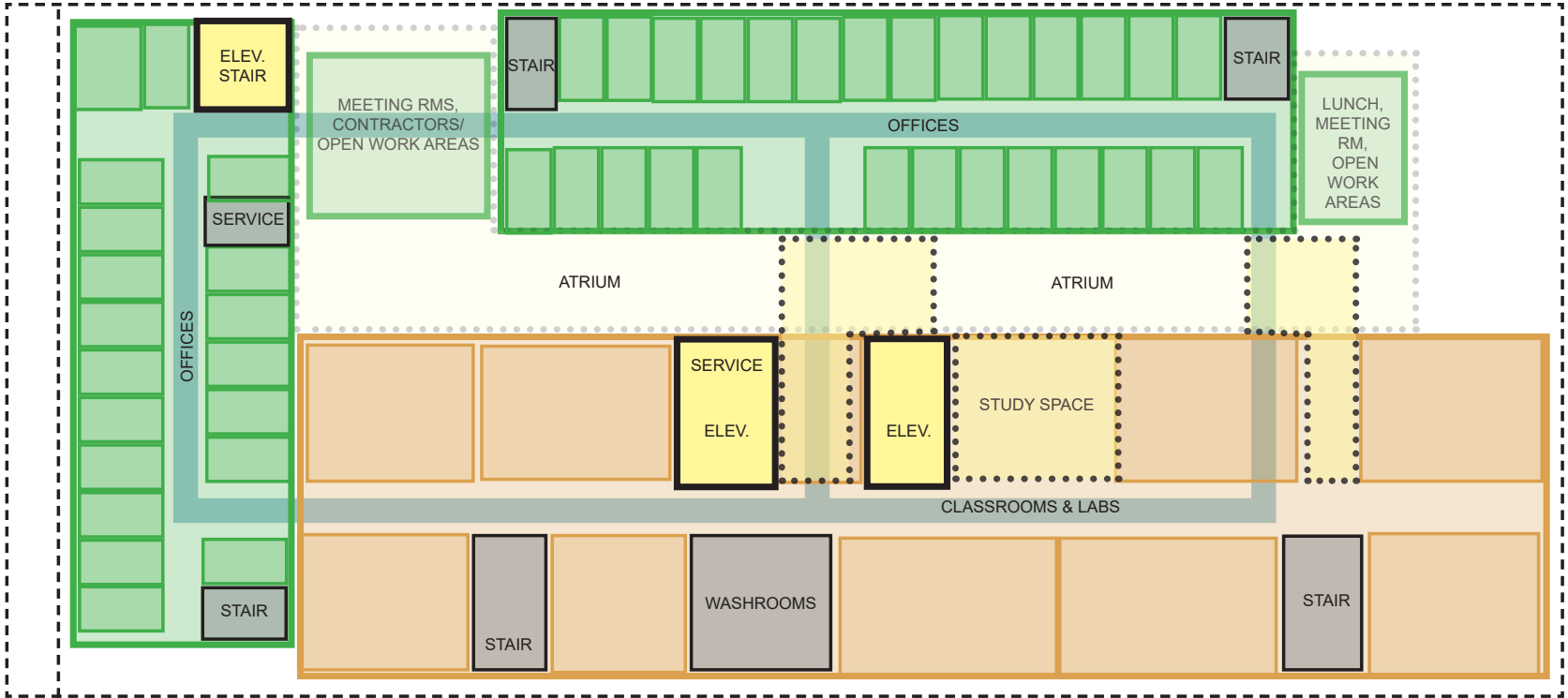
ACCESS LEVELS 1 - 3



Program Diagram

Functional drivers: Academic Spaces

- Functional Classrooms & Labs
- Adjacency (offices to teaching spaces, commons areas at central locations)
- Wayfinding, accessibility
- Light access for all occupied spaces



↑ footprint based on housing structure above

↕ 5m atrium (approx. 3 corridor widths) allow light to enter internal spaces

↕ minimum dimension for functional layout for classrooms and labs

↕ functional corridor width

↕ minimum dimension for functional layout for classrooms and labs

STUDY SPACES



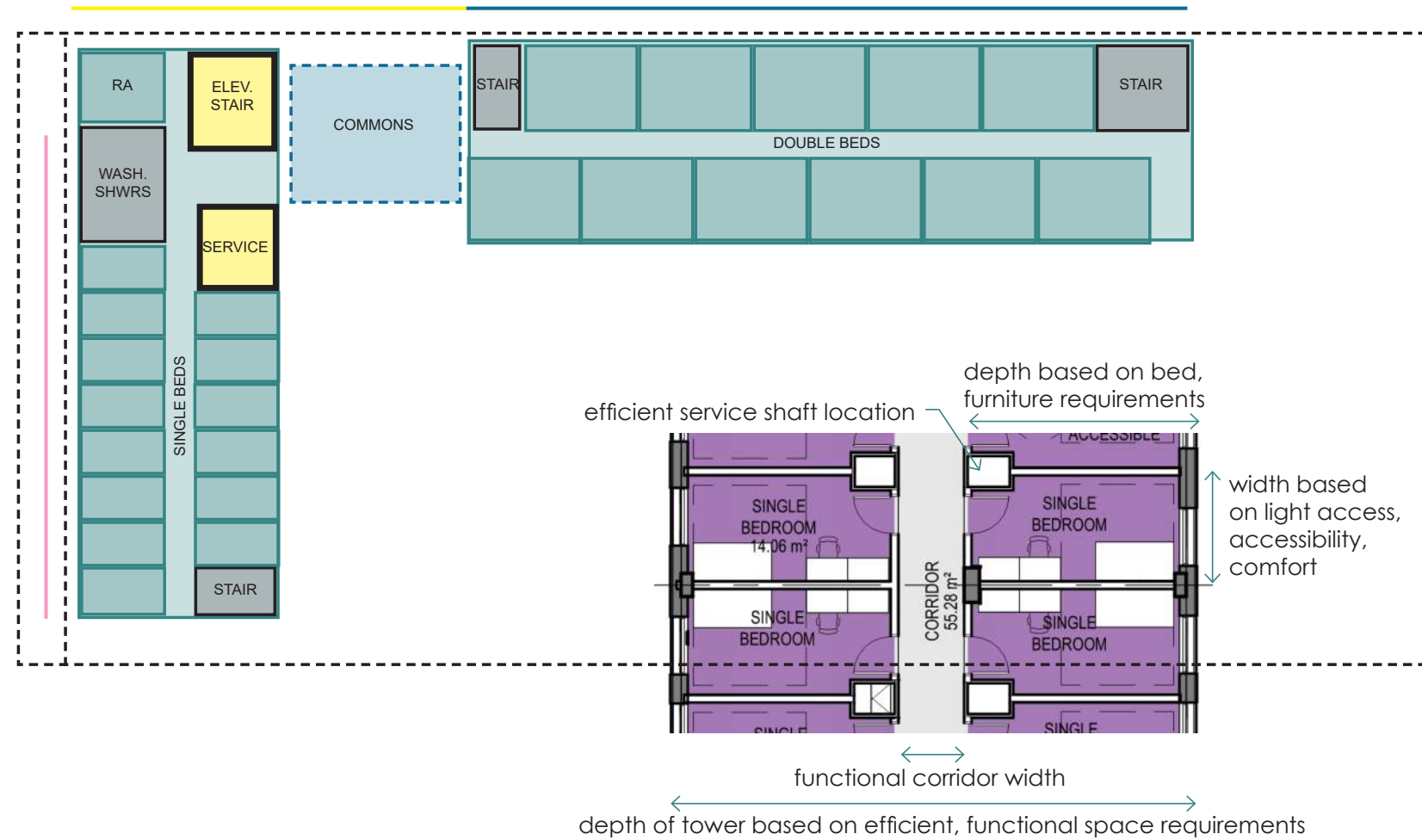
ATRIUM



STUDY SPACES AROUND ATRIUM



length of building to maintain light access, efficiency, adjacencies



Program Diagram

Functional drivers: Student Housing and Communities

Why not a point tower format?

Demand Analysis resulted in a programmed format catered to "Housing Communities":

- 1 Staff per floor (RA)
- functional layouts require specific depths and widths for light, access, furniture
- Efficient layout = double stacked corridor
- Commons shared by 35-40 beds (kitchen, study, gathering)
- larger floor plate = better efficiency of service and shared space
- laundry, larger activity space can be shared by multiple communities and floors, so located separately.
- 4-bed apartments can be isolated from communities due to shared amenities within units - but still connected for shared laundry and larger activity spaces
- Housing lobby - convenient location for access & security, connection to academic space for sharing of larger amenities (classrooms as multipurpose space, cafeteria/ market place, study space).
- Single access point for security, clear sightlines to elevators, points of entry.

ACTIVATED ROOFTOPS



HOUSING ROOF



HOUSING COMMONS



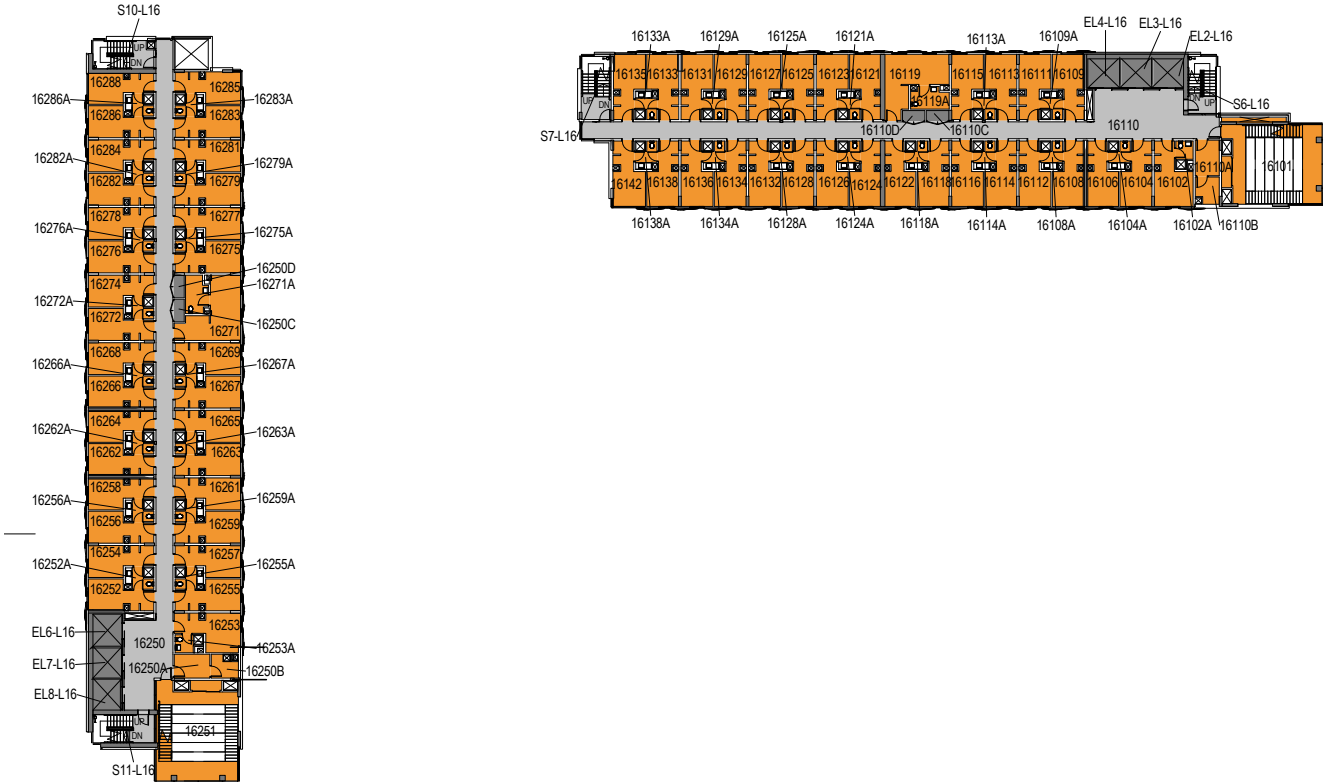
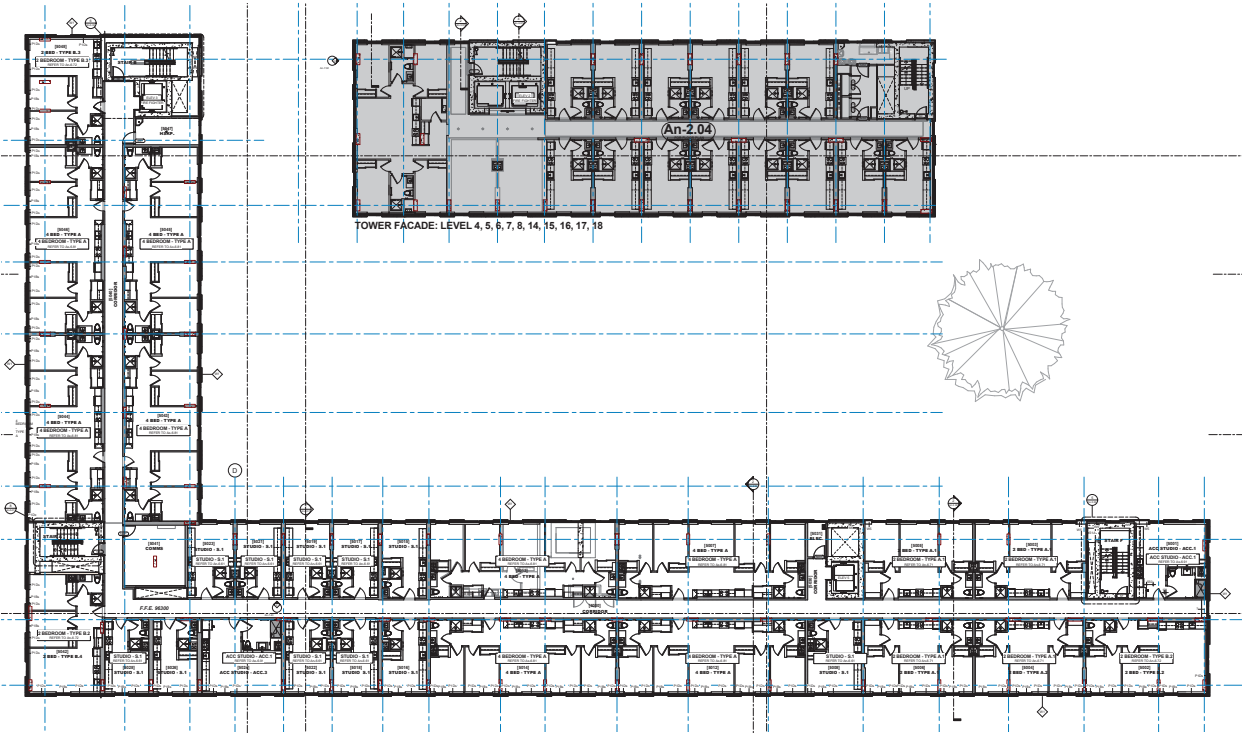
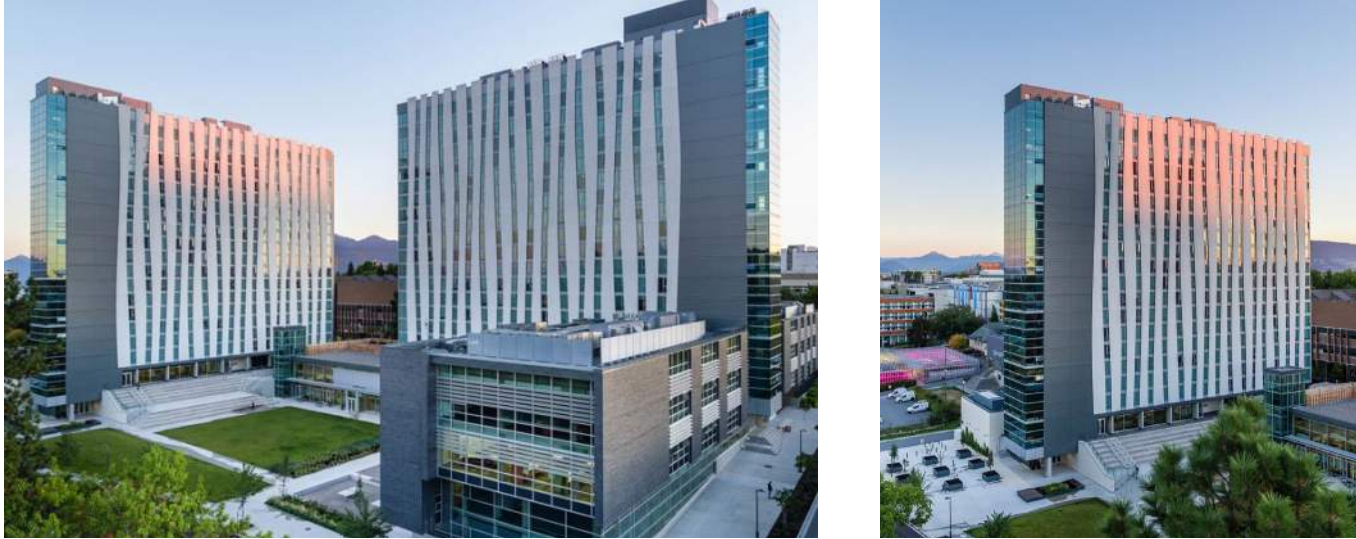
Ponderosa Commons - UBC (2013 & 2016)

- two buildings on adjacent sites (15 & 20 stories)
- classrooms, seminar rooms, art centre, labs, offices
- retail space
- multipurpose event/gathering space
- 1150 beds; 363 studios, 113 two-bedrooms, 62 four bedrooms, 11 large/accessible studios
- kitchens and living areas within units



Orchard Commons - UBC (2016)

- two buildings on adjacent sites (20 stories)
- classrooms, offices
- multipurpose event/gathering space
- 1035 beds; 971 connected singles (double beds), 8 singles with bathrooms, 25 shared rooms, 6 one-bedrooms
- dining hall & open communal areas





Public Space Diagram

Connecting Spaces

Connecting visually to social spaces is a key to making them successful and well-utilized. Using a balance of bold gestures, such as the feature red metal-clad stair, encourages curiosity and interaction with the variety of spaces that inhabit The Space Between.

Key materials are used throughout the entry sequence and important commons spaces. The entries are rich with the use of wood, wood slats are covering the interior walls and covered exterior areas, giving a warm, welcoming experience. As you enter at the lower plaza, stone-clad walls add a feeling of durability and grounds you as you walk through to the main stair. The vertical circulation from the entrance is identified using blue colors, referencing the flow of the river, in the form of seating spaces on the social stair and a waterfall-style tile on the elevator core. Rusty-red metal is used to identify important entry points and views and is also featured on the main vertical stairs from the third floor student lounge up to the academic floors and housing lobby. Featured spaces use a gradation of painted color walls, referencing the colors of nature, starting with earthy colors at the lower levels, and moving up to greens and blues referencing flora, water, and sky.

The entry sequence is filled with clear viewpoints to major access routes through the building bordered with lounge and study spaces. Direct views into and out of the building to the street is crucial to making the ground stepped ground floor feel connected to the public realm. While there is a prominence in stairs, there is still equitable access through direct routes to elevators and lounge spaces from the major circulation routes.

Arriving on the third floor you find the true hub of the building, anchored with a large mural with indigenous art (inspired by the local Qayqayt Nation) and wood carvings.

- | | | | | | |
|----|----------------------------------|----|---------------------------|-----|-----------------------|
| a. | waterfall tile at elevator cores | 1. | entry plaza | 7. | housing entry commons |
| b. | red metal-clad stair | 2. | pre-function space | 8. | bridge lounge areas |
| c. | feature colors | 3. | social stair | 9. | open study areas |
| d. | wood slat walls | 4. | study area | 10. | housing roof space |
| e. | red metal-frames | 5. | student lounge and market | 11. | academic roof space |
| f. | stone-clad wall | 6. | eighth street entry | 12. | housing commons |

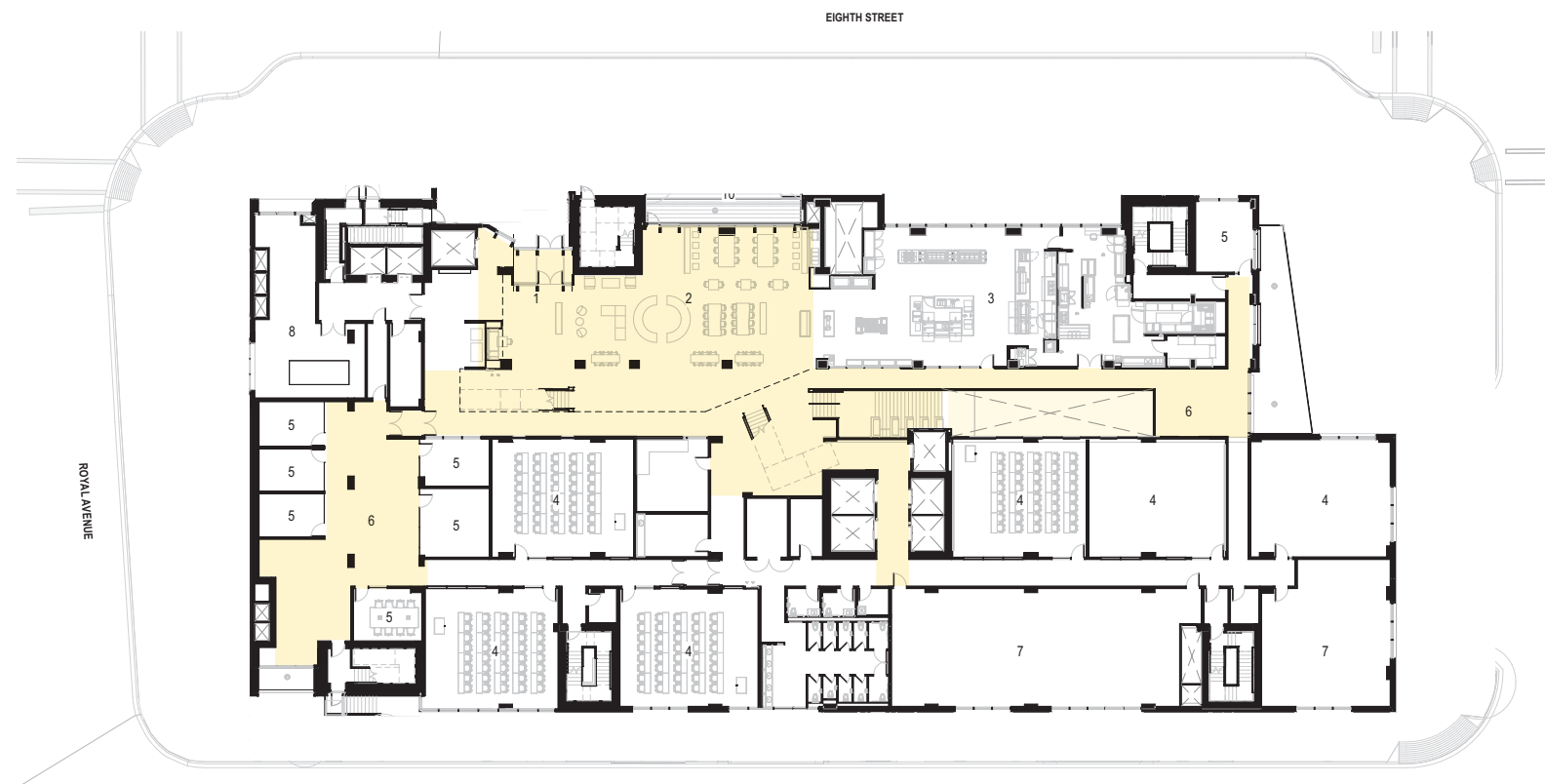


Public Space Diagram

Connecting Spaces

The lounge space has a variety of seating spaces for meeting, eating, and studying, adjacent to a marketplace and cafe. From here there are vantage points to all areas of access, to Eighth Street outside, and to two major stairs, clad in red metal, going to the housing and lobby and up to the rest of the academic floors.

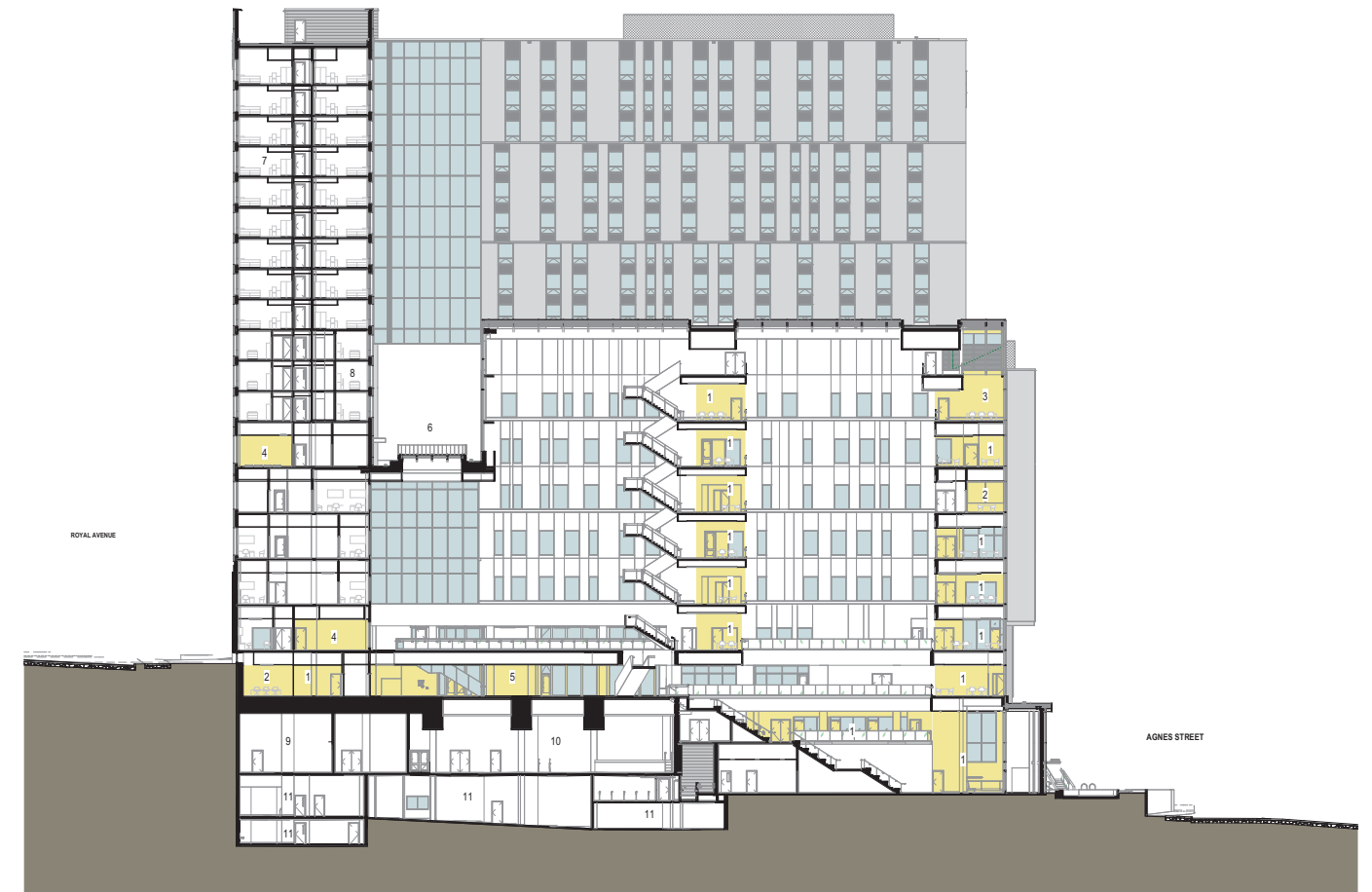
The student housing has two key zones of commons spaces, the Eighth floor with activity spaces, shared laundry, and direct access to a large, landscaped roof space, and the bridge on the community floors with kitchen, dining and study areas.



LEVEL 3

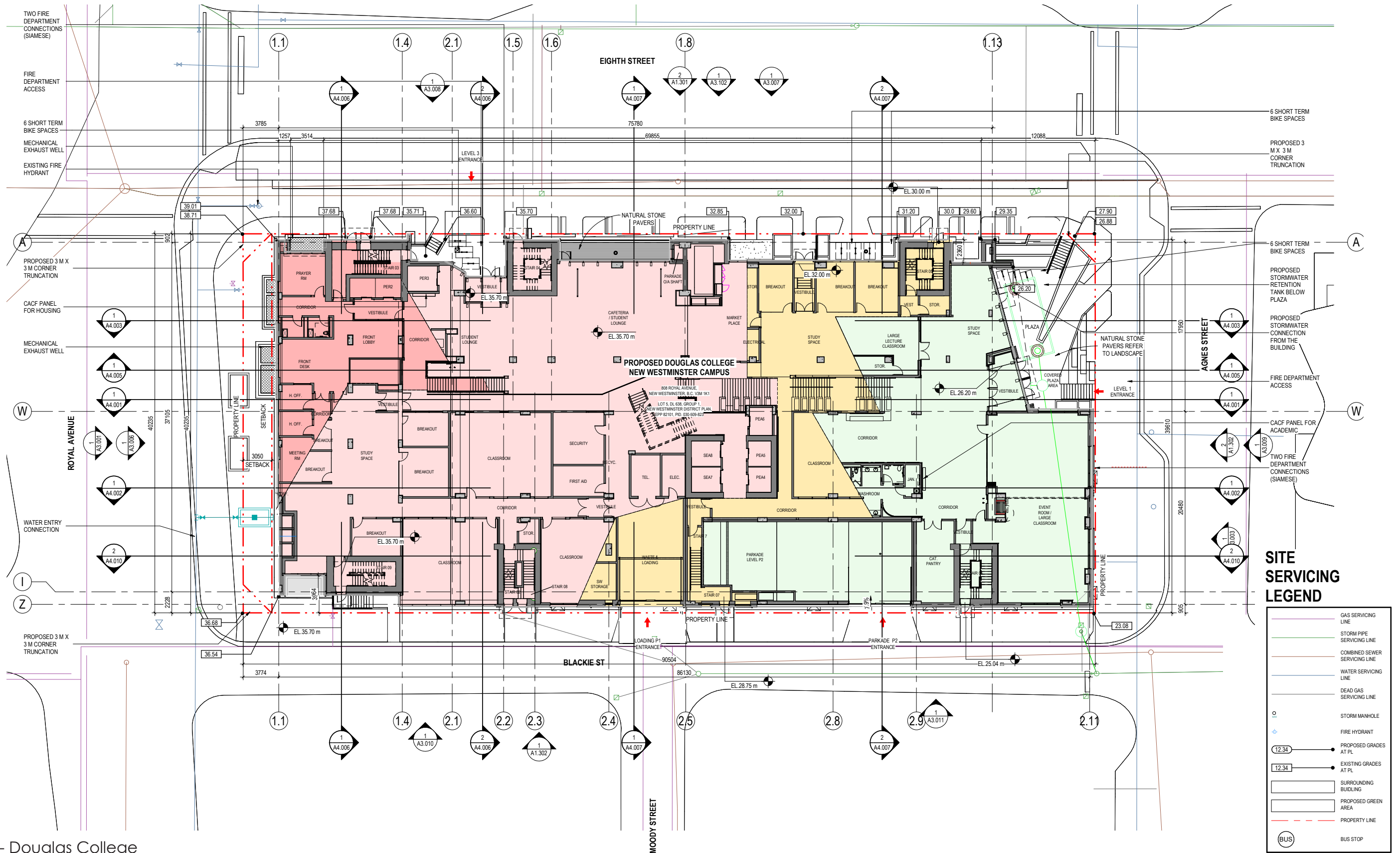
BLACKIE ST

- 1 ENTRY LOBBY
- 2 CAFETERIA / STUDENT LOUNGE
- 3 MARKET PLACE
- 4 CLASSROOM
- 5 BREAKOUT ROOM
- 6 STUDY SPACE
- 7 ACADEMIC SPACE
- 8 SERVICES
- 9 ENTRY PLAZA
- 10 LANDSCAPE PLAZA



SECTION ACROSS ATRIUM

- 1 STUDY SPACE
- 2 BREAKOUT ROOM
- 3 FUTURE ACADEMIC SPACE
- 4 MULTIPURPOSE ROOM
- 5 CAFETERIA / STUDENT LOUNGE
- 6 ROOF GARDEN
- 7 SINGLE BEDROOM
- 8 QUAD BEDROOM
- 9 SERVICES
- 10 WASTE & LOADING PARKADE
- 11



CPTED

Crime Prevention Through Environmental Design

Natural surveillance



Building frontages are active pedestrian areas, which help maximize visibility and deter potential offenders.



The landscape design, particularly the outdoor plaza and open spaces, provide good natural surveillance such that it contributes to having a more active space at all entry points.



Ample glazing is provided on the active ground floor spaces to increase visibility and security.

Pathways, stairs, entrances/exits, parking areas, storage areas, garbage/recycling areas, and the loading alcove area are well lit to increase passive surveillance and security.

Proper lighting will be installed along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers).

Building articulation is minimized along Blackie Street to minimize corners and allow natural surveillance from adjacent residential buildings.

The building will be complemented by mechanical and organizational measures, e.g. closed-circuit television (CCTV) cameras can be added in areas where window surveillance is unavailable.

Natural access control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.



Building entrances and exits are clearly identifiable and carry consistent architectural language to promote visibility from the streets and around the perimeter.

No sidewalks provided along Blackie Street to limit pedestrian access and enhance safety from moving vehicles.

Natural territorial reinforcement



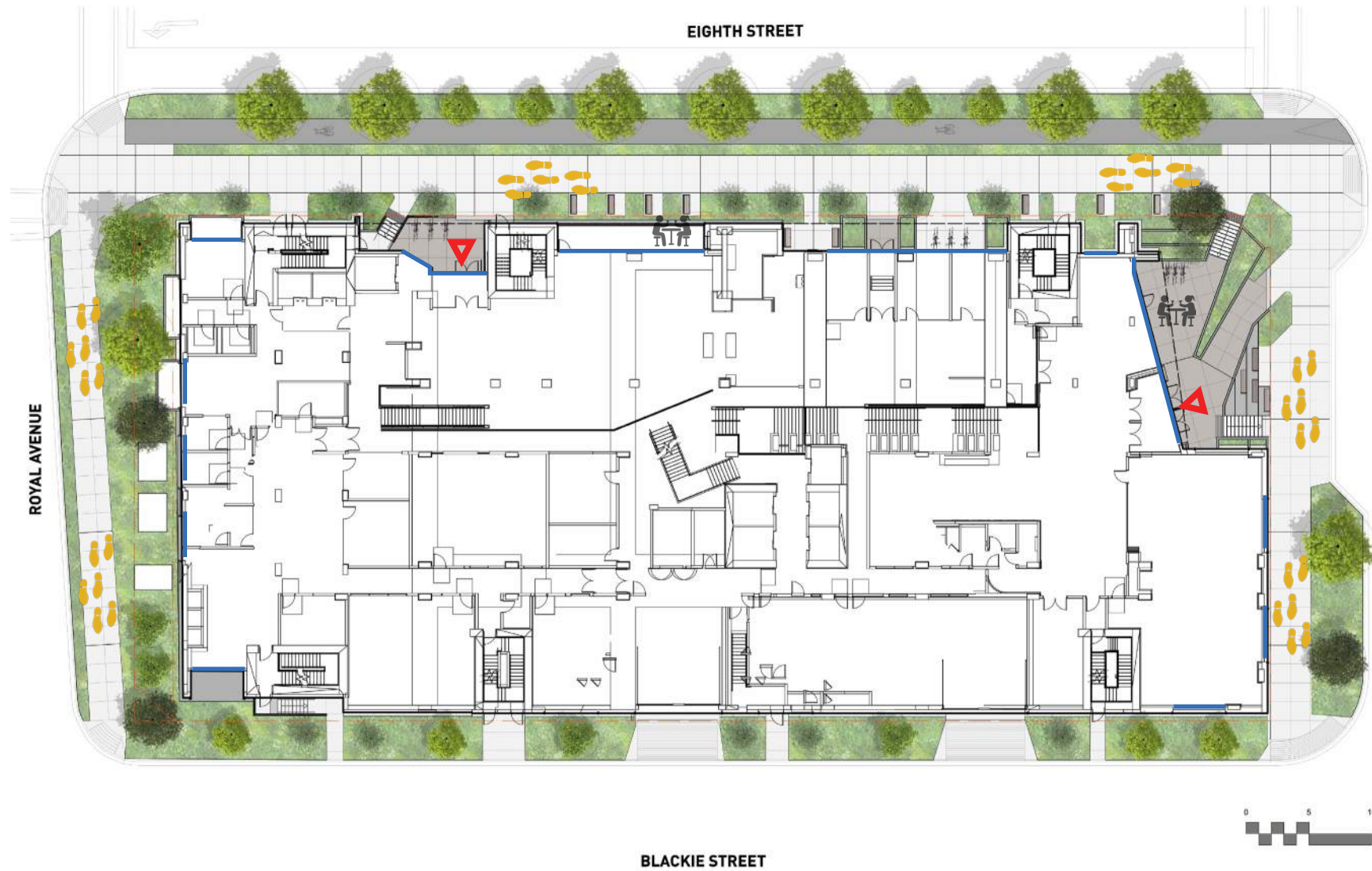
Use of signs, lighting and landscape elements (e.g. shrubs) are applied to express ownership and define the natural territorial reinforcement of space. Trees and shrubs are strategically placed along private spaces, while expansive open spaces signify public indoor uses.

Trees have a high standard to create clear sightlines through it, and groundcover planting will be low enough to avoid places to hide.



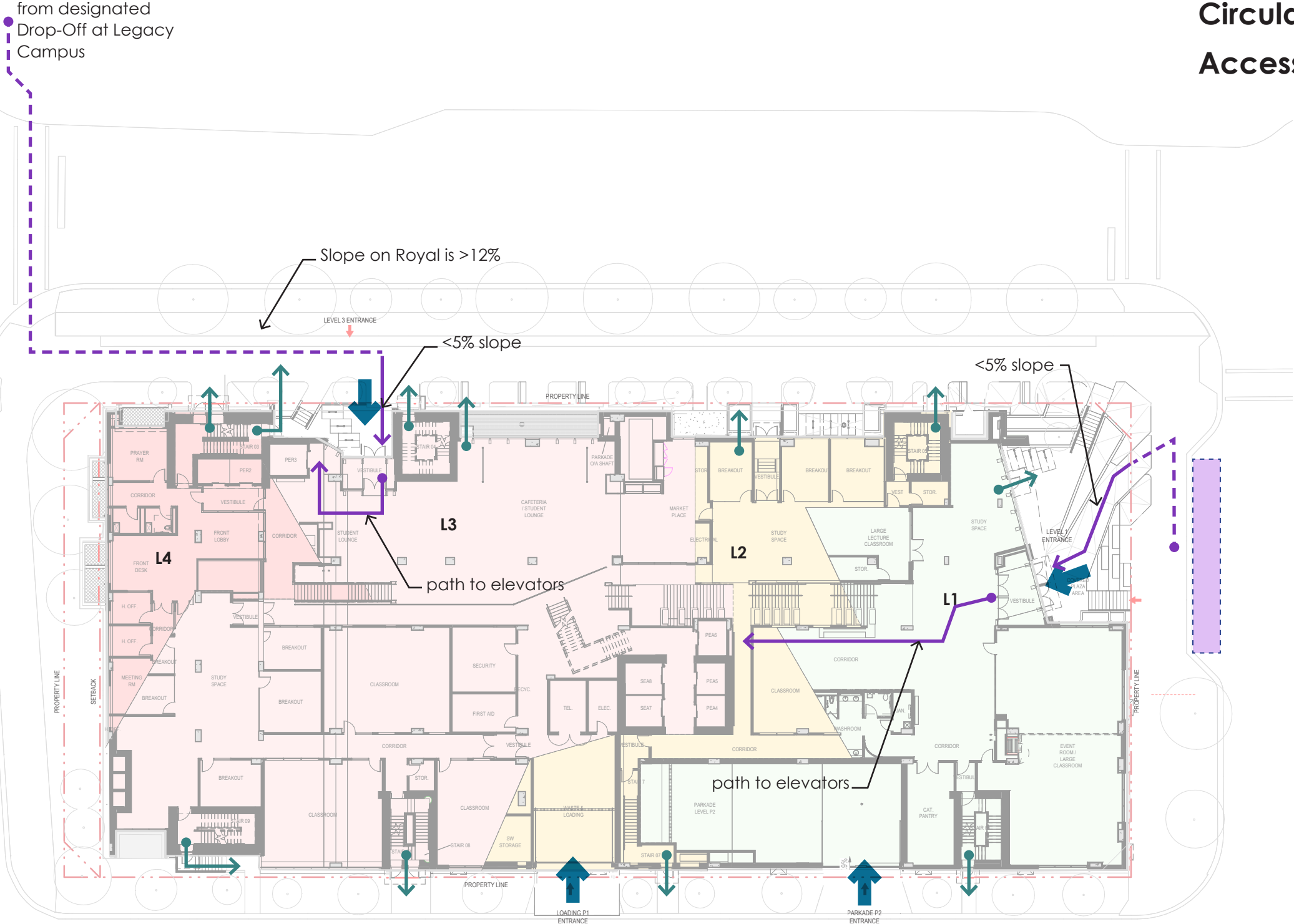
Outdoor spaces along Eighth Street are provided with seating at select public areas.

Paving patterns are slightly disparate in finish to promote gathering/resting points from paths of movement.



Circulation Analysis Diagrams

Accessibility Diagram



This project is challenged by steep sidewalk grades on every side of the building. The Drop-off has been located as close to the main entrance as possible, and there is a maximum 5% grade from the property line to the entrance. The Entrance on Eighth Street is as direct as possible to the street.

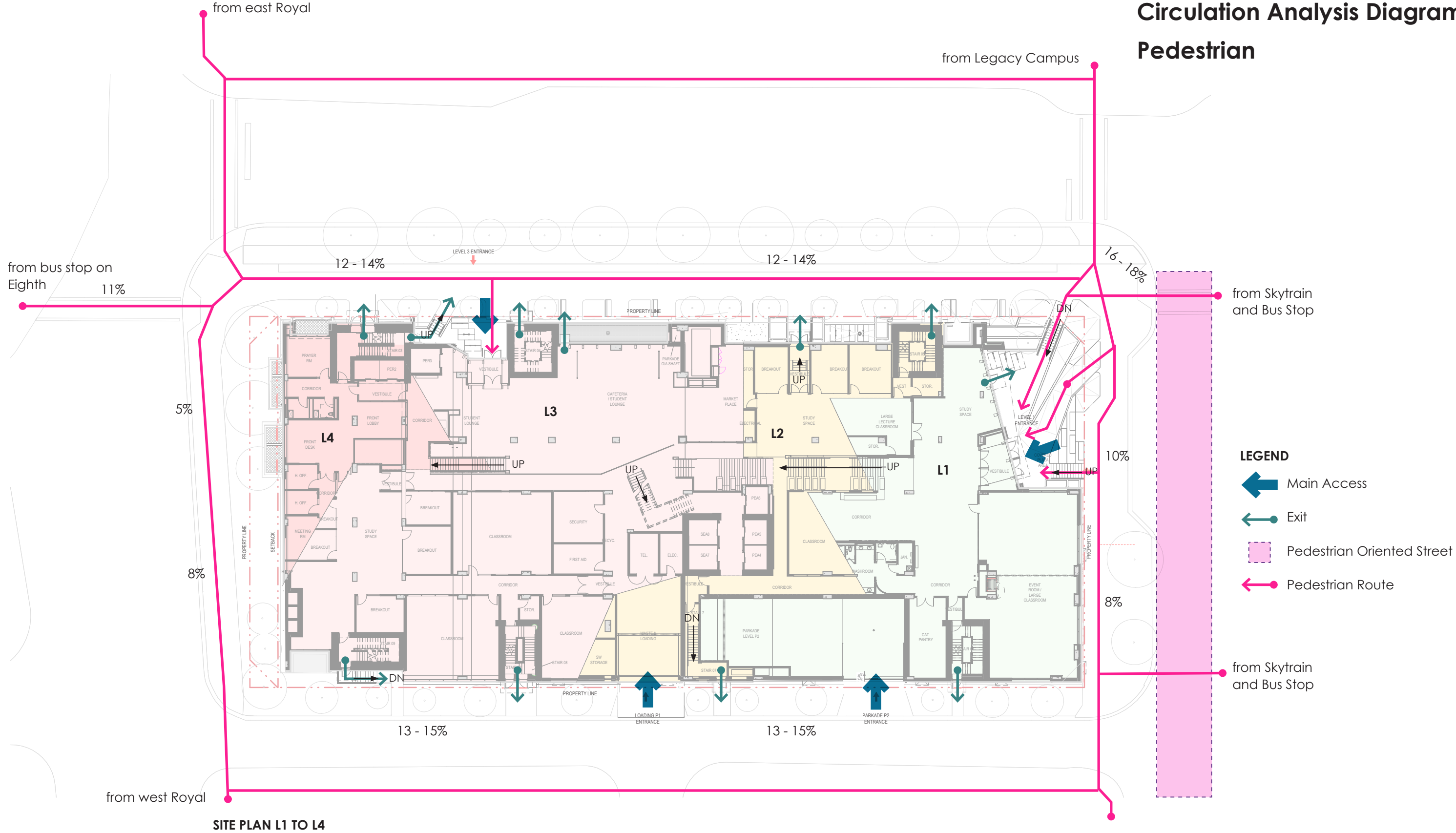
All programmed spaces have barrier-free access. Once people enter the building there is a direct line of sight to elevators that are centrally located to the main circulation, promoting equity and celebrating the vertical circulation up through the atrium. The housing elevator access is directly adjacent to the Eighth Street entrance.

- LEGEND**
- Main Access
 - Exit
 - Designated Drop-Off
 - Accessible Route
 - Route from drop-off

SITE PLAN L1 TO L4

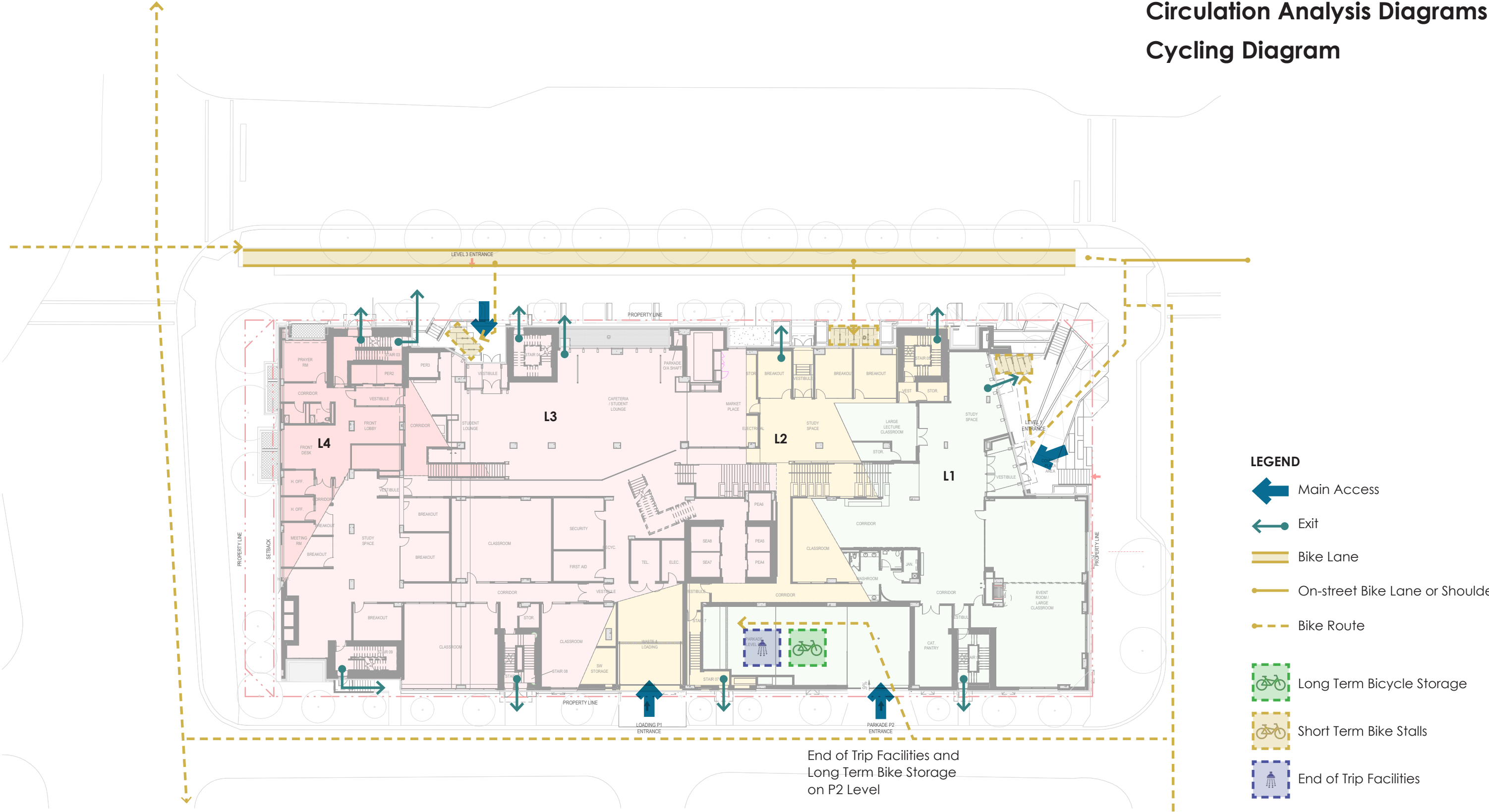
Circulation Analysis Diagrams

Pedestrian



Circulation Analysis Diagrams

Cycling Diagram

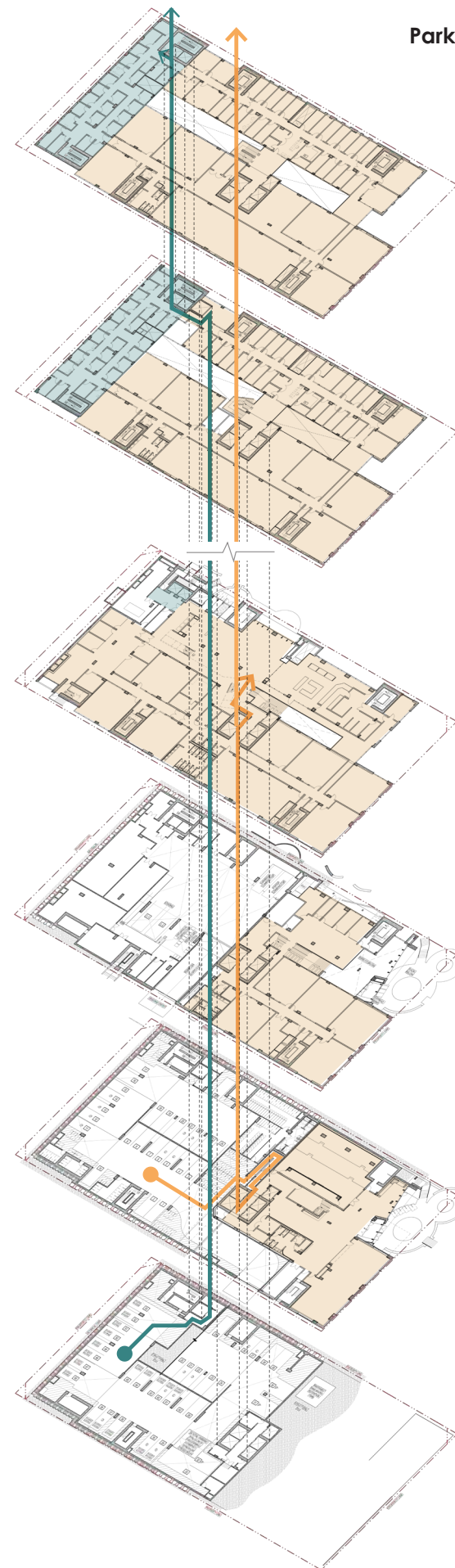


SITE PLAN L1 TO L4

End of Trip Facilities and Long Term Bike Storage on P2 Level

Parking - Public & Residential

Parking Access Diagram



L6 & UP

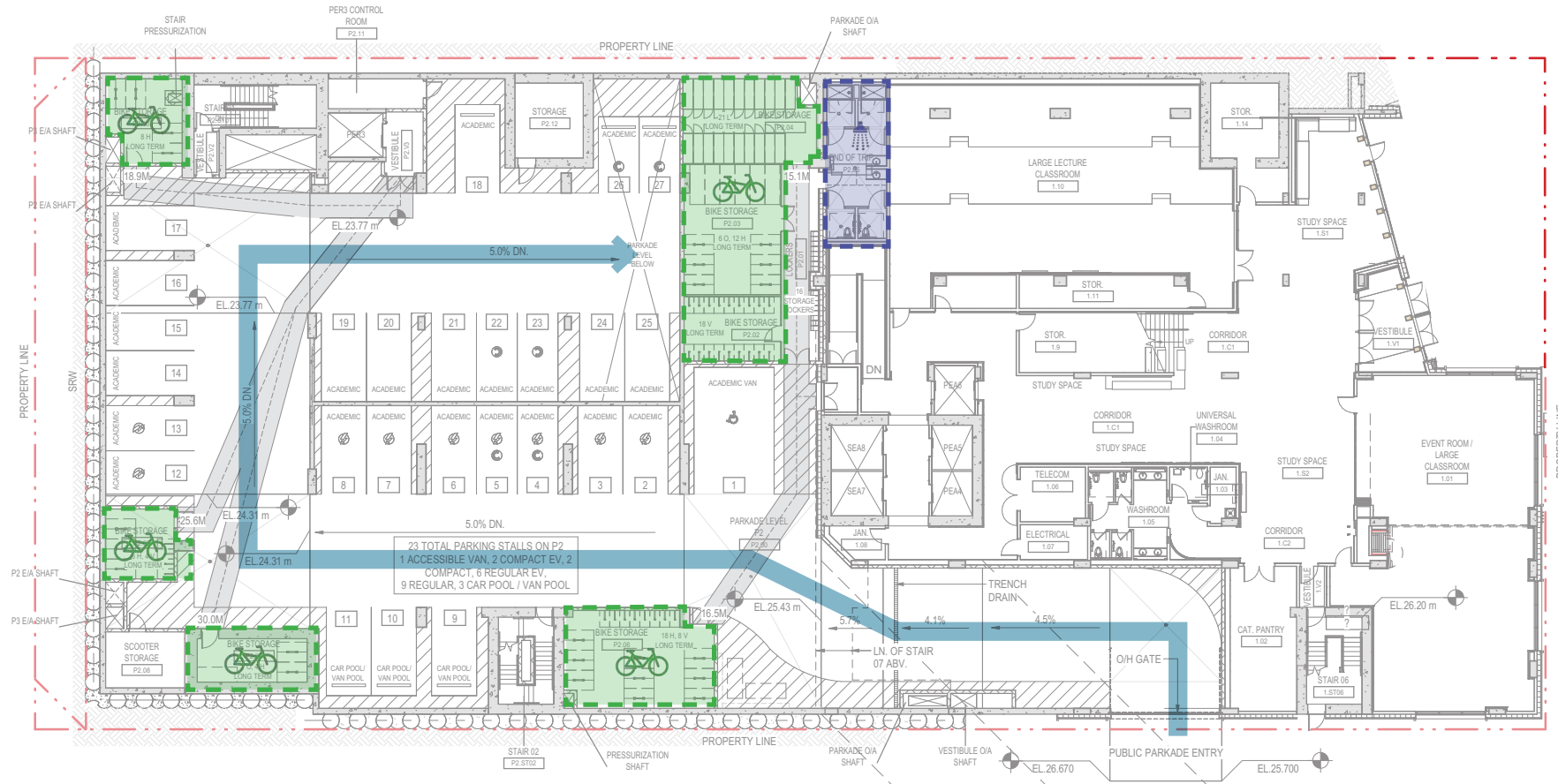
L5

L3

P1/L2









P2/L1

P3



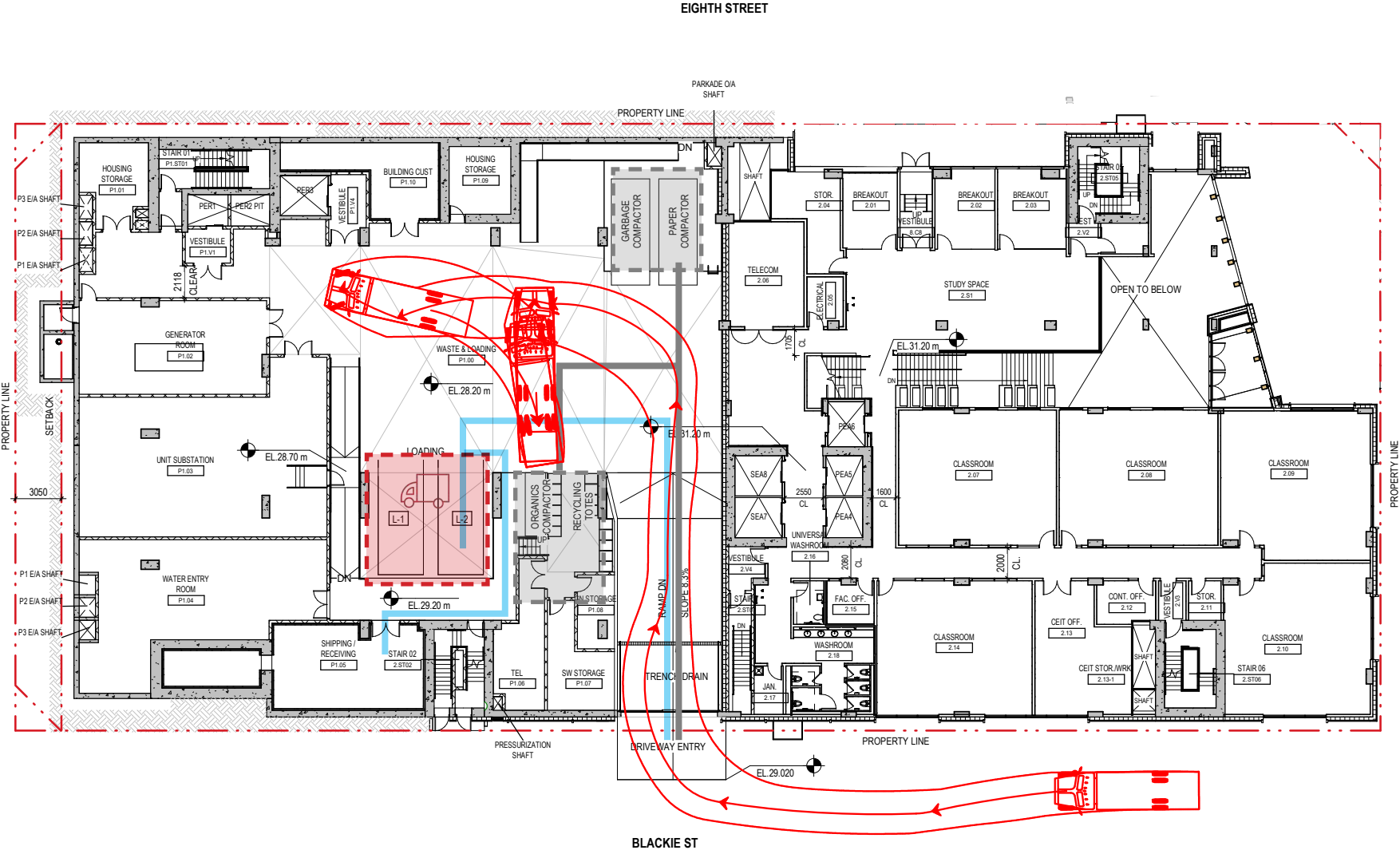
PARKADE P2/L1

LEGEND

-  Parkade Entry
-  Residential Access
-  Student Housing
-  Public Access
-  Academic
-  Long Term Bicycle Storage
-  Short Term Bicycle Storage
-  End of Trip Facilities

Loading - Level P1/L2

The college supports a four stream collection facility located inside the building at P1. This is a secure location and operationally encourages reduction and waste and sustainability for the entire facility. This floor also supports loading and a majority of the service facilities for the building.



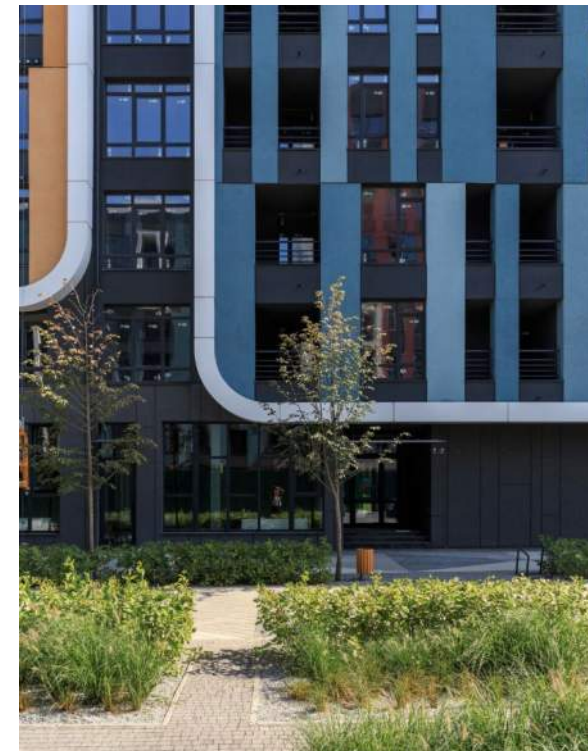
PARKADE P1/L2



Exterior Expression

Precedent images for towers and bridges concept.

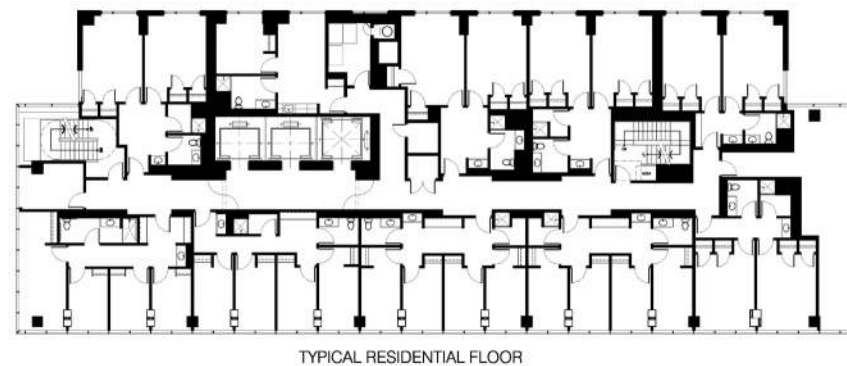
The following projects provided inspiration on how to create clean, modern textures on the towers that remain visible from a distance using simple materials and openings, as well as creating a break between large, vertical components.



Roosevelt University Vertical Campus (2012)



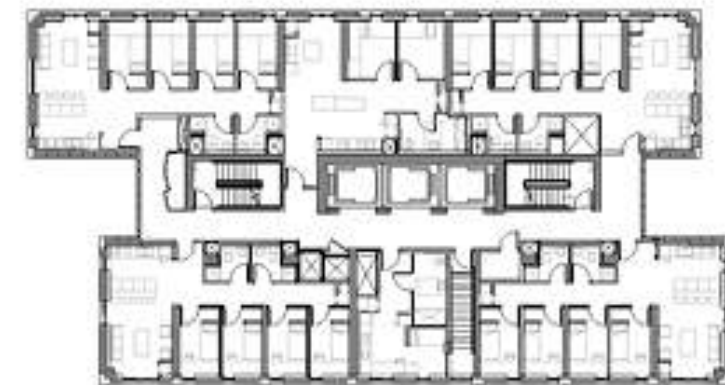
- 32 stories
- 16 academic floors
- 16 housing floors
- 634 beds, Suite style units



Daphne Cockwell Health Sciences Complex, TMU (2019)



- 29 stories
- 8 academic floors
- 18 housing floors
- 332 beds, 100 4&2 bed units



Exterior Expression

Precedent images for academic and student housing mixed-use development.

The following projects provided inspiration on how to integrate a mixed use development in a city environment with an overall approach for the different uses and providing definition and distinction on the podium levels to engage the public realm.

The forms are treated with application that identifies changes in massing, allowing the change in uses to be treated more consistently as one approach for the entire building. The strategy for both of these urban academic and housing projects is to identify as one building and one living learning environment.

By focusing on the changes in massing as the expression, these projects are free to relate to the urban realm at a greater scale.

Exterior Expression

Design Strategy: Towers

- Breaking down the mass into smaller portions
- Creating vertical bands aligning windows on multiple levels
- Using two contrasting colors to create rhythm
- Composite metal panel

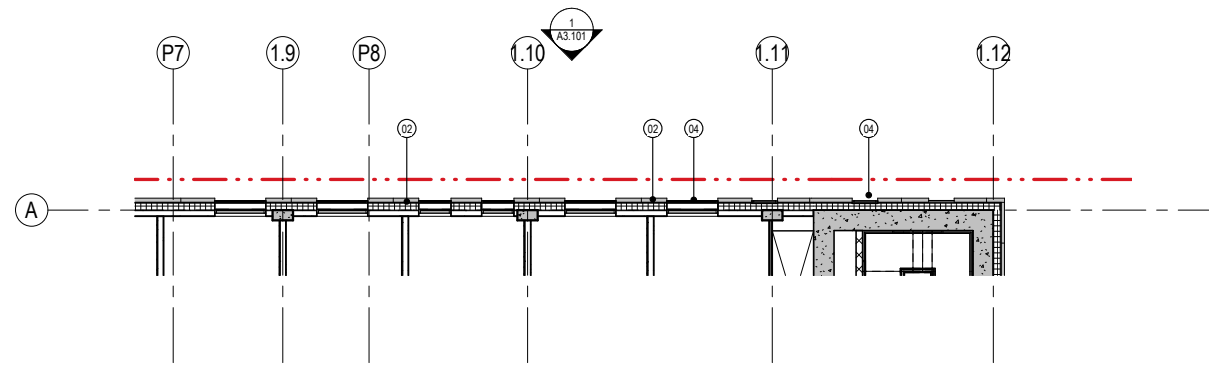


Exterior Expression

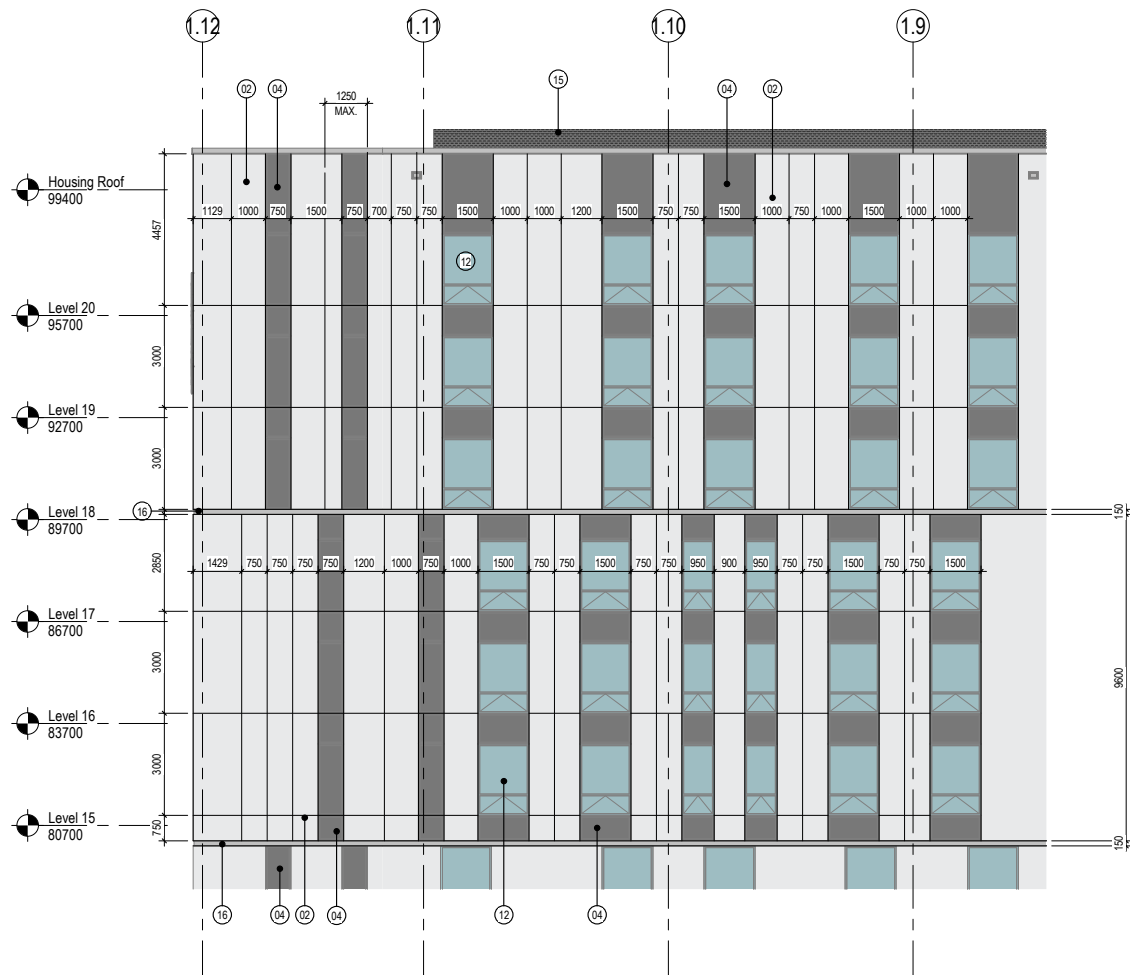
Design Strategy: Tower pattern and cladding

A varied pattern of dark and light panels create texture that remains visible at a distance. The dark and light panels have varied depths to create interplay between light and shadow that further enhances the building textures.

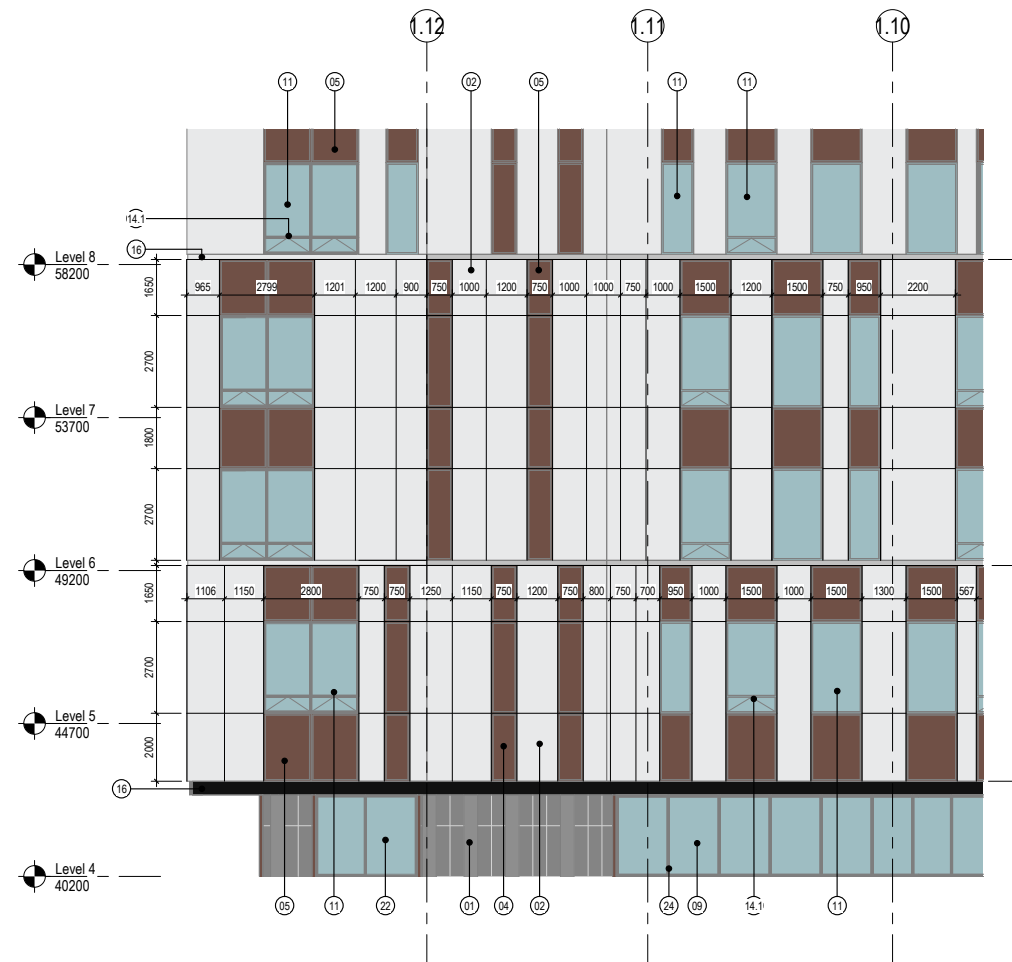
EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour THER IN 40x152mm, 40x80mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
09	CURTAINWALL, Effective U=0.29, clear glass
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
12	TRIPLE GLAZED, FIBERGLASS FRAME WINDOW Effective U=0.15, tinted grey glass
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
15	SCREENING FOR MECHANICAL EQUIPMENT, CORRUGATED PERFORATED METAL PANEL - ULTRA DARK
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
24	DARK GREY MULLIONS / WINDOW FRAME



3 CLADDING CONCEPT PLAN - LEVEL 15
A3.101 1:100



1 CLADDING CONCEPT - STUDENT HOUSING
A3.101 1:100



2 CLADDING CONCEPT - OFFICE
A3.101 1:100

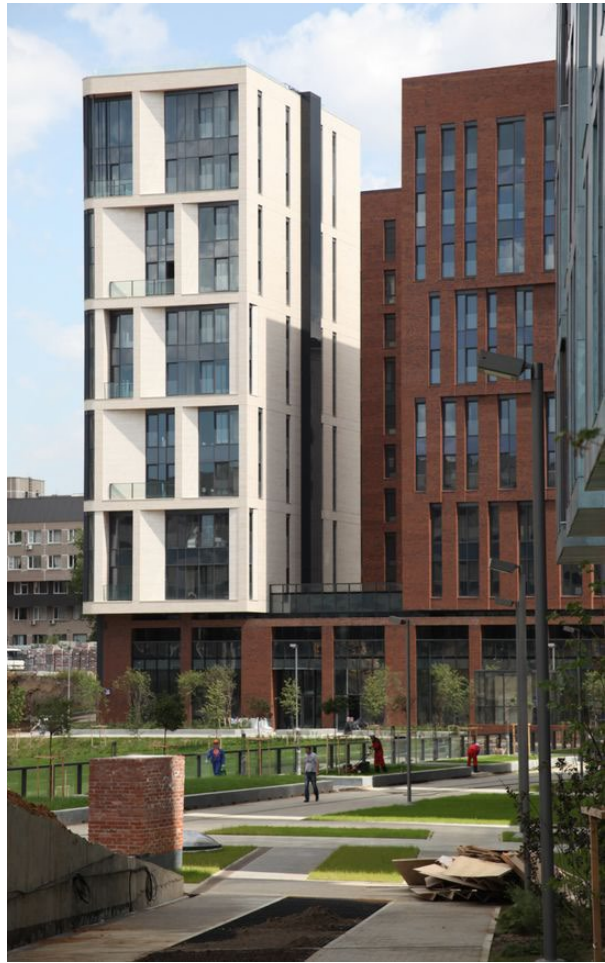


Metal Panel Concept - Eighth Street View SE

Exterior Expression

Precedent images for podium

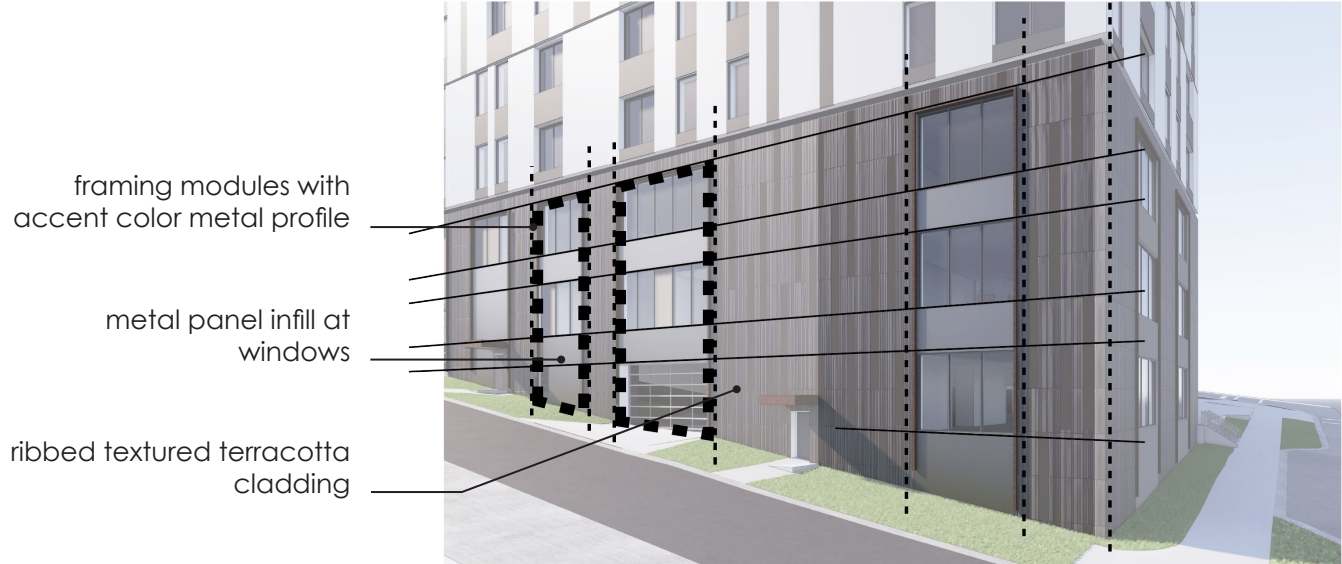
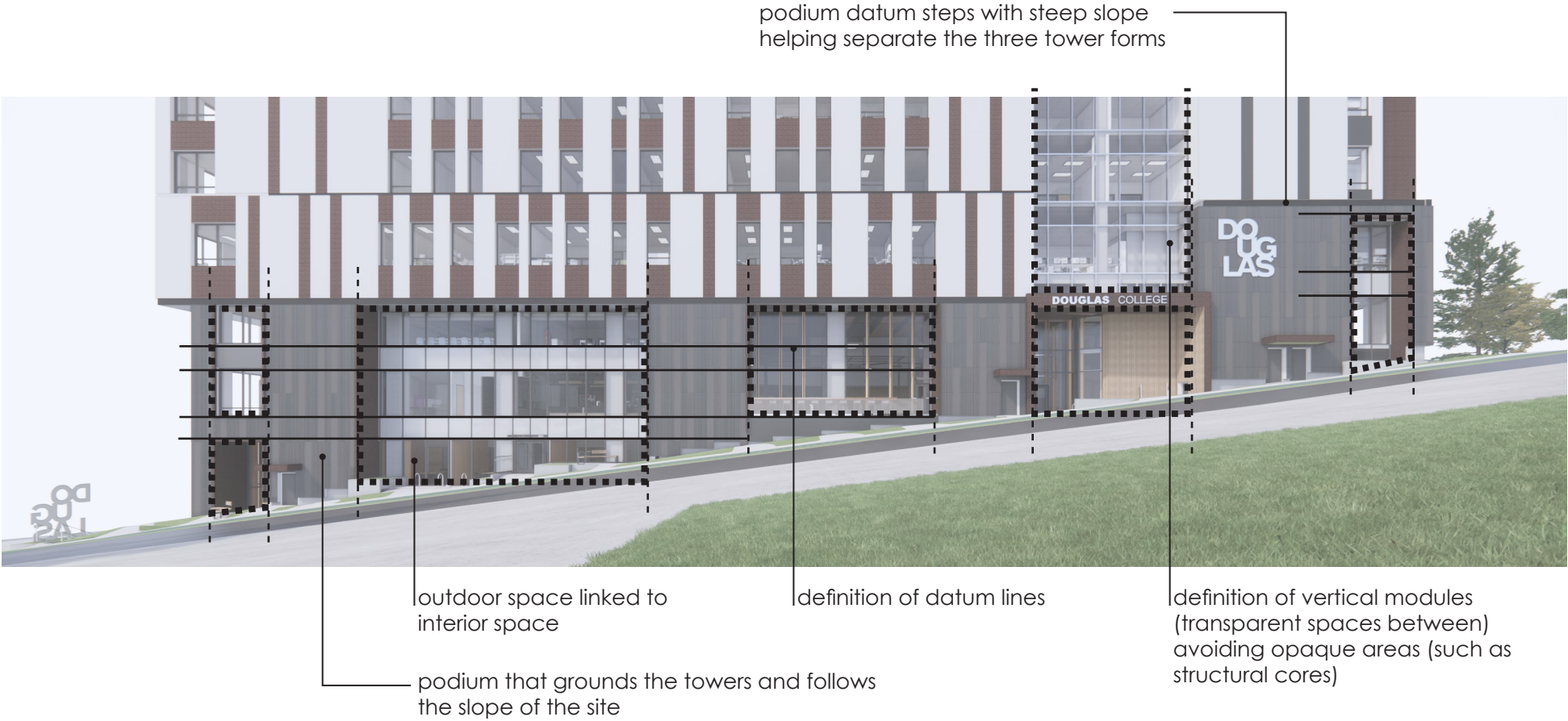
The following projects provided inspiration on how to use material textures to engage users at the street level, and using framed entries and openings to display activity to the street level.



Exterior Expression

Podium

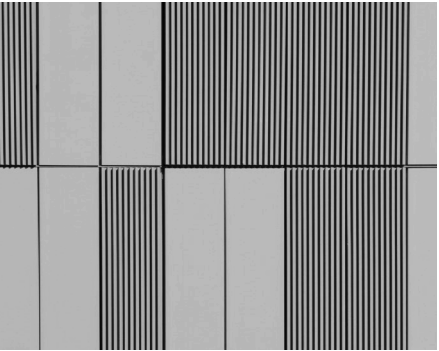
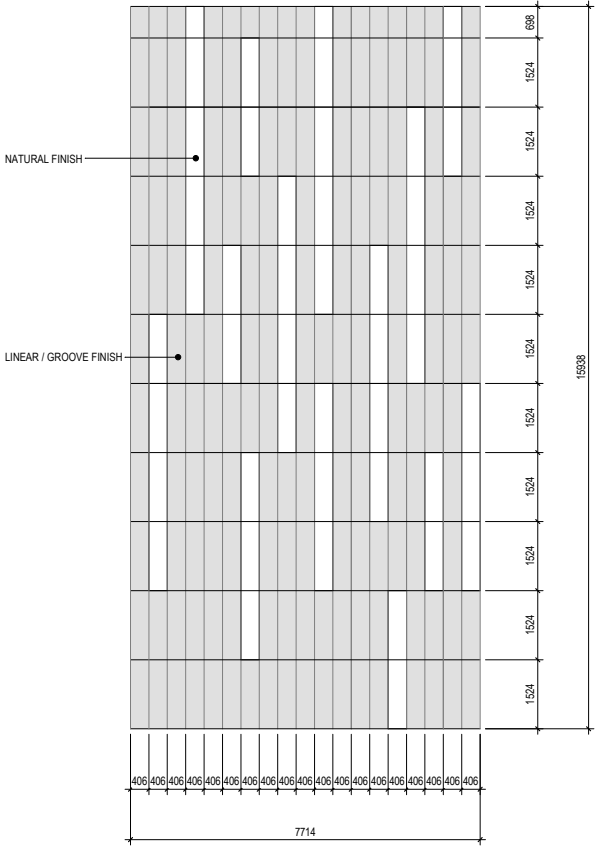
- Reflecting on the building history of New Westminster, the use of brick and stone, and transitioning to a contemporary material.
- Terracotta has a clean and modern look, with no grouts.
- Warm grey tones.
- Durable, long lasting material.
- Texture at a finer grain, responding to proximity of pedestrian scale



Exterior Expression

Podium

A varied pattern of ribbed and smooth Terracotta is introduced to break up the building edges and reinforce a human scale at the street level. This creates texture at a finer grain, which appears more subtle at a distance so that the facade textures on the tower remain more prominent.



Variation of textures

1 CLADDING CONCEPT - PODIUM
A3.102 1:100

2 TERRACOTTA PANEL PATTERN
A3.102 1:75

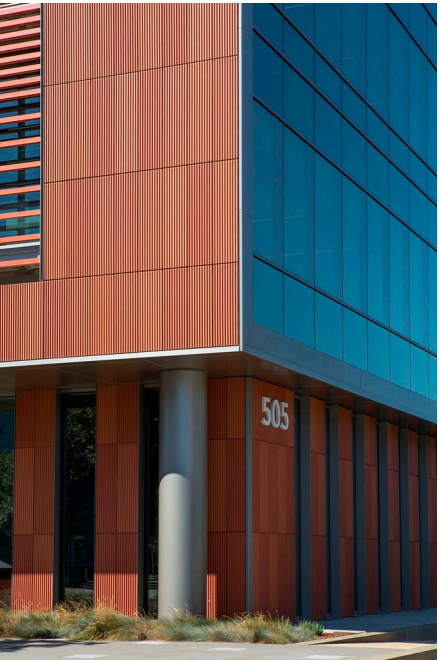


Terracotta Concept Pattern - Blackie Street View NW

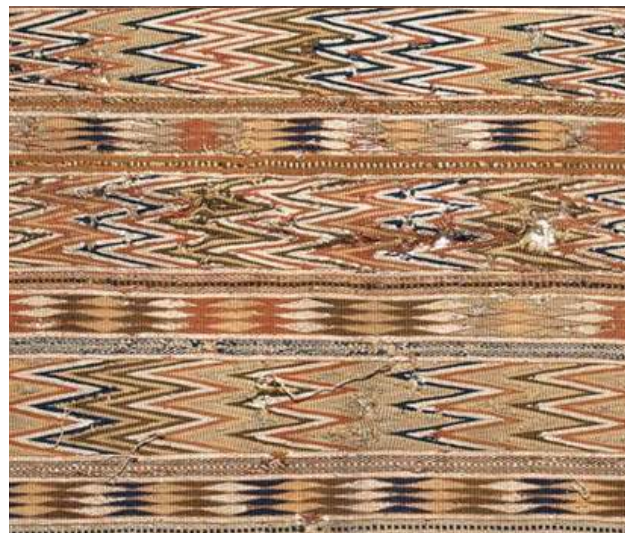


Terracotta Concept Pattern - Blackie Street View SW

EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
04	ALUMINIUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS. 25mm DEPTH
06	ALUMINIUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS. 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10	SPANDREL PANEL - WHITE
10.2	SPANDREL PANEL - SHADOW BOX
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
20	ALUMINIUM PANEL - PRISMATIC SPRITZ
24	DARK GREY MULLIONS / WINDOW FRAME



Stanford University, Redwood City Campus.



Exterior Expression

Materiality: Relation to Context & Culture

Materials have been selected through an inspiration of craft, making, and nature. The materials consider the historical context of a landing and resting place for first nations and an industrial hub for New Westminster, also considering the future as an active commercial and educational hub. Materials are selected from a raw, natural palette, evoking a timeless, durable building design.

The podium is rich with texture to elevate the pedestrian experience, using a grey terracotta as a robust grounding and a modern interpretation of the earthen brick materials used at the legacy campus and historic New West Buildings. Feature colors reflect the color of cedar, earth, and the dominant colors of New Westminster's historic buildings defining portals and wayfinding inside and out of the building.

The metallic greys of the towers interact with the further context, changing with daylight and weather, using a craft-inspired bold pattern to show movement and break down the massing.

Exterior Expression

Materiality: Relation to Context & Culture

Many of the neighboring buildings use warm red colours as a major element of the massing. This project ties that colour and warmth in as a feature element. The remainder of the building uses more light colours and greys to create its own identity as a modern, sophisticated campus representative of the users entering the professional world.



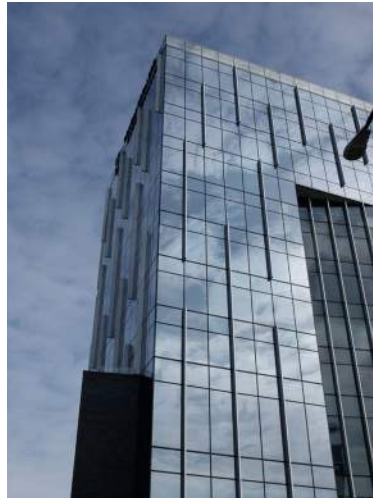
Douglas College Legacy Campus



Neighboring Towers



Fraser River Middle School



Developments along Columbia St



View from Royal & Eighth



Agnes Plaza

Exterior Expression

Materiality: Material Board

TOWER

PODIUM

- 11 Corrugated & Perforated Metal
Colour: Ultra dark
- 12 Aluminum Composite Panel
Colour: Russet Mica
- 7 Facade Break - Preformed Metal Reveal Channel
Colour: Graphite Mica
- 4 Aluminum Composite Panel
Colour: Bone White
- 11 Glass - IGU (Academic)
Double Glazed
U = 0.2
Tinted Gray
- 12 Mullion
Colour: Smoke Gray
- 4 Wood cladding
Vertical Grain w/ Clear Finish
1x0.5 Wood Slats
- 5 Entry & Accent Frame - Plate Aluminum
Colour: Prismatic Spritz
- 11 Glass - IGU (Academic)
Double Glazed
U = 0.2
Clear
- 1 Terracotta
Colour: TH08 Grey
Groove Finish
- 1A Terracotta
Colour: TH08 Grey
Natural Finish
- 2A Spandrel Glass
Colour: Primary White
- 3 Mullion
Colour: Clear Anodized
- 14 Spandrel Glass
Colour: Charcoal



808 ROYAL - DOUGLAS COLLEGE

MATERIAL PALETTE



Exterior Expression

Creating a gateway:

A design solution that takes the overall design language and anchors the corner of Eighth and Royal and reinforcing the prominence of the Royal Tower.

Increasing height of royal tower & giving it greater prominence

Functional approach:

- Creating elevator access to roof
- Using Mechanical Screening to step up/down facade recessed from the lower form

Visual Approach:

- Stepping Height of Eighth Tower and Bridge to reinforce height difference
- Breaking corner form to emphasize vertical on Royal Tower
- Use of ochre metal color is bringing the colors from adjacent condo buildings and existing campus in to a modern defining element at the gateway
- Stepping and bringing feature along top of building to screen equipment and reinforce conclusion of the building design

Defining top edge of podium

- Podium is defined by stark change of material and application
- Horizontal band creates relief between tower and podium
- Secondary band at mechanical floor defines further break at form change
- Grey metal panel from tower at windows is carried through inside frames at openings in podium



Exterior Expression

Creating a gateway



**Looking north on Eighth street
(connecting route to the city)**

- Expression of eighth tower form further reinforced through panel movement and color
- Form steps down the hill and frames the corner plaza
- Ochre metal anchor is slowly revealed as you reach Royal, framing the gateway outside of the tower district



**Looking south on Eighth street
(prioritize view of Fraser River)**

- Corner is defined with setback and material change to create relief of the form and frame the view to the river
- Vertical red ochre metal panel anchors the corner
- Use of ochre color as a framing element is carried through the building at entrances and important elements along the podium and inside the building.



**Looking west on Royal Avenue
(key corridor frequented by visitors across region)**

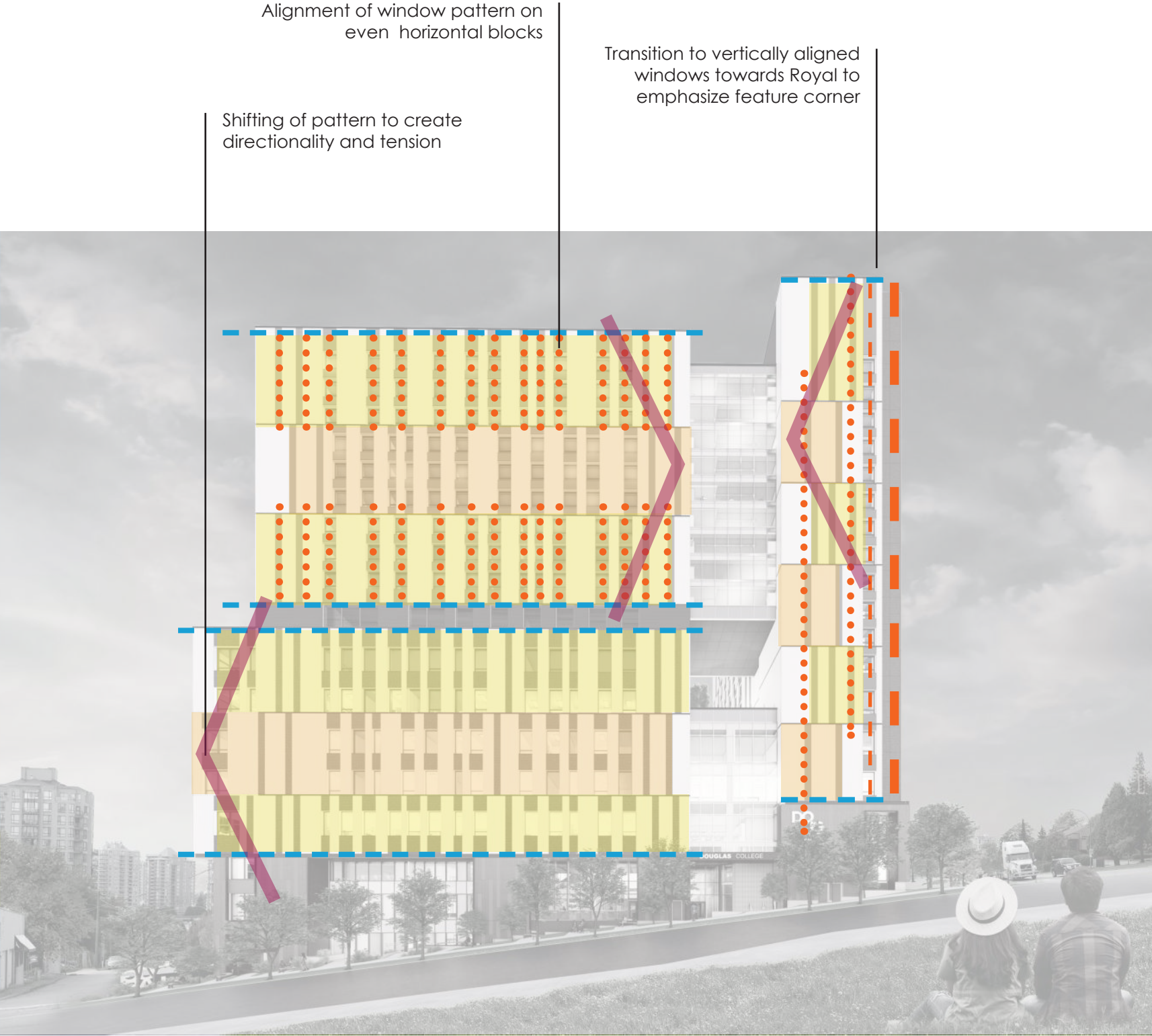
- Royal Tower increased in height and defined to emphasize gateway and anchor the entrance to the Douglas College campus and new west tower district
- Form is further stepped to emphasize split between towers

Exterior Expression

More playful and expressive design approach

Giving directionality to the window pattern

- Horizontal blocks have been maintained.
- Windows have been aligned on even horizontal blocks and shifted to create the illusion of movement towards the sides.
- The window strip located on the corner of Eighth and Royal is aligned from top to bottom in order to reinforce the verticality and prominence of this new feature corner.





Exterior Expression:

Articulation and activation of Blackie Street



tower further divided in blocks with window shifting creates movement

podium grounds the towers and follows the slope of the site

bridge in between towers break down the volumes and housing rooftop provides relief with five storey glass volume



animated academic roof

podium-tower definition and variety of window sizes creates a dynamic view from Moody.

bridge in between towers break down the volumes and housing rooftop provides relief

same podium approach on every street - no back of house

integration of services in the design strategy. Loading/parking entrances blend into the overall facade

softening space with landscape



Exterior Expression:

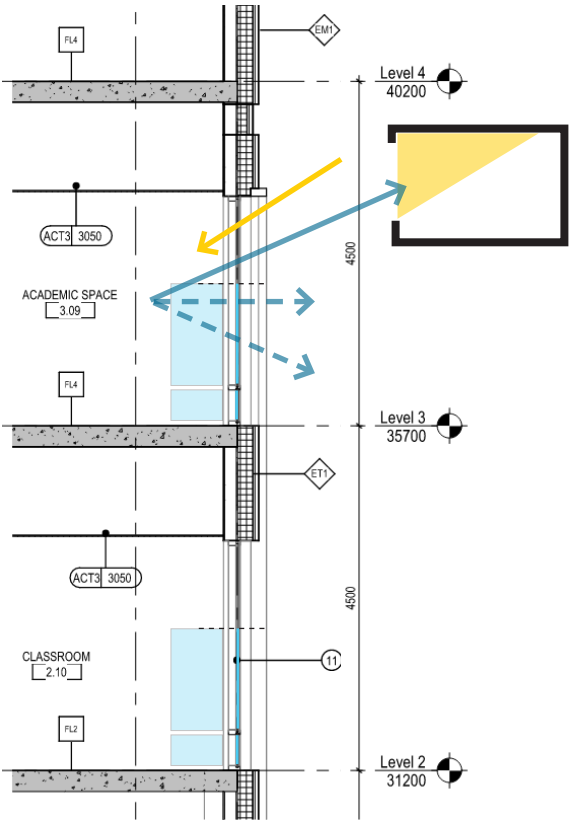
Articulation and activation of Blackie Street

Addressing privacy



Window film is proposed to address privacy on the west and south facades, where there are or will be residential towers.

Height of the film will cover sightlines at 1.8m from the floor level, but don't need to go the whole height of the windows (2.7m) to retain maximized access to daylight. Views up will have minimal privacy concerns, due to angle of reflection and views towards ceilings and not into active space.

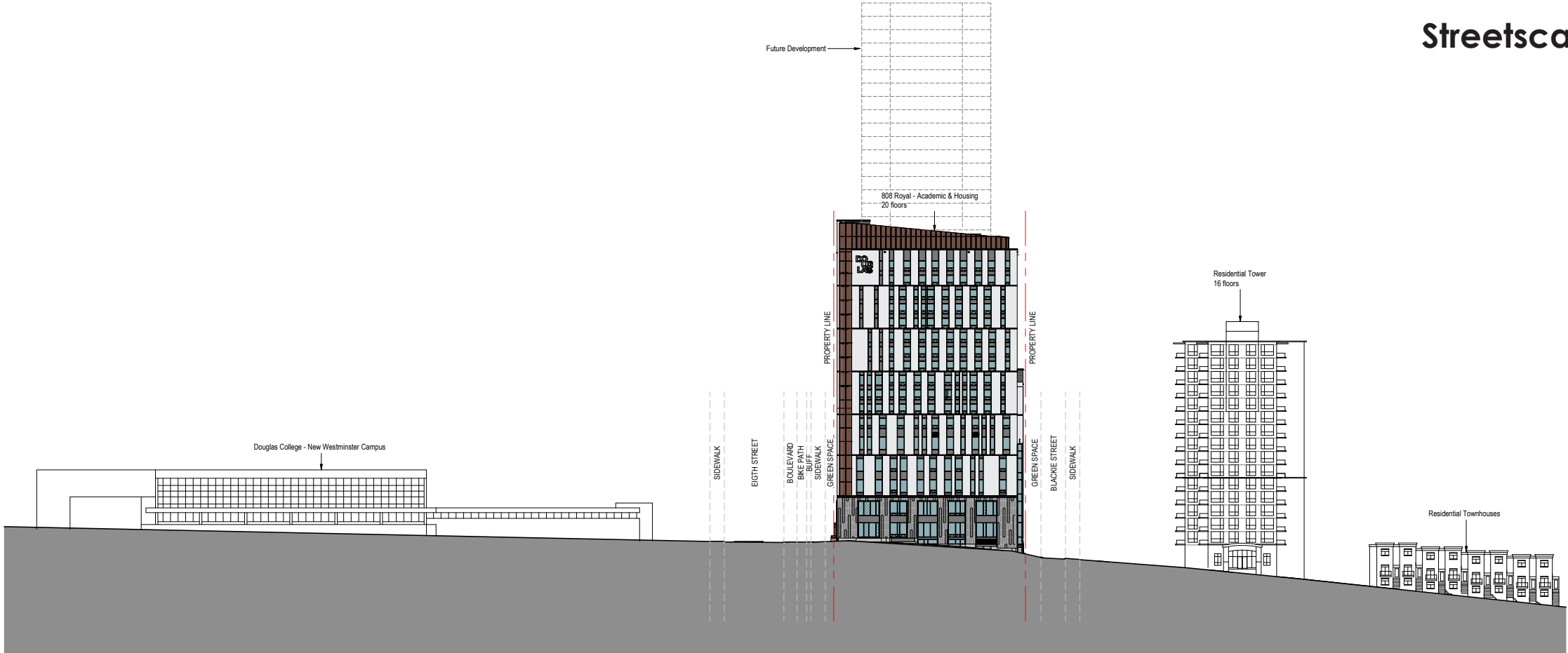


Roof Activation

Roofs are rich with activity and landscaping, creating visual amenities from above, and active spaces for users inside the building. Landscape helps with water retention and providing nature for people, birds, and bees.



Streetscape



STREETSCAPE ELEVATION - NORTH



STREETSCAPE ELEVATION - EAST

Streetscape



STREETSCAPE ELEVATION - WEST



STREETSCAPE ELEVATION - SOUTH

Detail Elevations

EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10.1	SPANDREL PANEL - GREY
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
13	GLAZED WIND SCREEN ON STEEL FRAMING
14	GLAZED-IN DRAINABLE MECHANICAL LOUVER
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass



1 ENLARGED ELEVATION - NORTH
A3.006 1:100



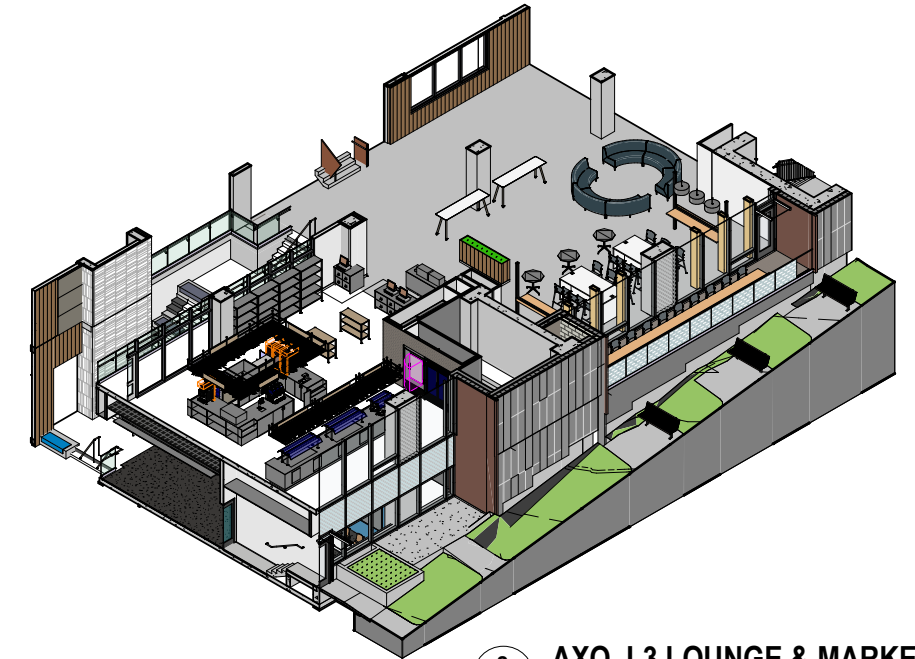
2 AXO L2 BREAKOUT AREA
A3.007

EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 408x1524mm, 408x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - M2G GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10	SPANDREL PANEL - WHITE
10.2	SPANDREL PANEL - SHADOW BOX
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
20	ALUMINUM PANEL - PRISMATIC SPRITZ
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
24	DARK GREY MULLIONS / WINDOW FRAME
31	T & G WOOD CLADDING, HEMLOCK, VERTICAL GRAIN, NATURAL STAINED



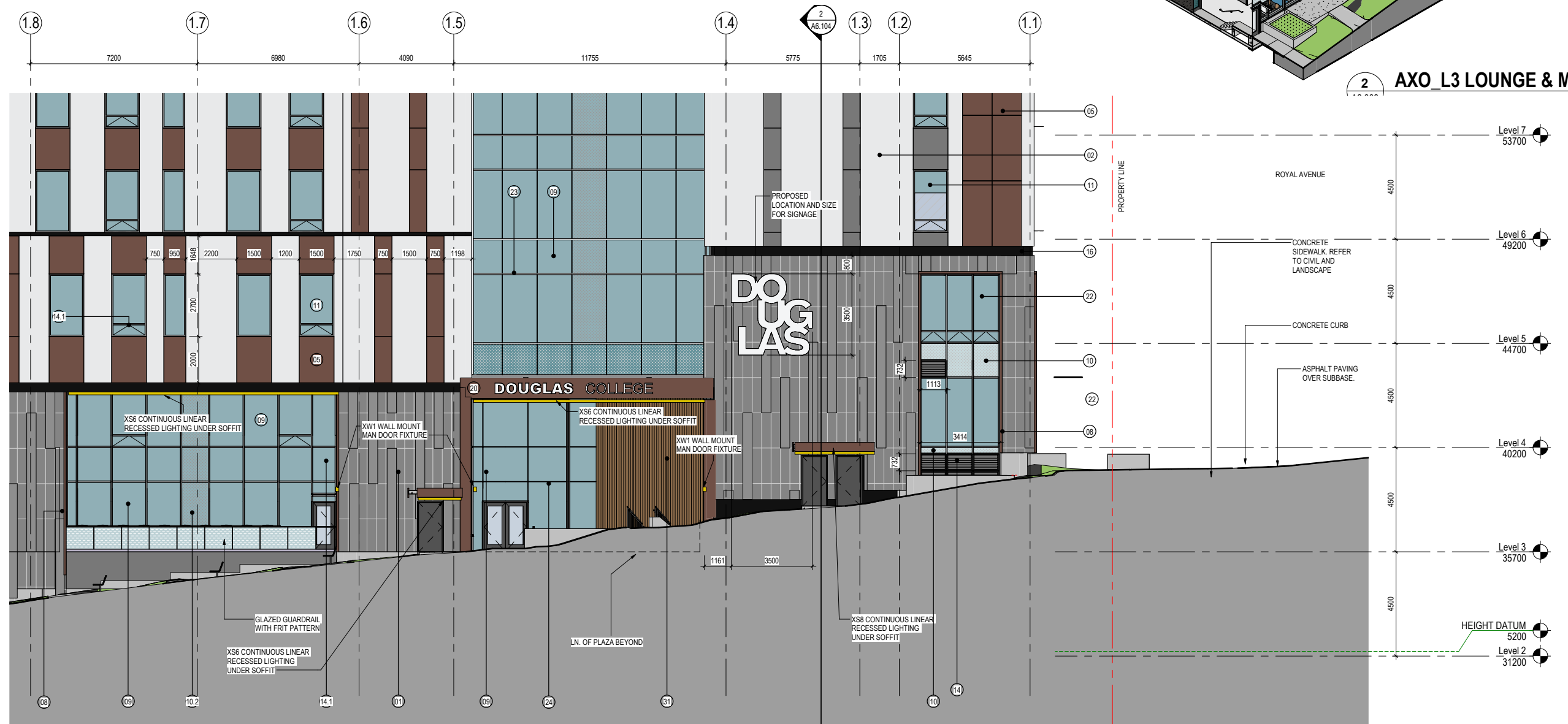
1 ENLARGED ELEVATION - EAST
A3.007 1:100

Detail Elevations



2 AXO L3 LOUNGE & MARKET

EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 408x1524mm, 408x900mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10	SPANDREL PANEL - WHITE
10.2	SPANDREL PANEL - SHADOW BOX
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
14	GLAZED-IN DRAINABLE MECHANICAL LOUVER
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
20	ALUMINUM PANEL - PRISMATIC SPRITZ
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
23	CLEAR ANODIZED MULLIONS
24	DARK GREY MULLIONS / WINDOW FRAME
31	T & G WOOD CLADDING, HEMLOCK, VERTICAL GRAIN, NATURAL STAINED



1 ENLARGED ELEVATION - EAST B
A3.008 1:100

Detail Elevations

EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
20	ALUMINUM PANEL - PRISMATIC SPRITZ
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
23	CLEAR ANODIZED MULLIONS
25	PRIVACY SCREEN FILM
31	T & G WOOD CLADDING, HEMLOCK, VERTICAL GRAIN, NATURAL STAINED



1 ENLARGED ELEVATION - SOUTH
A3.009 1:100

Detail Elevations

EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10	SPANDREL PANEL - WHITE
10.1	SPANDREL PANEL - GREY
10.2	SPANDREL PANEL - SHADOW BOX
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
23	CLEAR ANODIZED MULLIONS
24	DARK GREY MULLIONS / WINDOW FRAME
25	PRIVACY SCREEN FILM



1 ENLARGED ELEVATION - WEST A
A3.010 1:100

Detail Elevations

EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
14	GLAZED-IN DRAINABLE MECHANICAL LOUVER
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
25	PRIVACY SCREEN FILM

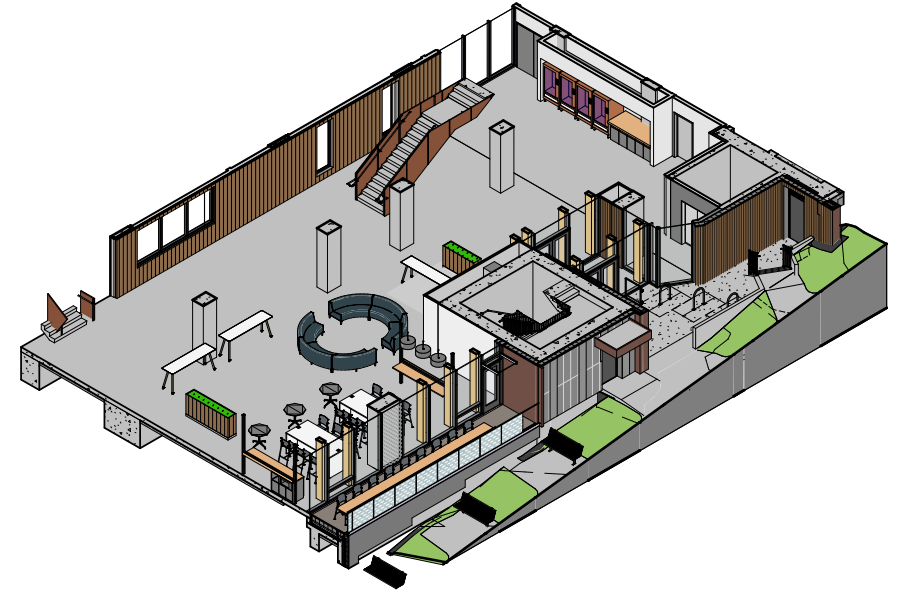


1 ENLARGED ELEVATION - WEST B
A3.011 1:100

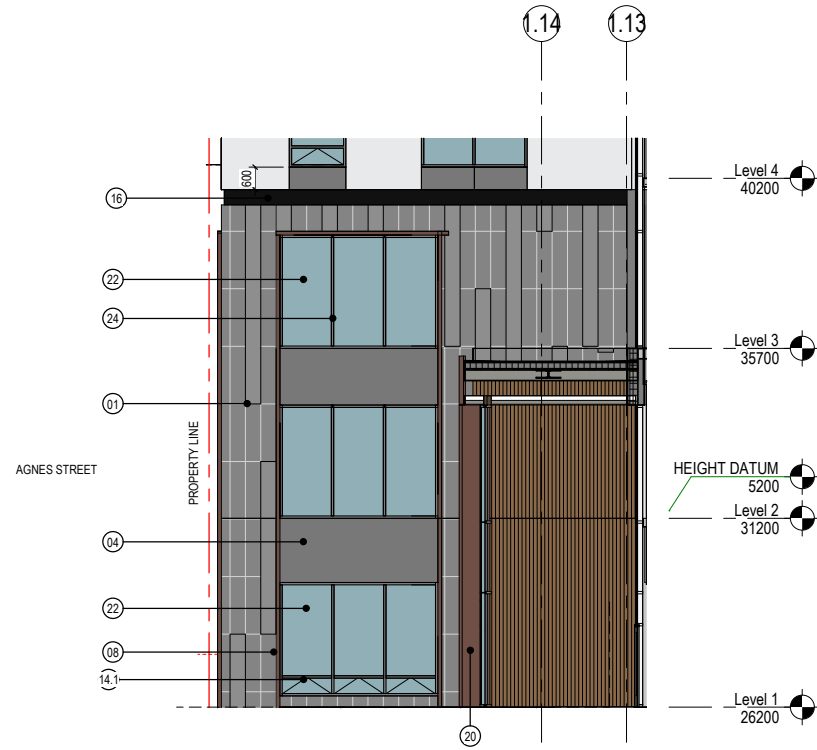
EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS. 25mm DEPTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
20	ALUMINUM PANEL - PRISMATIC SPRITZ
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
23	CLEAR ANODIZED MULLIONS
24	DARK GREY MULLIONS / WINDOW FRAME
31	T & G WOOD CLADDING, HEMLOCK, VERTICAL GRAIN, NATURAL STAINED



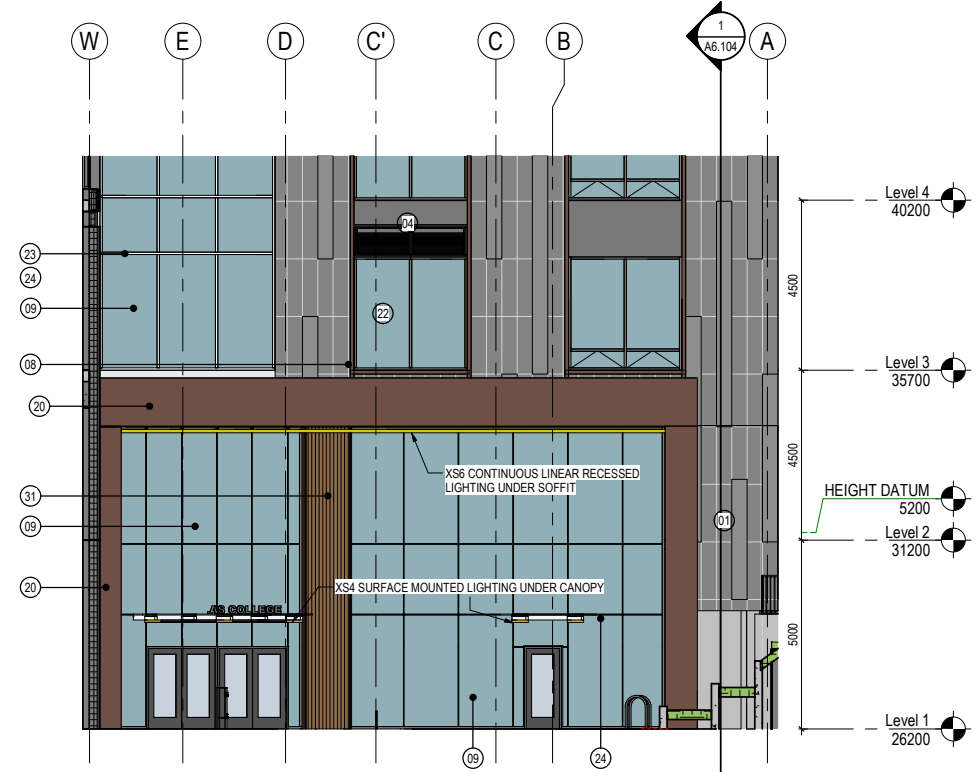
4 AXO L1 ENTRANCE @ AGNES
A3.012



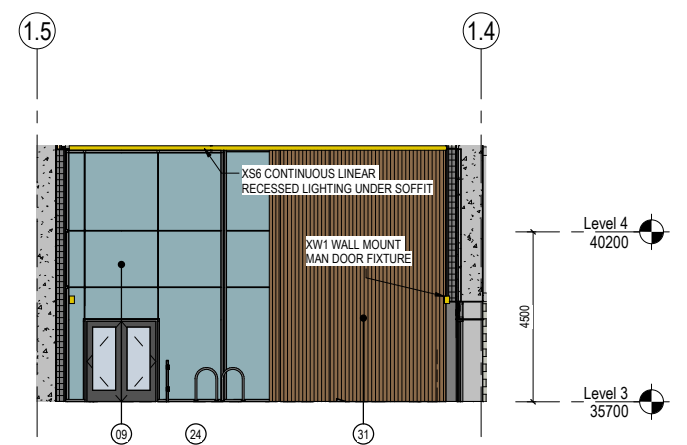
5 AXO L3 ENTRANCE @ EIGHTH
A3.012



3 ENLARGED ELEVATION - ENTRANCE @ AGNES - EAST
A3.012 1:100

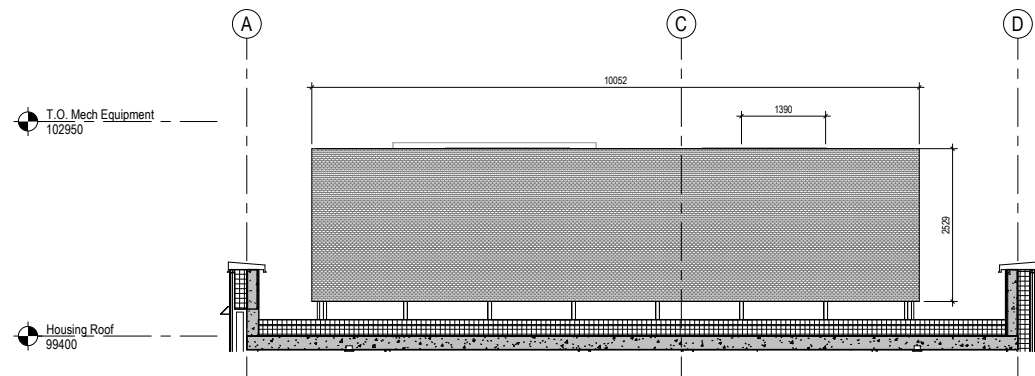


2 ENLARGED ELEVATION - ENTRANCE @ AGNES - SOUTH
A3.012 1:100

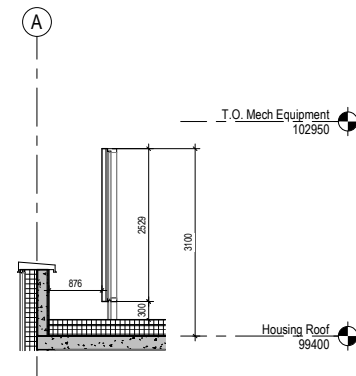


1 ENLARGED ELEVATION - ENTRANCE @ EIGHTH
A3.012 1:100

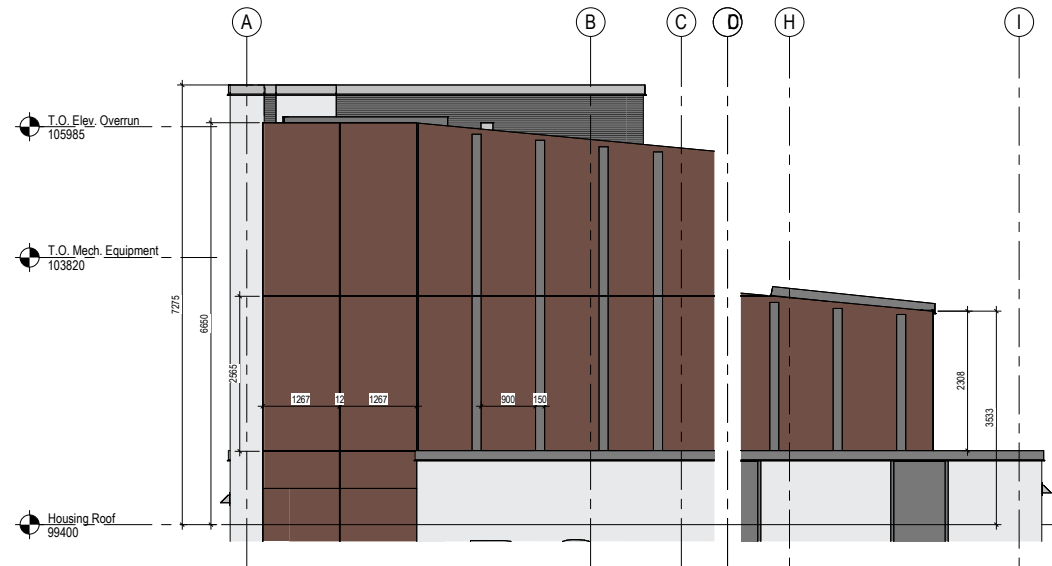
Mechanical Screens



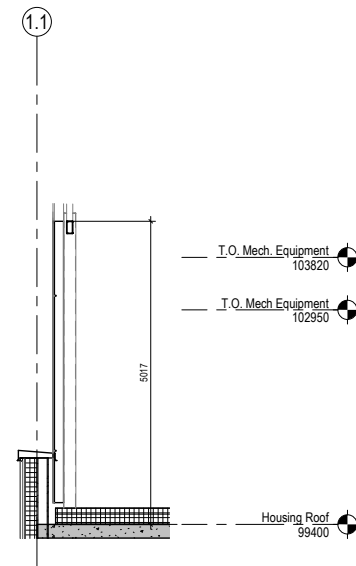
1 ELEVATION - MECH. SCREEN TYPE 1
A3.103 1:50



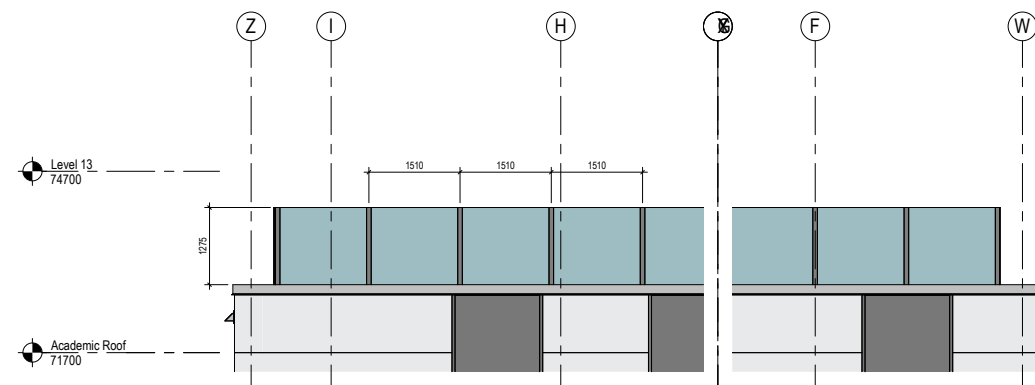
2 WALL SECTION - MECH. SCREEN TYPE 1
A3.103 1:50



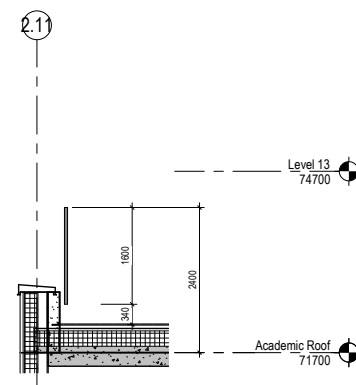
4 ELEVATION - MECH. SCREEN TYPE 2
A3.103 1:50



3 WALL SECTION - MECH. SCREEN TYPE 2
A3.103 1:50



5 ELEVATION - GLAZED WINDSCREEN
A3.103 1:50



6 WALL SECTION - GLAZED WIND SCREEN
A3.103 1:50



View from Eighth and Agnes





View to Agnes and Eighth street
plaza from the main legacy
campus entrance

808 Royal - Douglas College





Northeast View



Northwest View



Southeast View



Southwest View

Streetview - Eighth Street



Streetview - Eighth Street



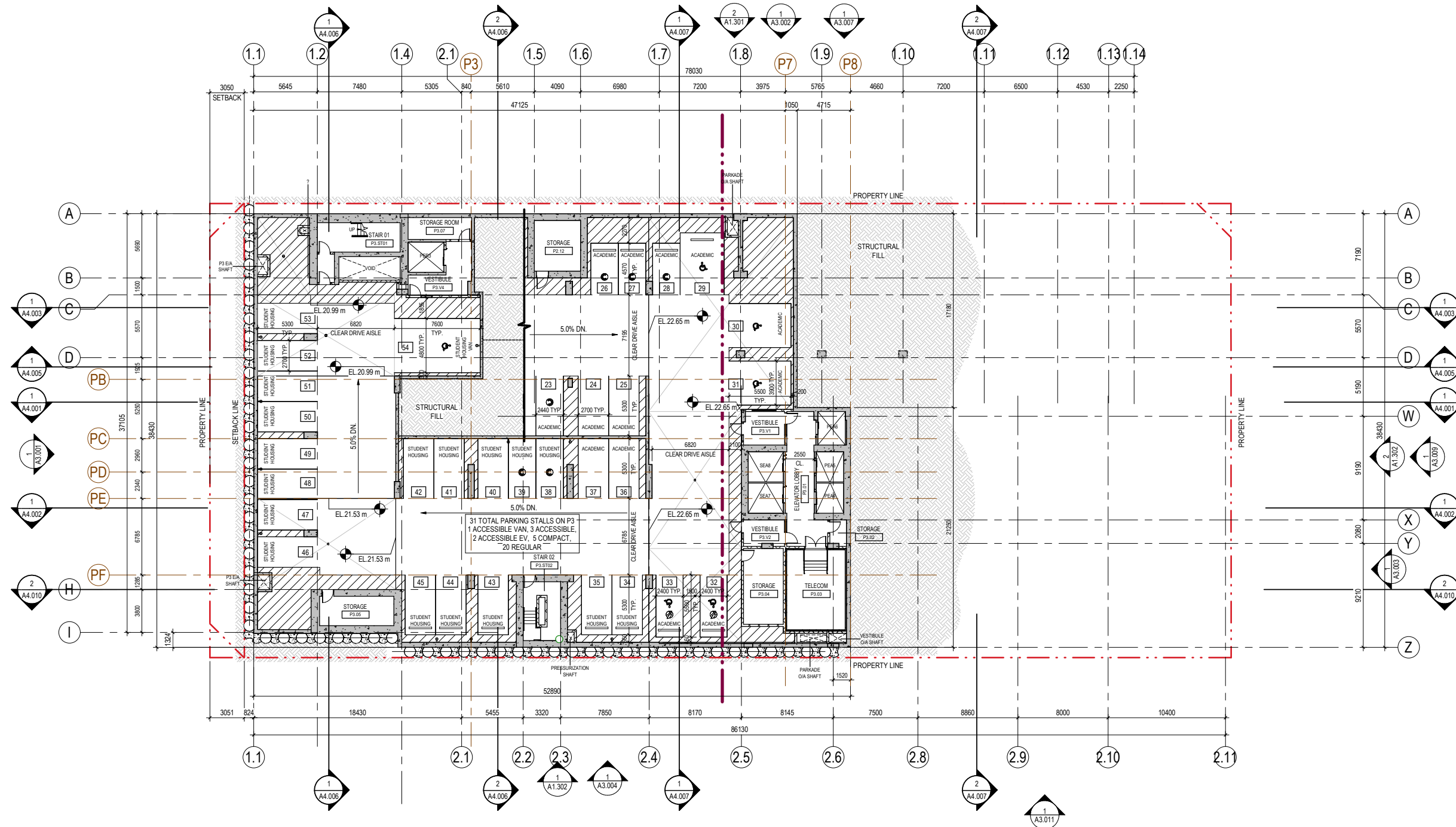
Roof Garden - Housing



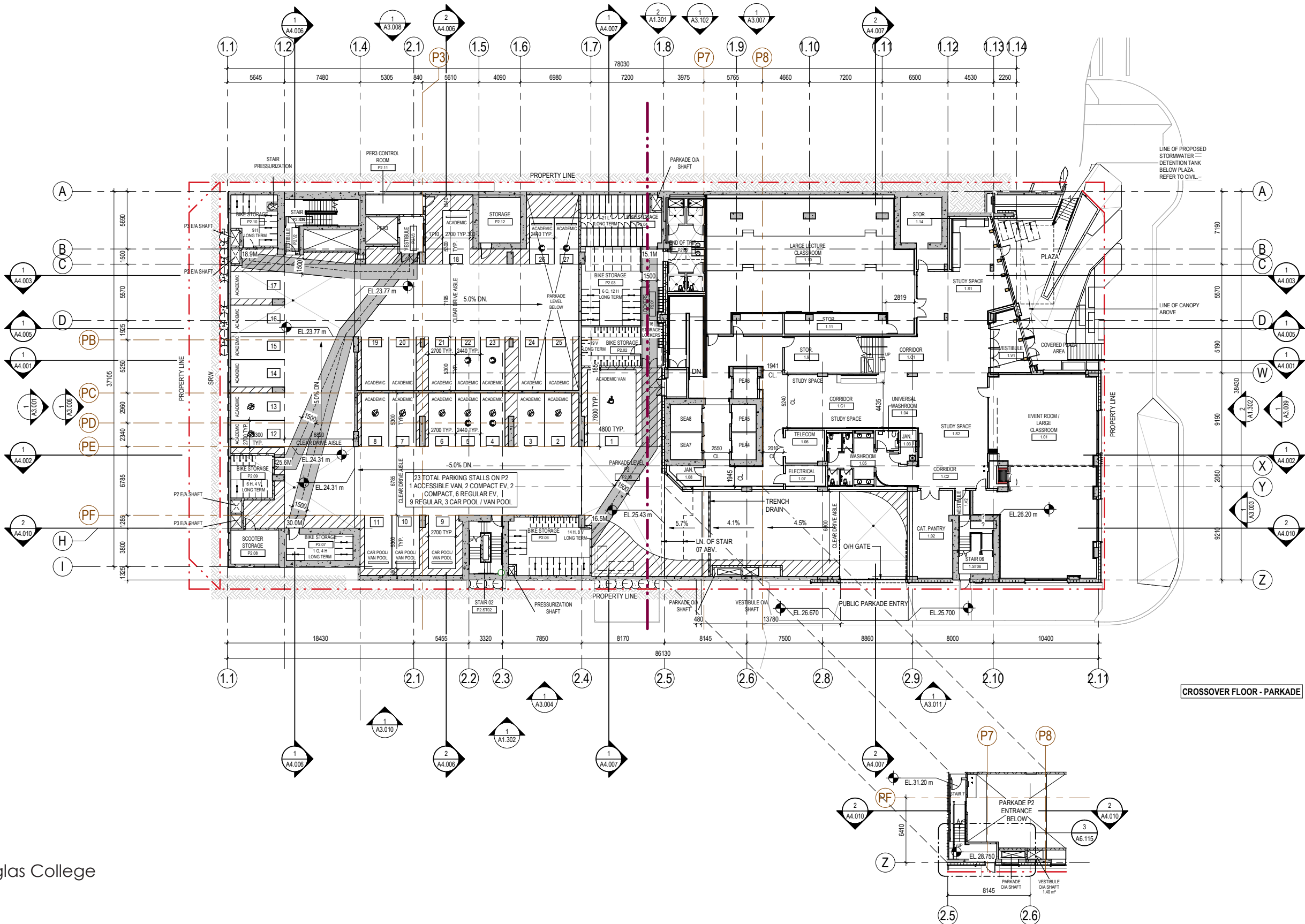
Roof Garden - Academic

Architectural Drawings

Level P3 Floor Plan



Level P2 & Level 1 Floor Plan



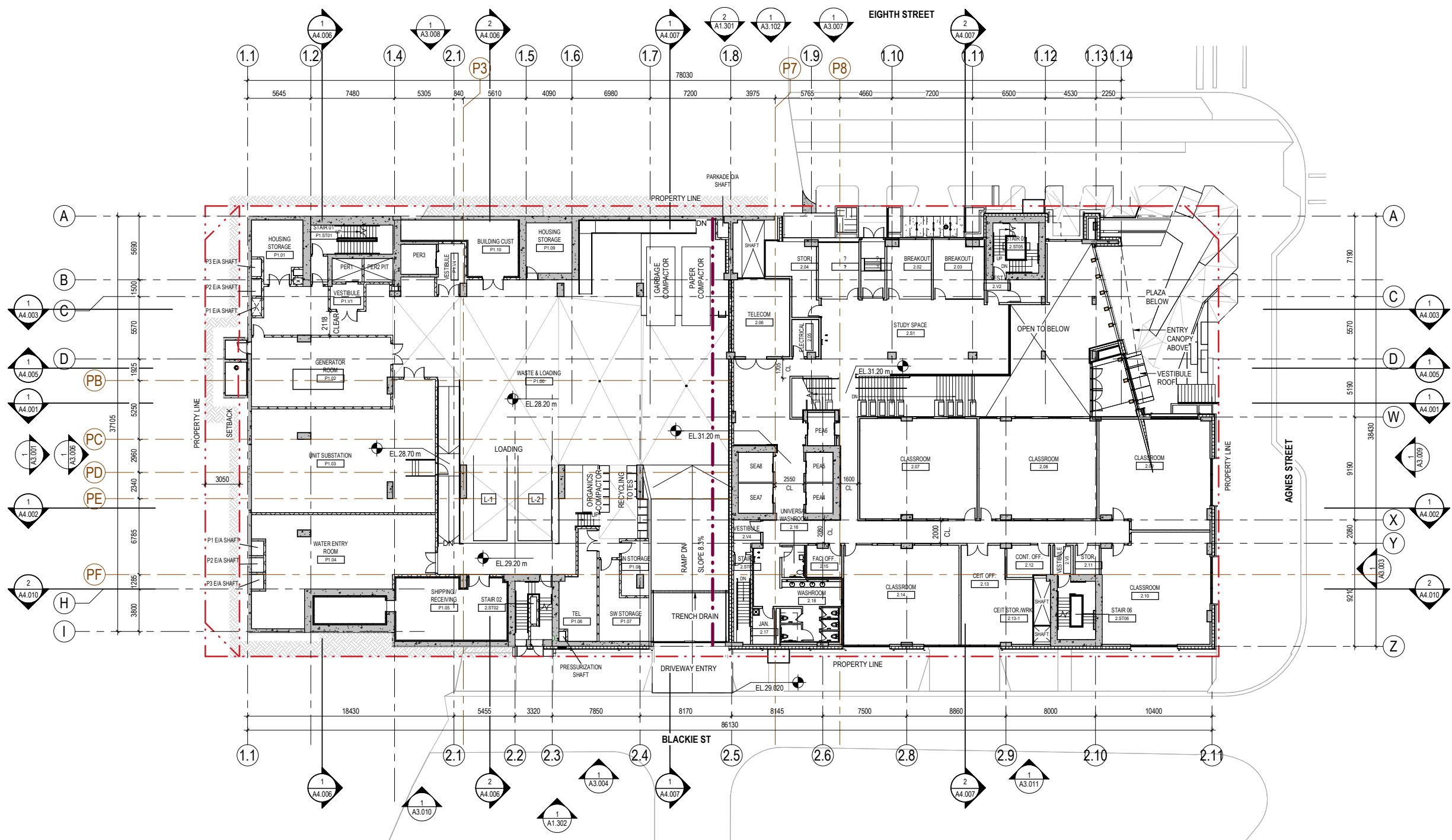
BIKE LEGEND

- VERTICAL BIKE RACK
- 2 HORIZONTAL BIKE RACK
- HORIZONTAL BIKE LOCKER WITH 6MM METAL FRAME
- OVERSIZED BIKE SPACE
- 1.5 M WIDTH BIKE EXIT PATH

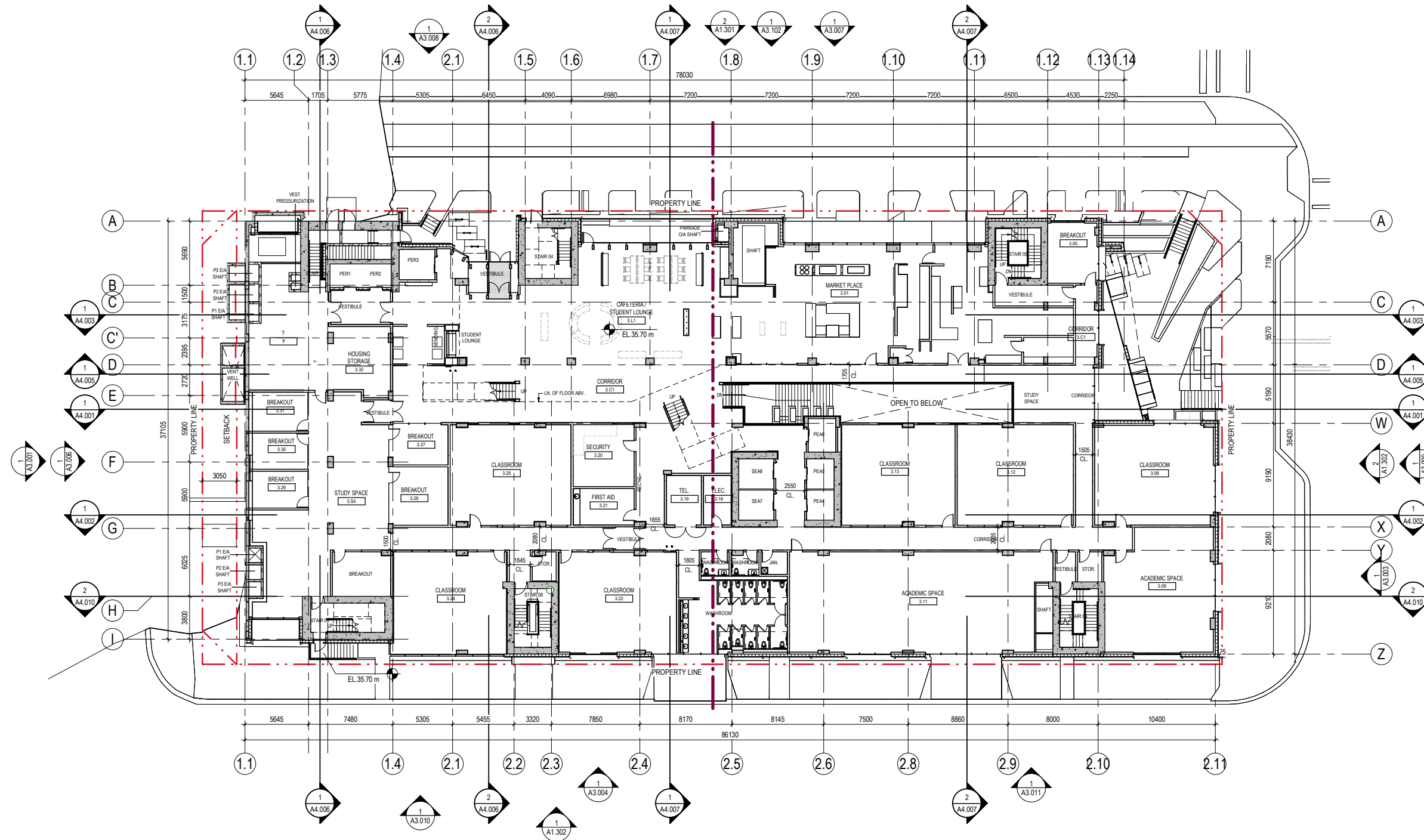
PARKING LEGEND

- EV CHARGING STALL SYMBOL
- ACCESSIBLE STALL SYMBOL
- COMPACT STALL SYMBOL

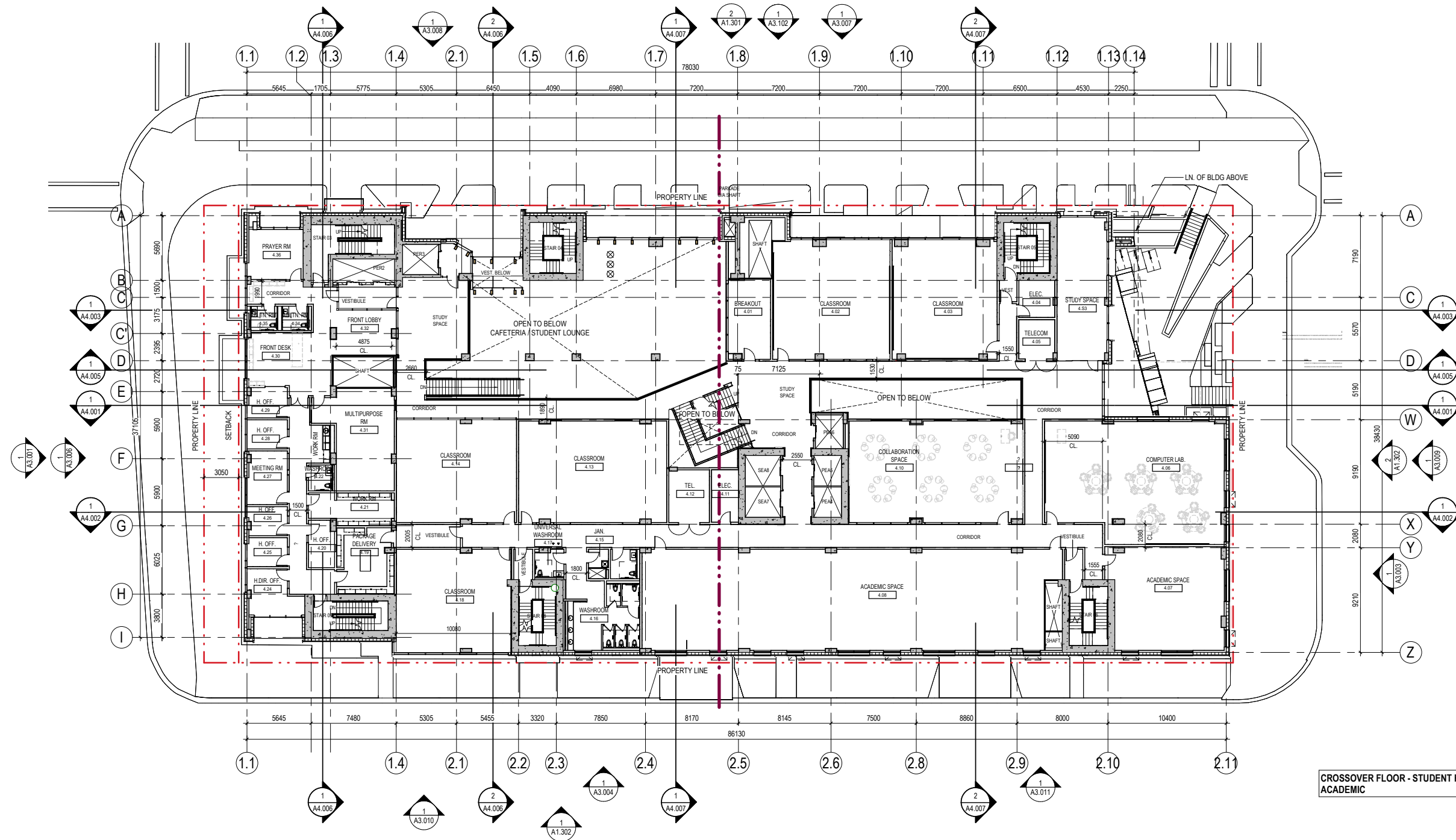
Level P1 & Level 2 Floor Plan



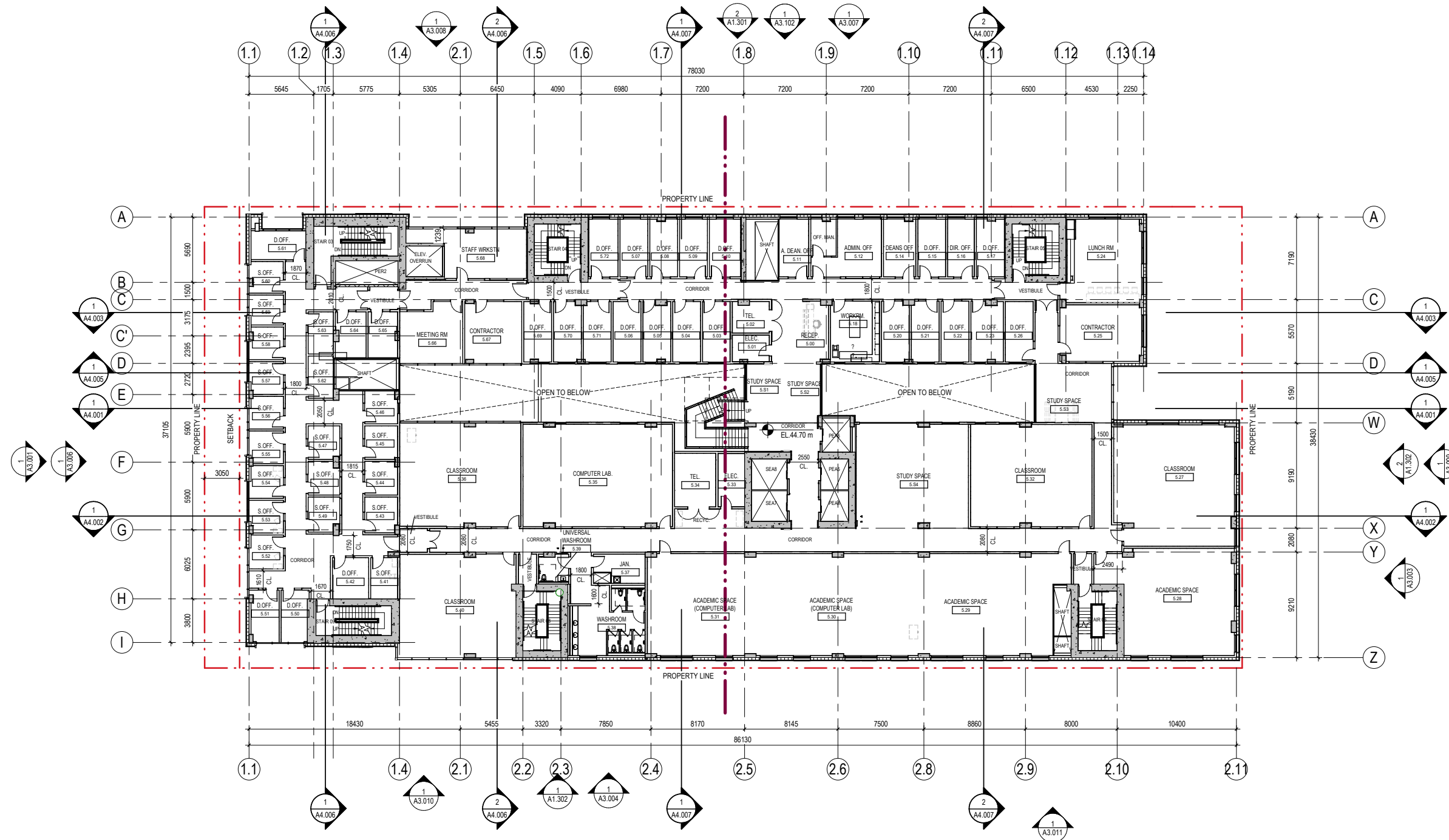
Level 3 Floor Plan



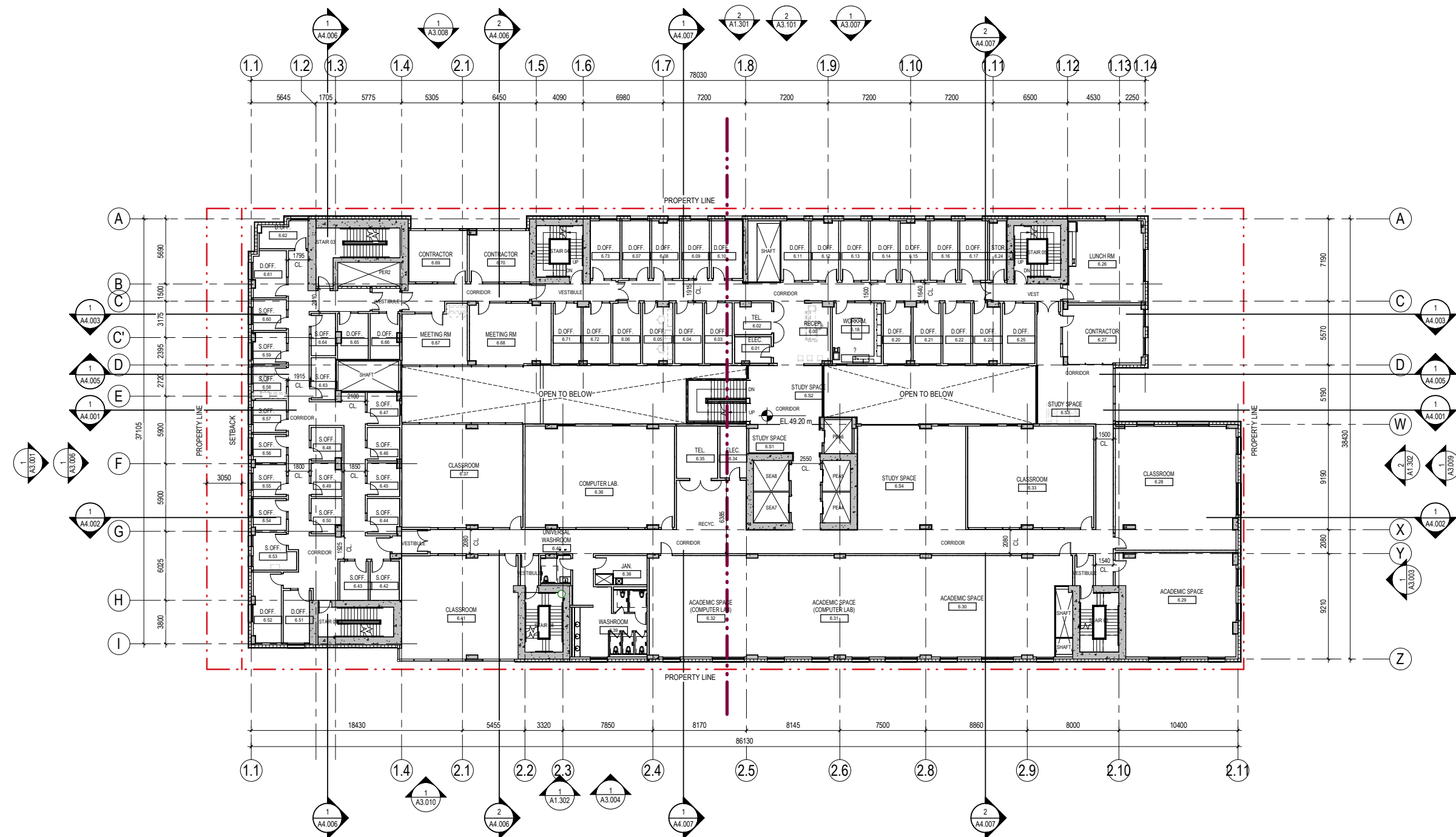
Level 4 Floor Plan



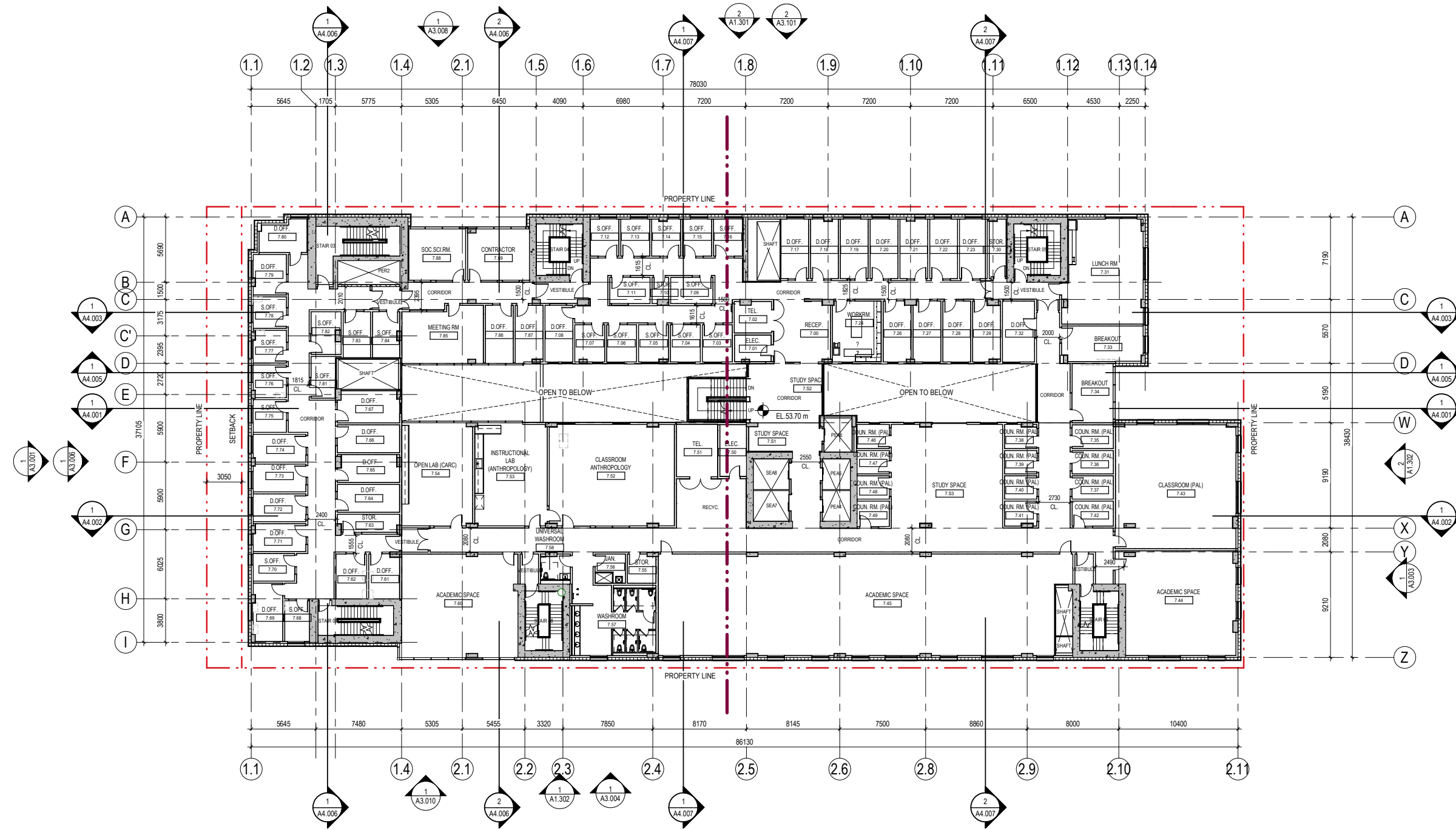
Level 5 Floor Plan



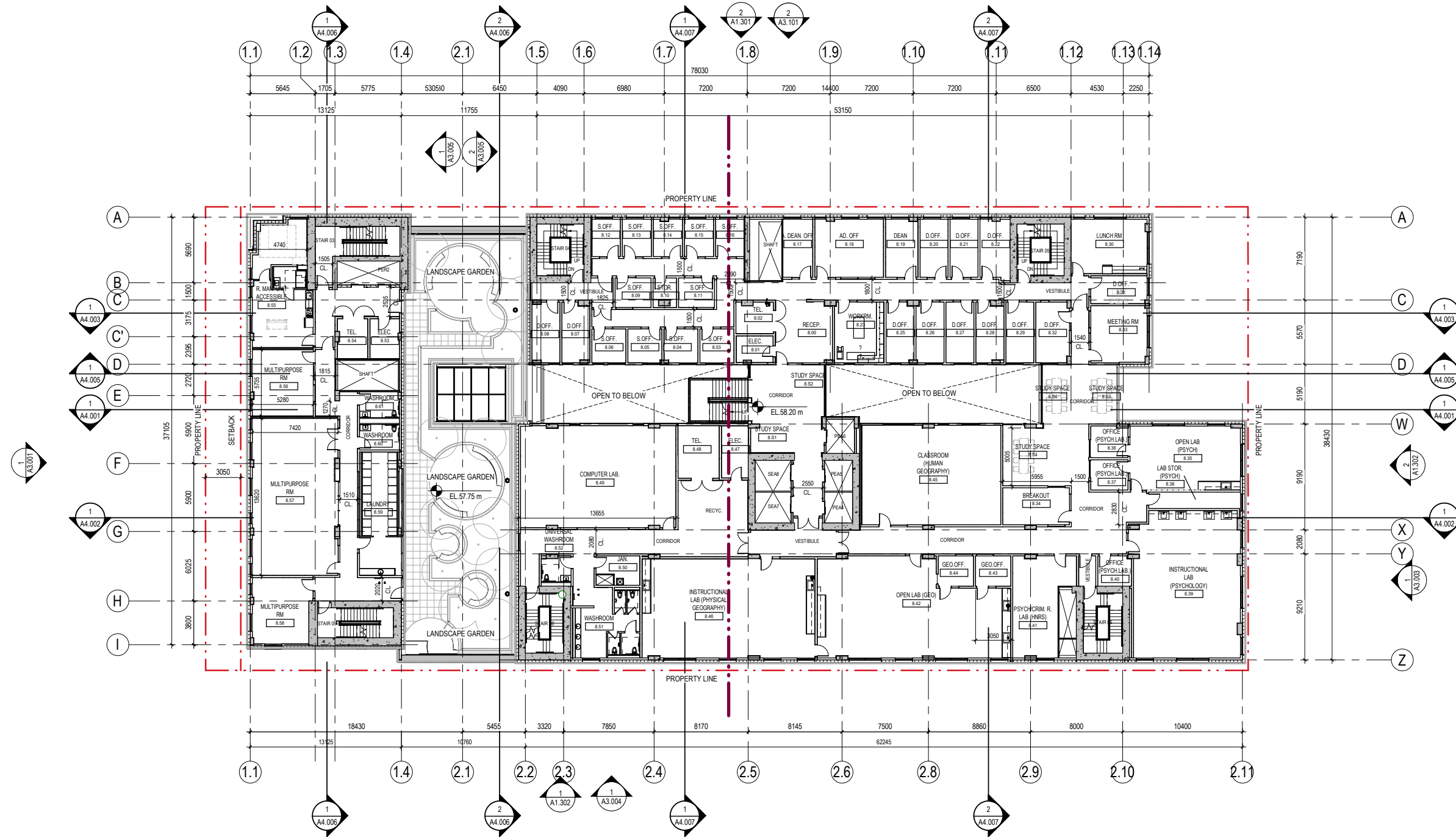
Level 6 Floor Plan



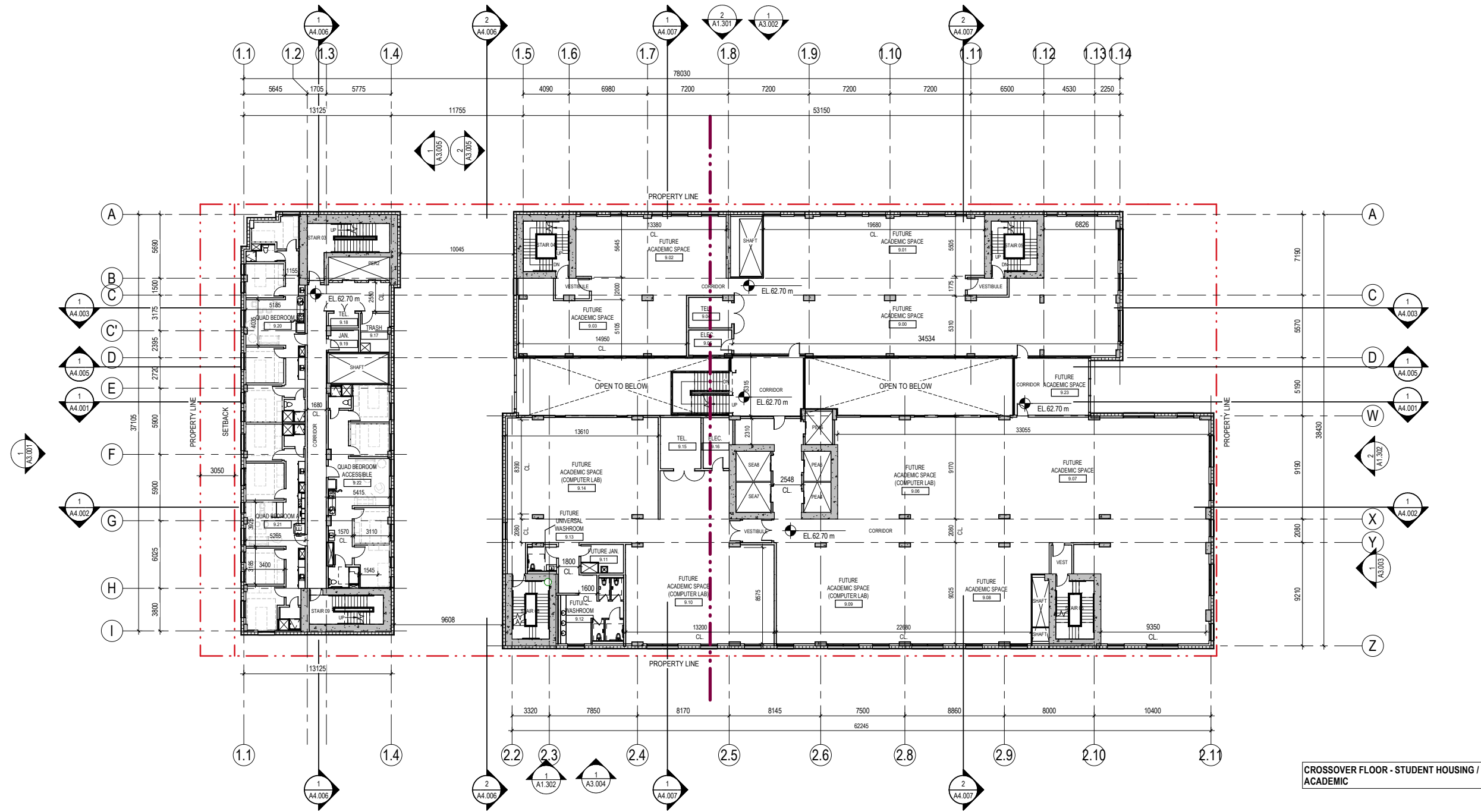
Level 7 Floor Plan



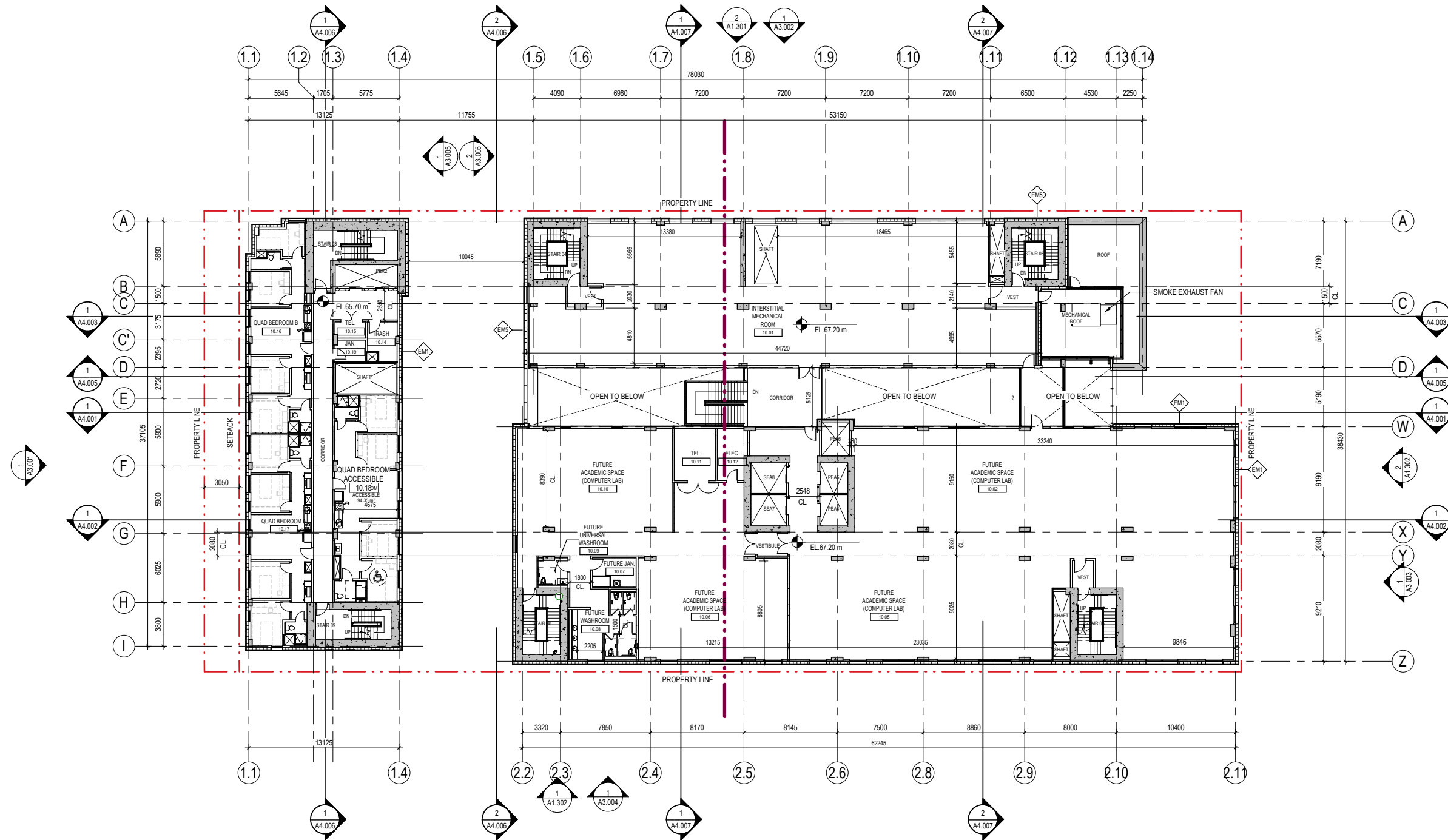
Level 8 Floor Plan



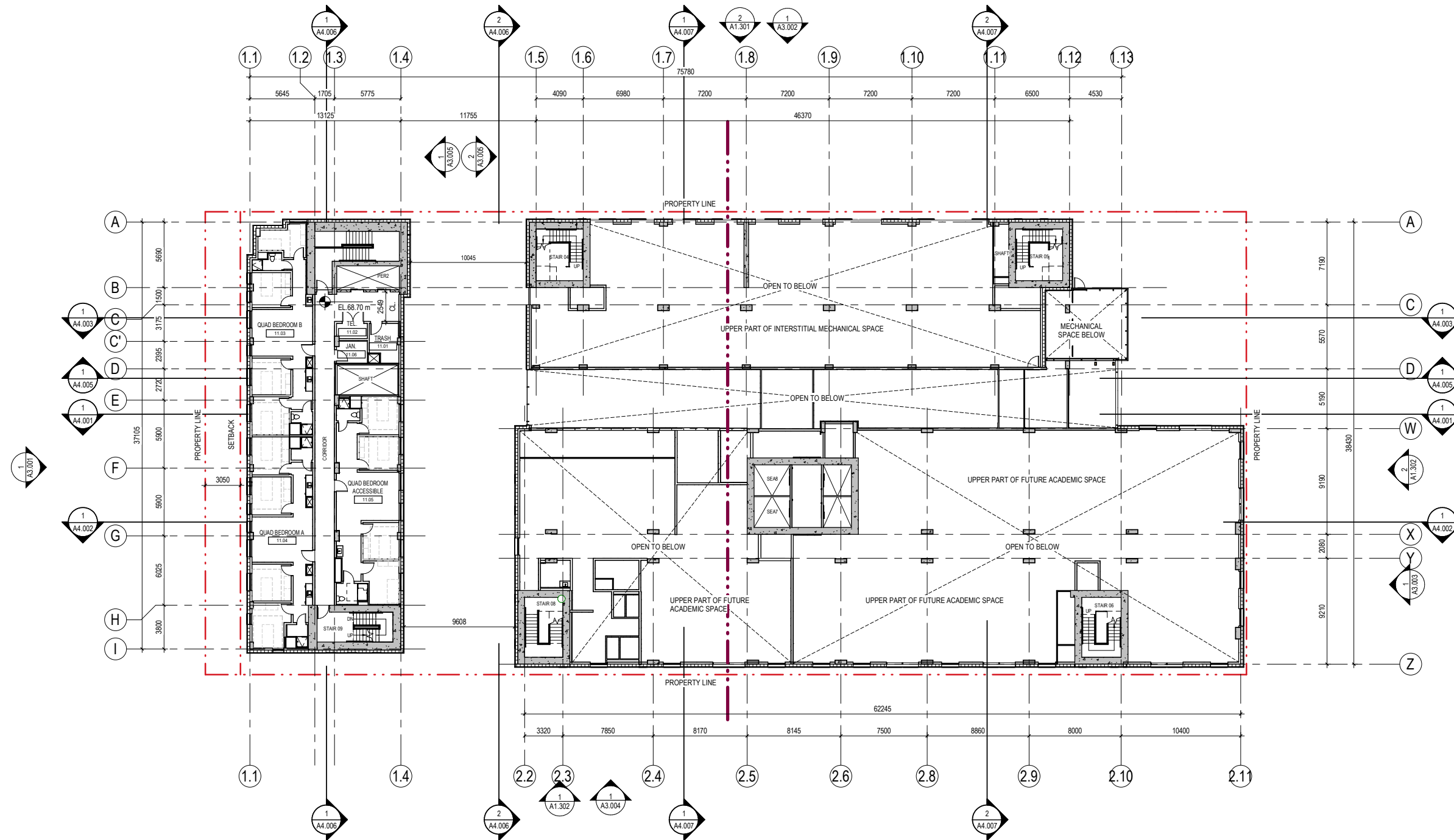
Level 9 Floor Plan



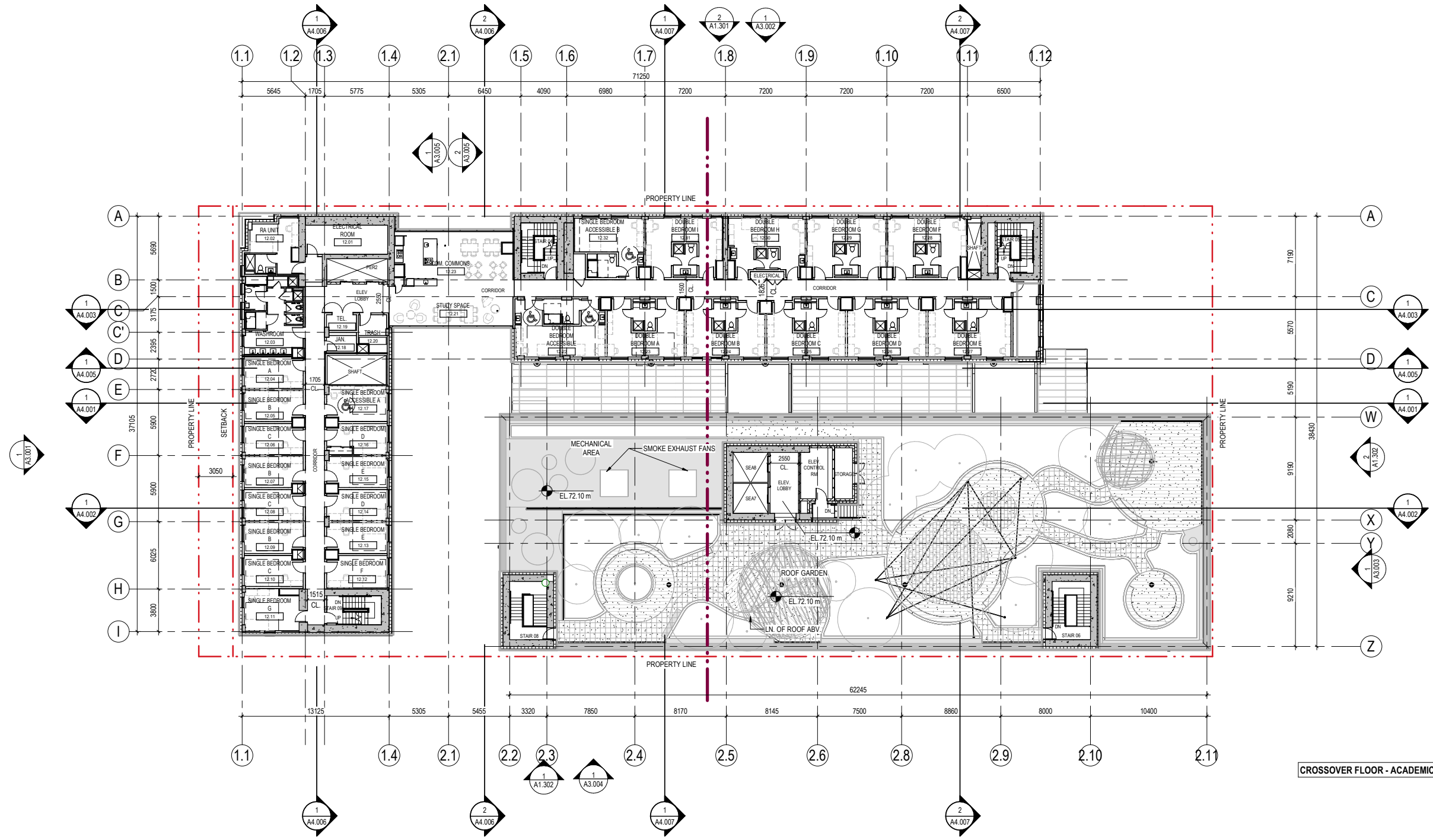
Level 10 Floor Plan



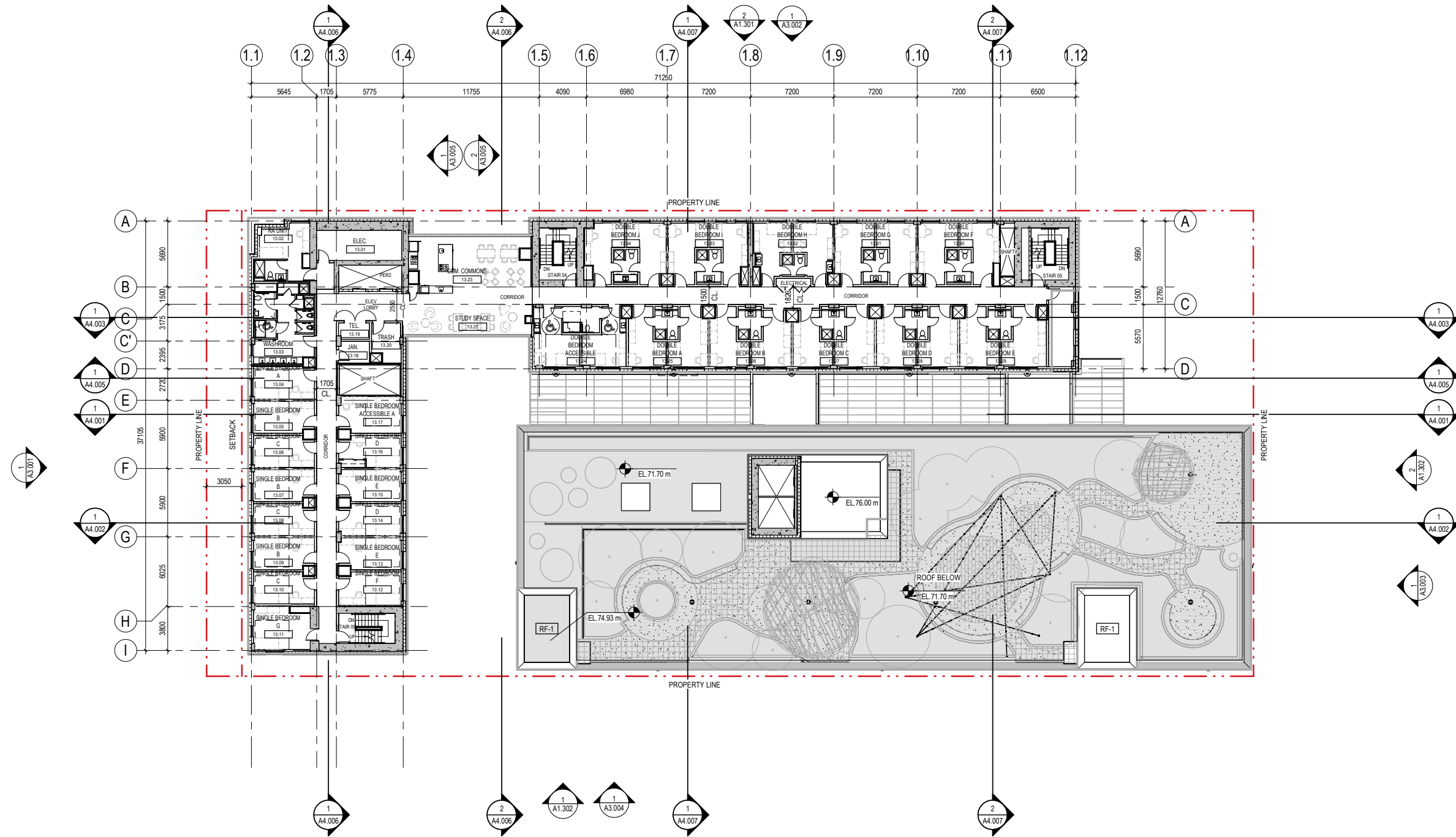
Level 11 Floor Plan



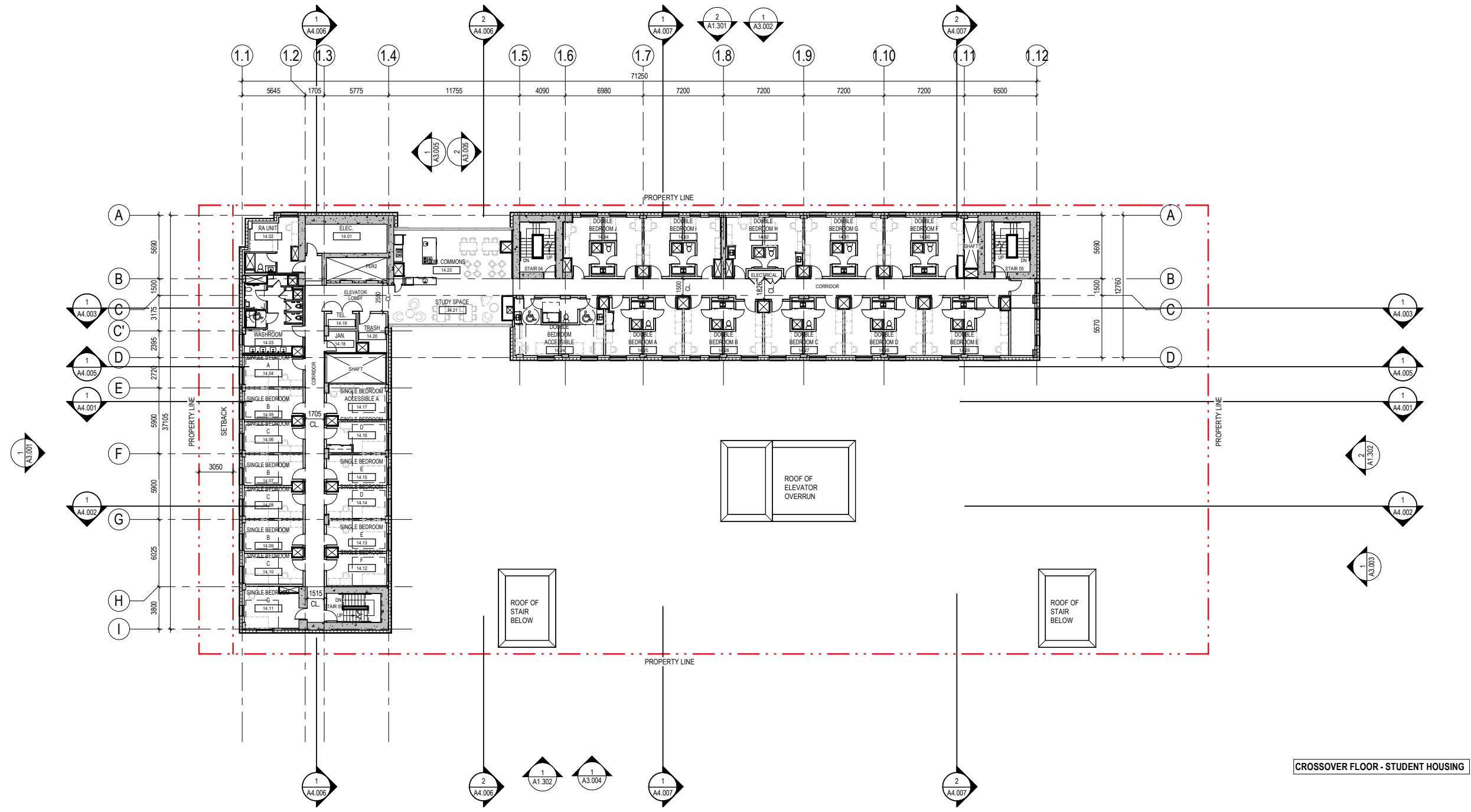
Level 12 Floor Plan



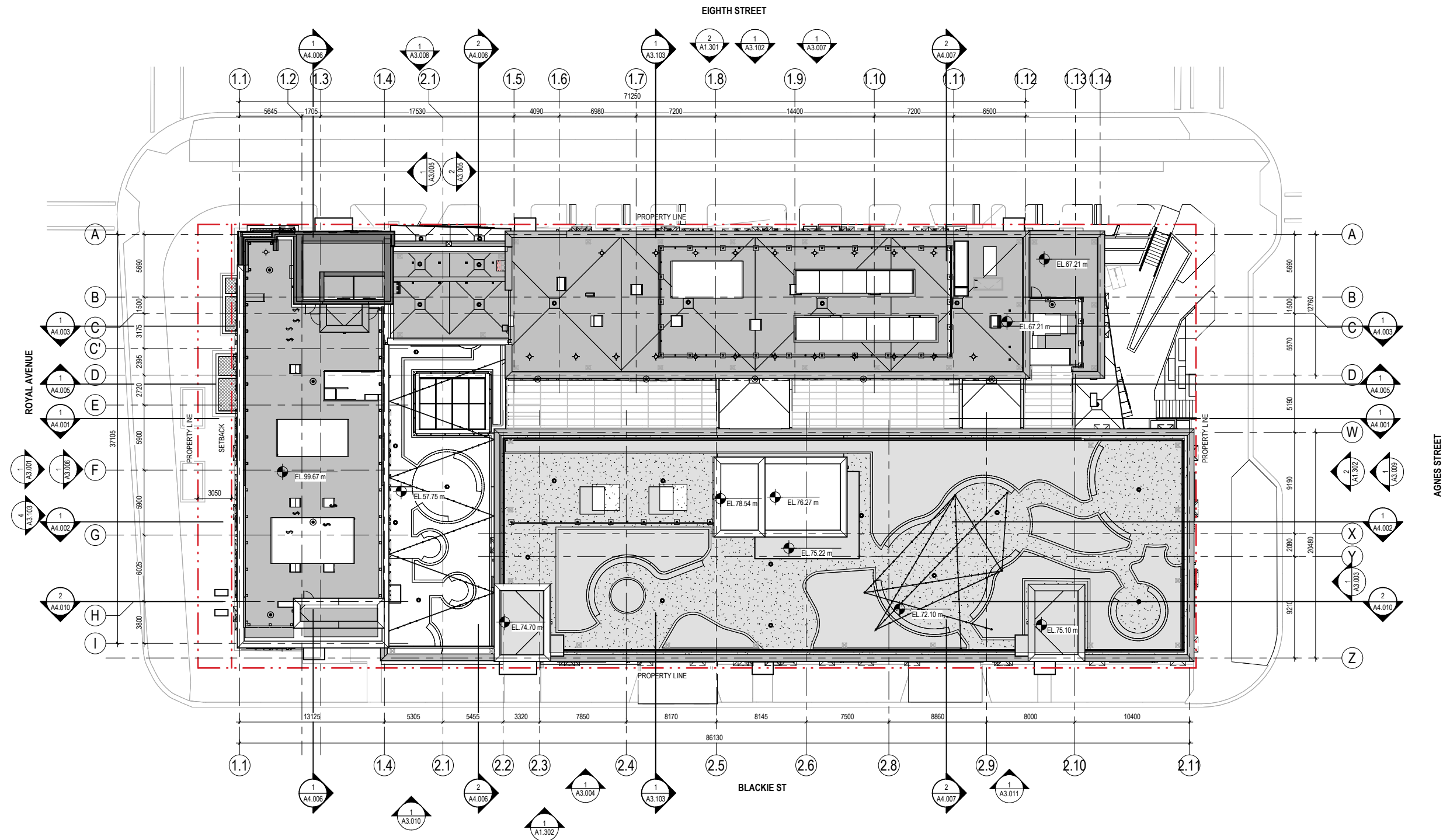
Level 13 Floor Plan



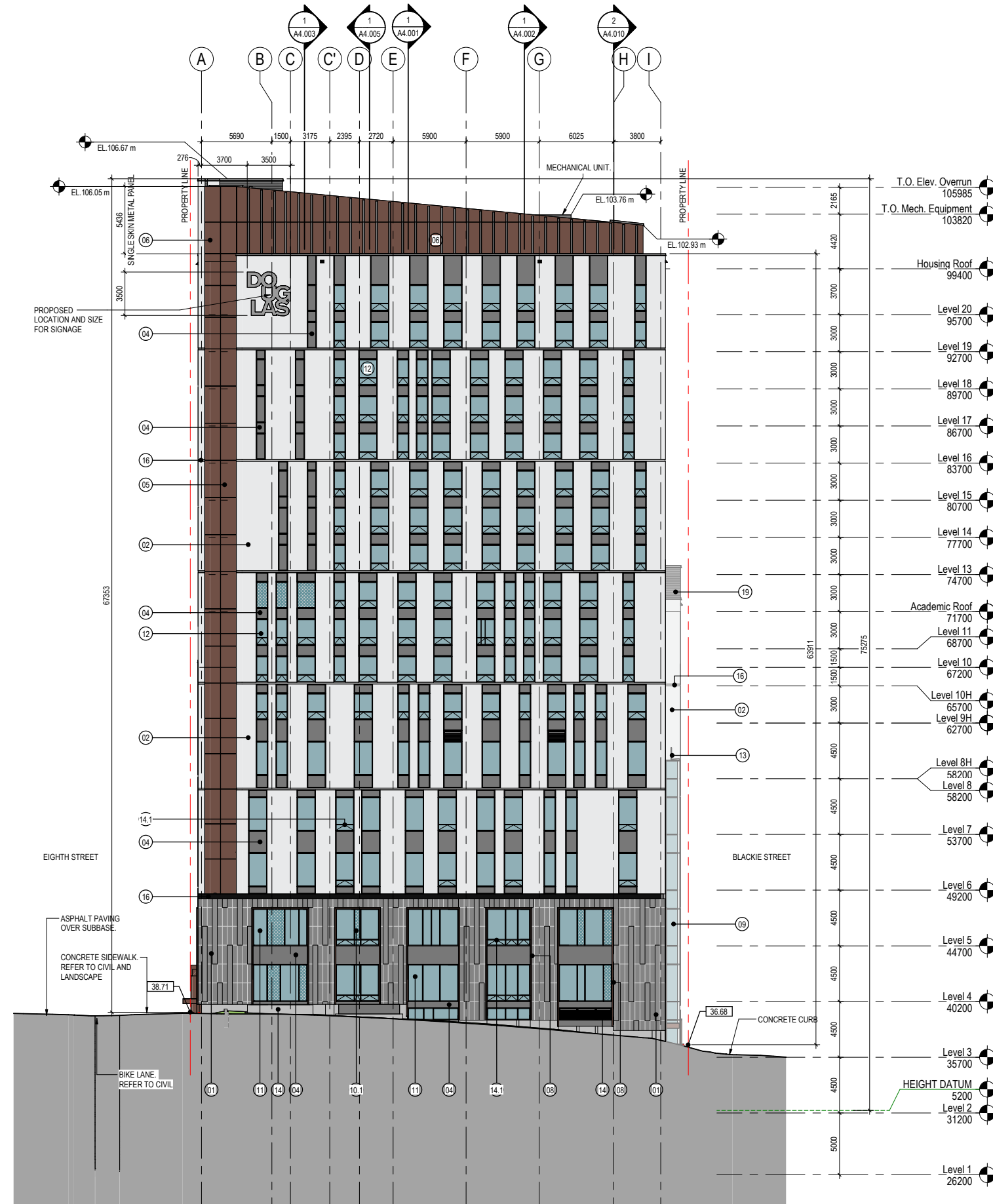
Typical Level 14 to 20 Floor Plan



Overall Roof Plan



North Elevation



EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
06	ALUMINUM PANEL - RUSSET MICA IN 900mm WIDTH.
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10.1	SPANDREL PANEL - GREY
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
12	TRIPLE GLAZED, FIBERGLASS FRAME WINDOW Effective U=0.15, tinted grey glass
13	GLAZED WIND SCREEN ON STEEL FRAMING
14	GLAZED-IN DRAINABLE MECHANICAL LOUVER
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
19	CORRUGATED METAL PANEL - ULTRA DARK

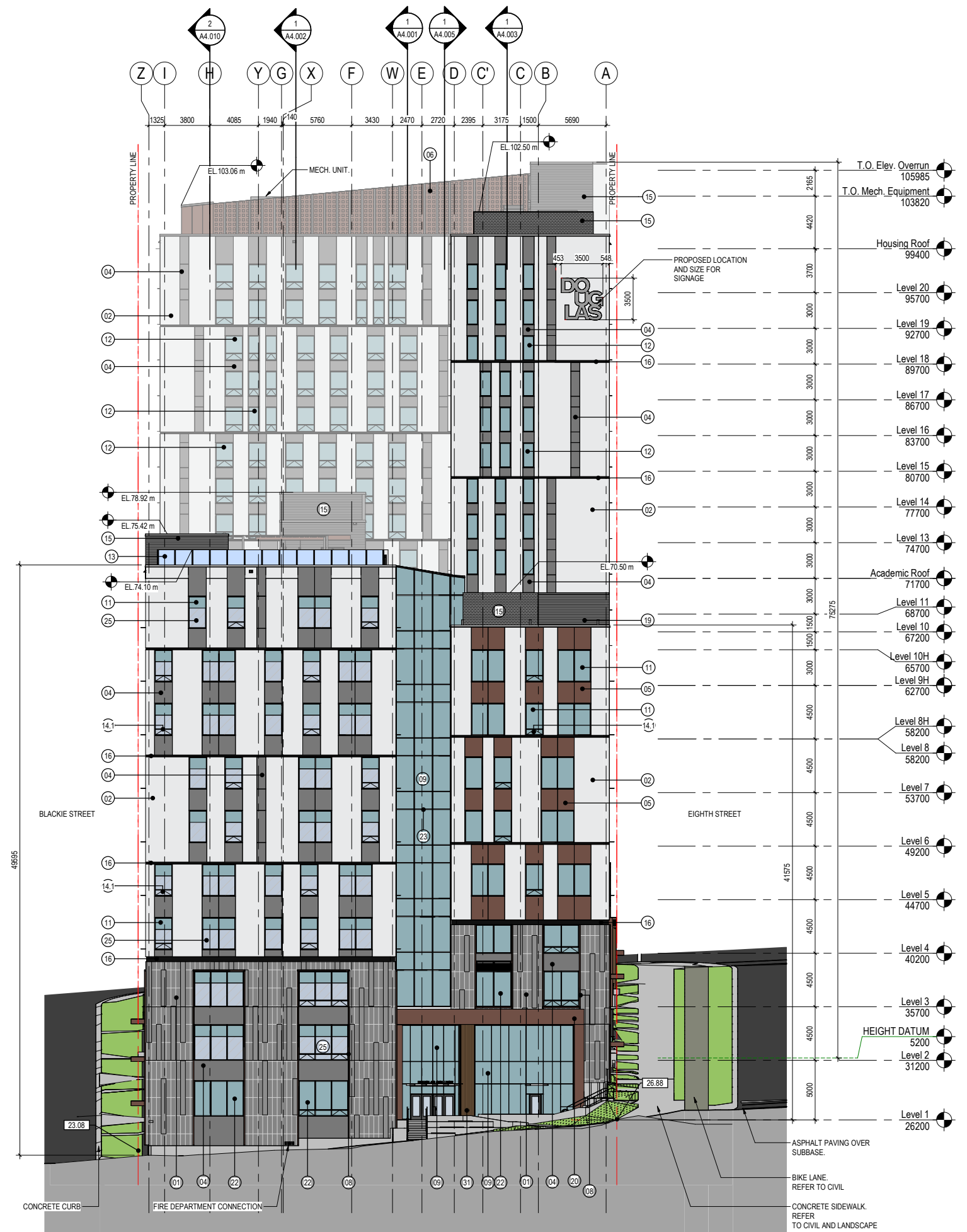
EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 40x1524mm, 40x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
06	ALUMINUM PANEL - RUSSET MICA IN 900mm WIDTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10	SPANDREL PANEL - WHITE
10.1	SPANDREL PANEL - GREY
10.2	SPANDREL PANEL - SHADOW BOX
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
12	TRIPLE GLAZED, FIBERGLASS FRAME WINDOW Effective U=0.15, tinted grey glass
13	GLAZED WIND SCREEN ON STEEL FRAMING
14	GLAZED-IN DRAINABLE MECHANICAL LOUVER
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
15	SCREENING FOR MECHANICAL EQUIPMENT, CORRUGATED PERFORATED METAL PANEL - ULTRA DARK
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
19	CORRUGATED METAL PANEL - ULTRA DARK
20	ALUMINUM PANEL - PRISMATIC SPRITZ
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
23	CLEAR ANODIZED MULLIONS
24	DARK GREY MULLIONS / WINDOW FRAME

East Elevation



EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 40x1524mm, 40x809mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS. 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS. 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS. 25mm DEPTH
06	ALUMINUM PANEL - RUSSET MICA IN 900mm WIDTH.
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL Effective U=0.29, clear glass
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
12	TRIPLE GLAZED, FIBERGLASS FRAME WINDOW Effective U=0.15, tinted grey glass
13	GLAZED WIND SCREEN ON STEEL FRAMING
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
15	SCREENING FOR MECHANICAL EQUIPMENT, CORRUGATED PERFORATED METAL PANEL - ULTRA DARK
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
19	
20	ALUMINUM PANEL - PRISMATIC SPRITZ
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
23	CLEAR ANODIZED MULLIONS
25	PRIVACY SCREEN FILM
31	T & G WOOD CLADDING, HEMLOCK, VERTICAL GRAIN, NATURAL STAINED

South Elevation



EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - NZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
06	ALUMINUM PANEL - RUSSET MICA IN 900mm WIDTH
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10	SPANDREL PANEL - WHITE
10.1	SPANDREL PANEL - GREY
10.2	SPANDREL PANEL - SHADOW BOX
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
12	TRIPLE GLAZED, FIBERGLASS FRAME WINDOW Effective U=0.15, tinted grey glass
13	GLAZED WIND SCREEN ON STEEL FRAMING
14	GLAZED-IN DRAINABLE MECHANICAL LOUVER
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
15	SCREENING FOR MECHANICAL EQUIPMENT, CORRUGATED PERFORATED METAL PANEL - ULTRA DARK
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
19	CORRUGATED METAL PANEL - ULTRA DARK
22	DOUBLE GLAZED WINDOW, Effective U=0.29, clear glass
23	CLEAR ANODIZED MULLIONS
25	PRIVACY SCREEN FILM

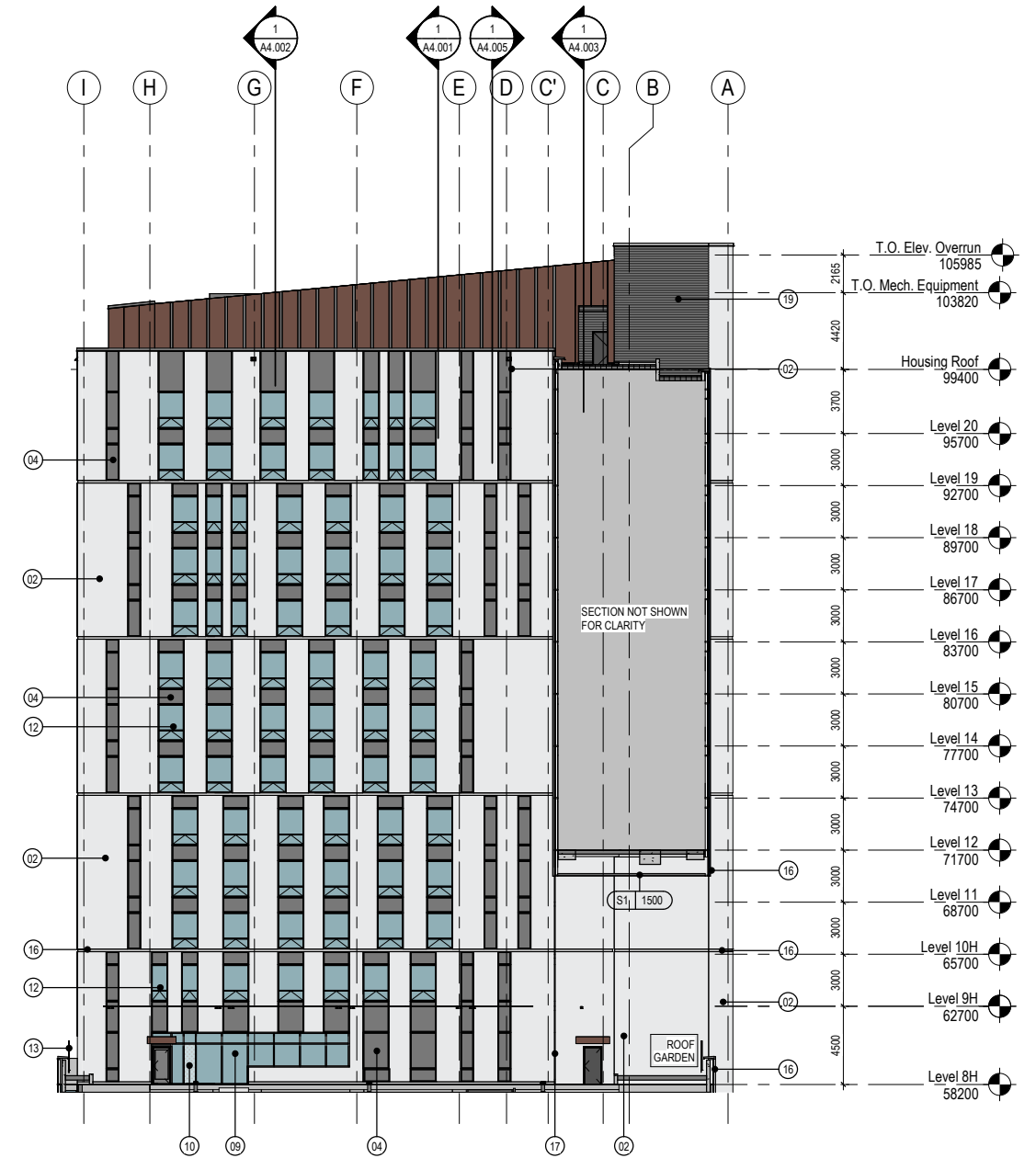
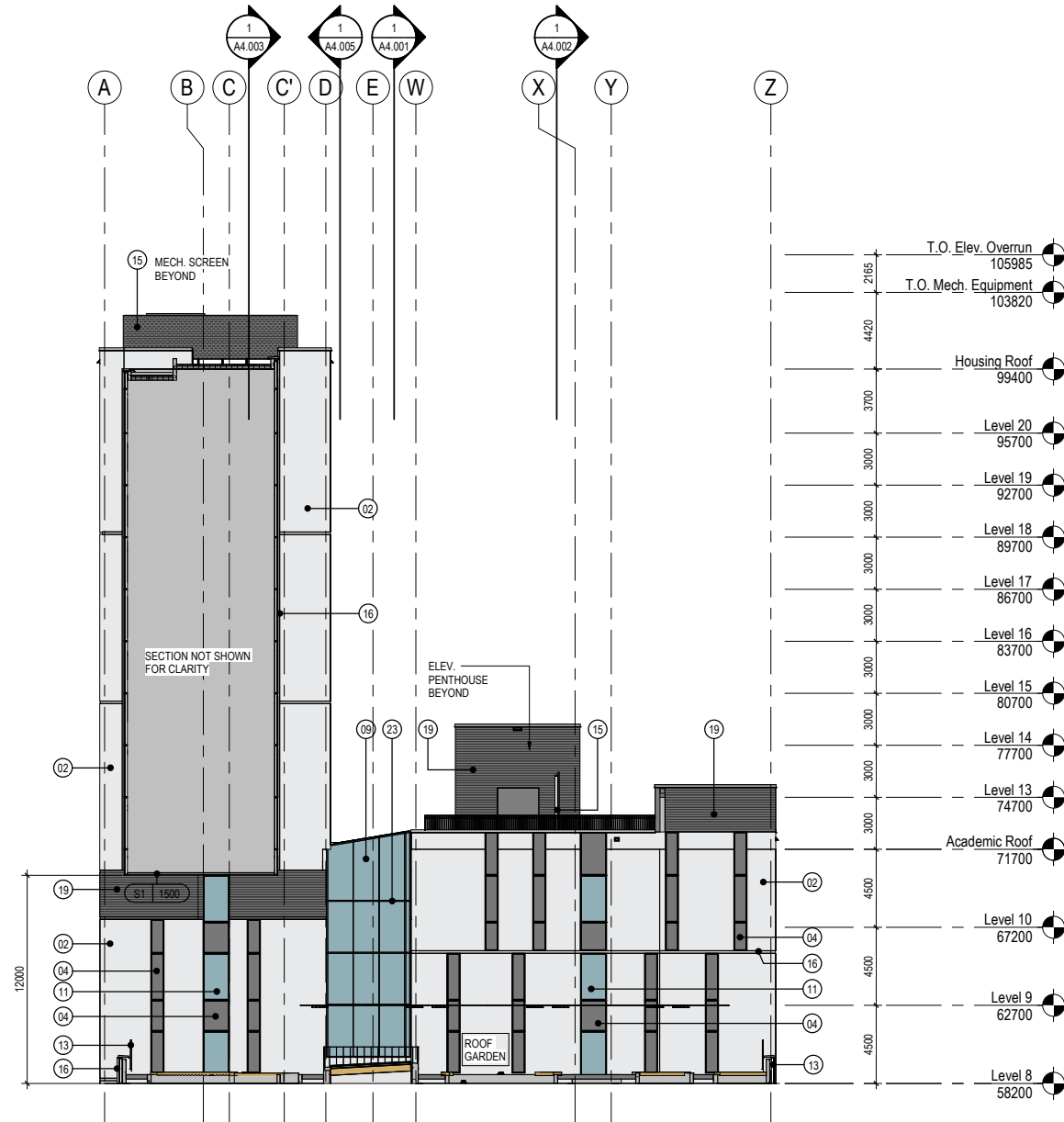


West Elevation

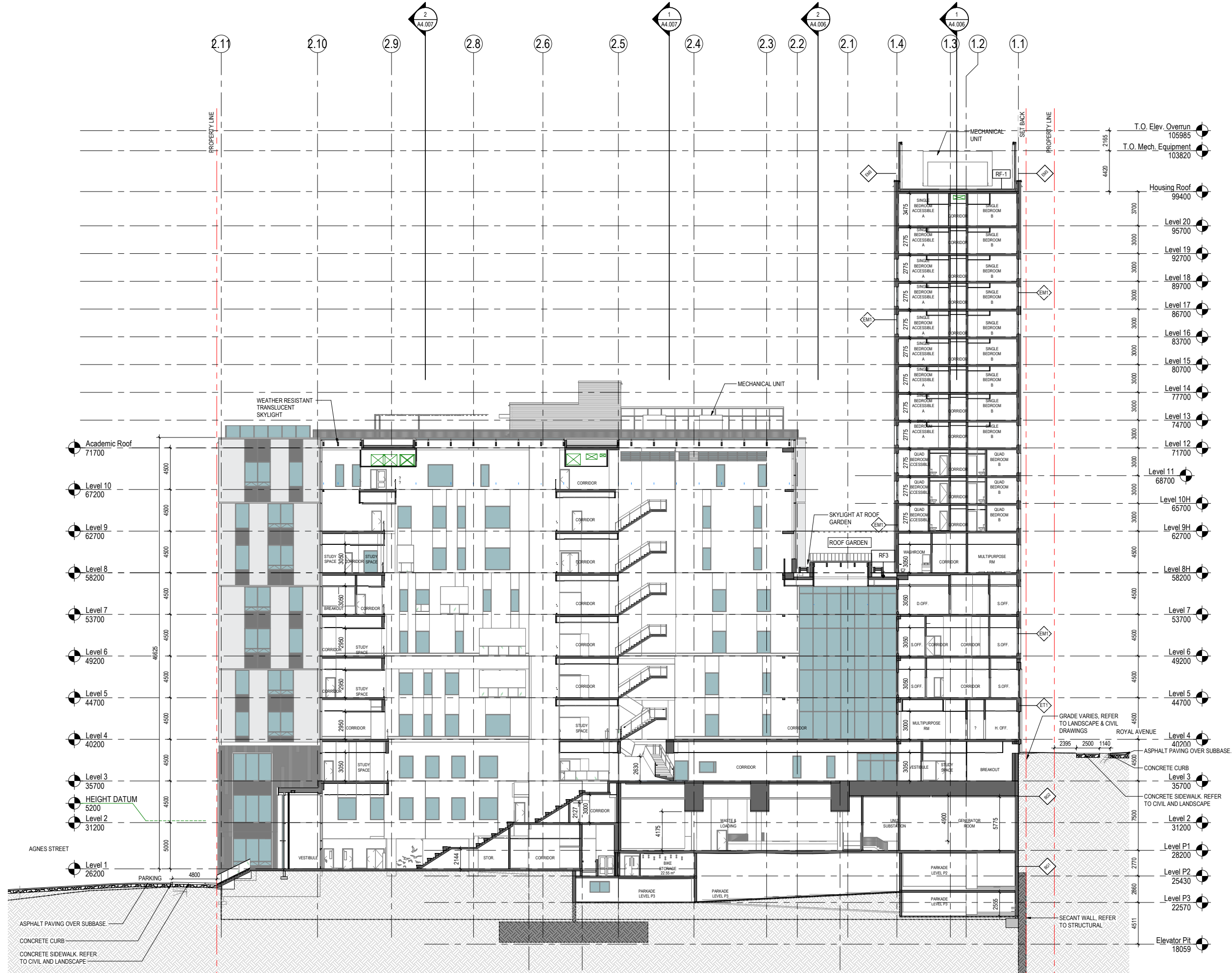
North Academic Elevation

South Housing Elevation

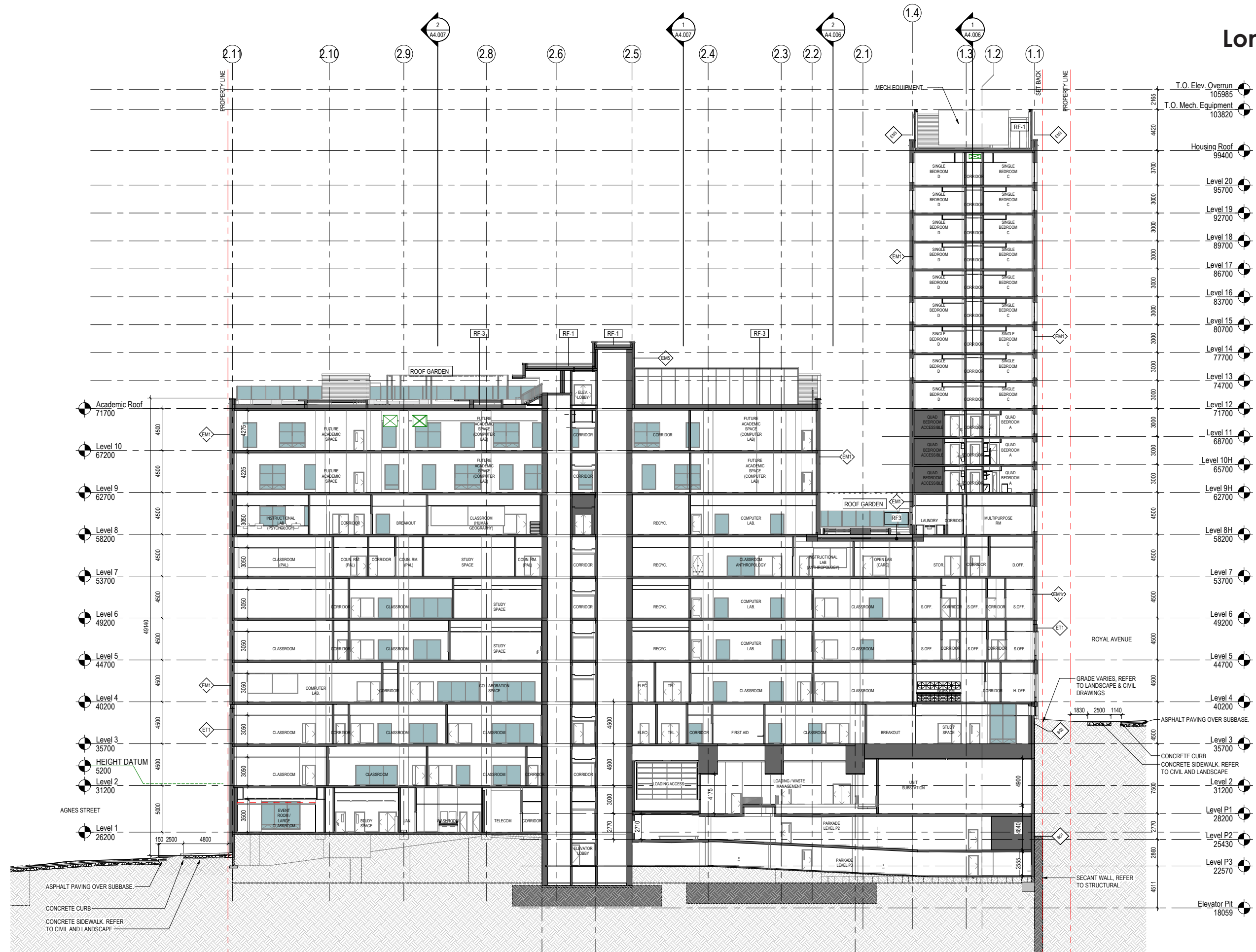
EXTERIOR MATERIAL LEGEND	
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - MZG GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
09	CURTAINWALL, Effective U=0.29, clear glass
10	SPANDREL PANEL - WHITE
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
12	TRIPLE GLAZED, FIBERGLASS FRAME WINDOW Effective U=0.15, tinted grey glass
13	GLAZED WIND SCREEN ON STEEL FRAMING
15	SCREENING FOR MECHANICAL EQUIPMENT, CORRUGATED PERFORATED METAL PANEL - ULTRA DARK
16	PERFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
17	150MM METAL REVEAL CHANNEL - GRAPHITE MICA
19	CORRUGATED METAL PANEL - ULTRA DARK
23	CLEAR ANODIZED MULLIONS



Long Section - Atrium

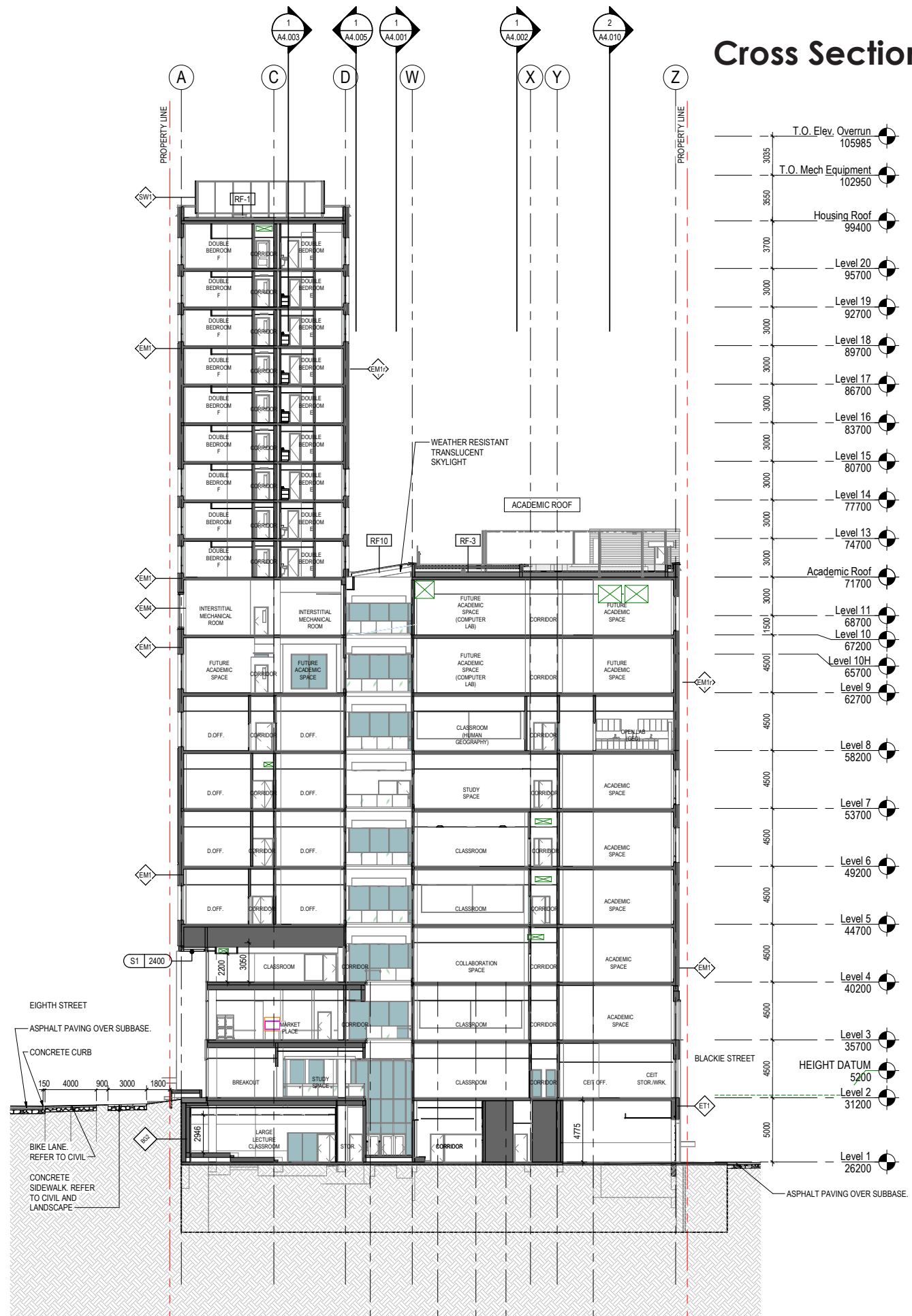
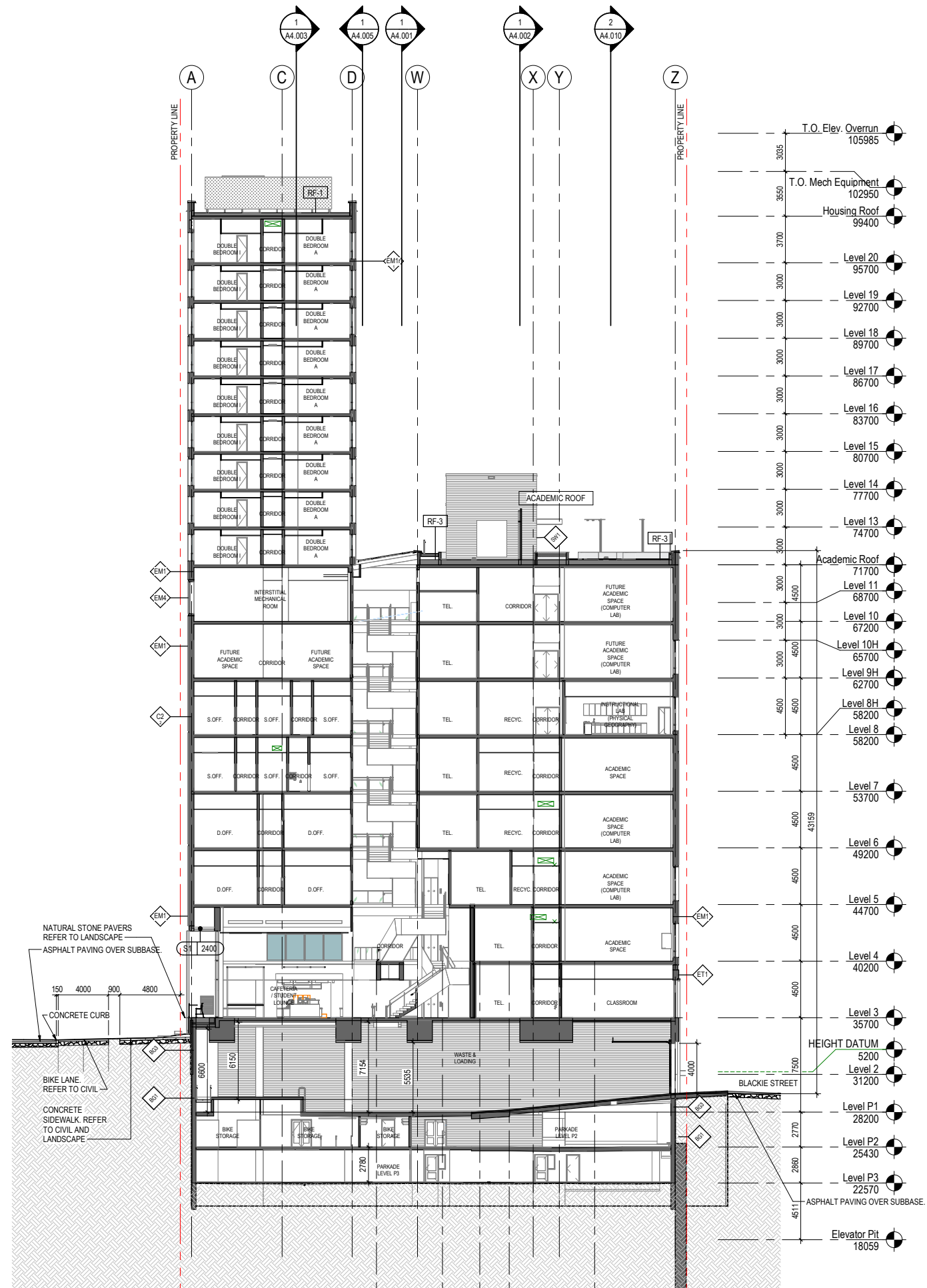


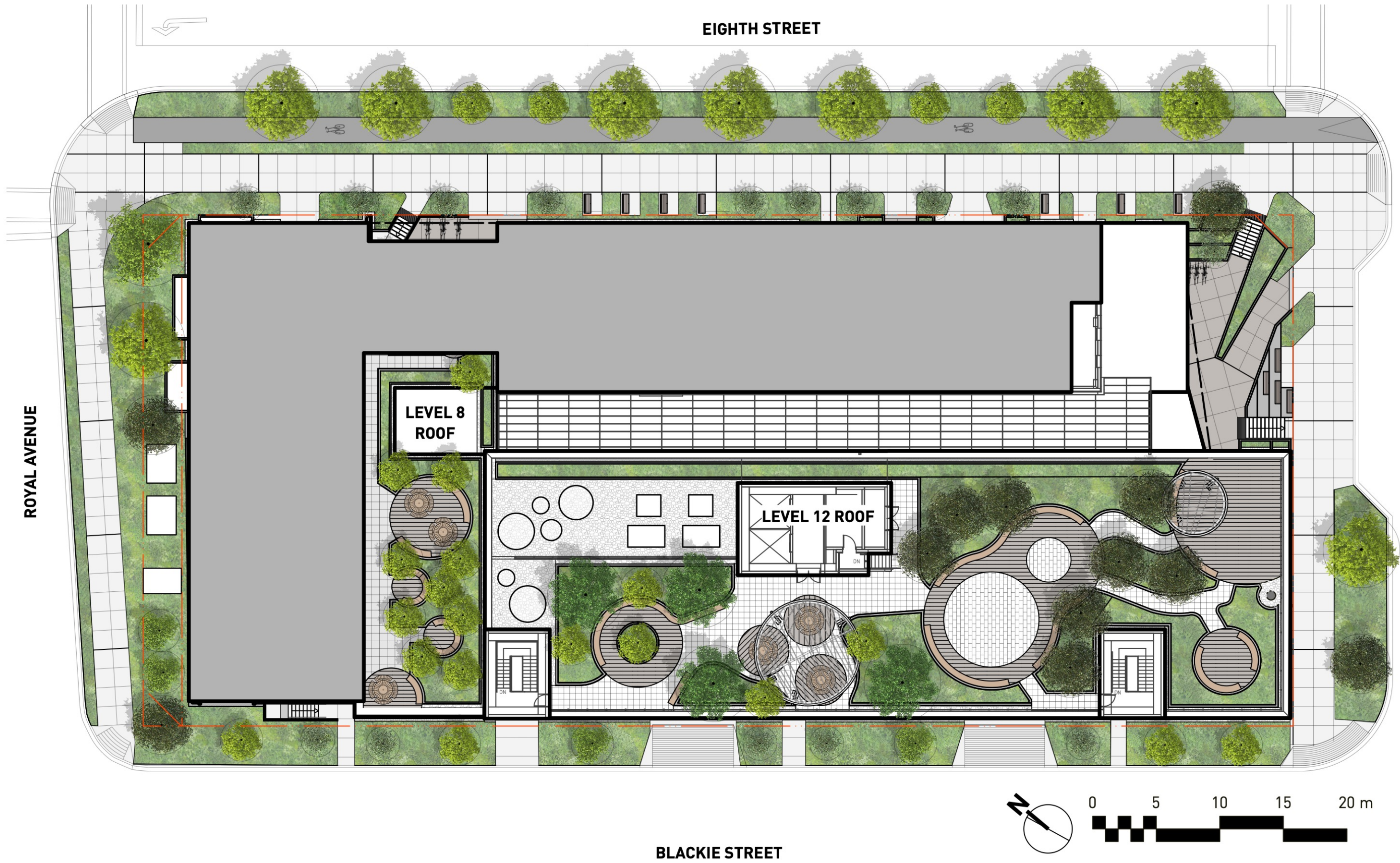
Long Section - Academic













Level / Feature	Elevation
T.O. Elev. Overrun	105985
T.O. Mech. Equipment	103820
Housing Roof	99400
Level 20	95700
Level 19	92700
Level 18	89700
Level 17	86700
Level 16	83700
Level 15	80700
Level 14	77700
Level 13	74700
Level 12	71700
Level 11	68700
Level 10H	65700
Level 9H	62700
Level 8H	58200
Level 7	53700
Level 6	49200
Level 5	44700
Level 4	40200
Level 3	35700
HEIGHT DATUM	5200
Level 2	31200
Level 1	26200
Elevator Pit	18059









Cross Sections - Academic

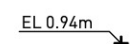
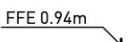
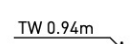
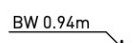
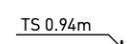
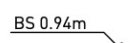
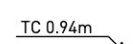
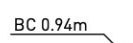
















PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
	CIP Concrete Paving n/a City of New Westminster standard
	Holland Paver 40% Onyx, 60% Cascade Blend
	Radial Paving Old Dominion Circle Cascade Blend
	Hydrapressed Slabs TBD TBD
	Tactile Warning Strip n/a Schofield Llhochrome CHEMstain. CS-1 Black
	Wood Composite Decking Transcend 1" Grooved Edge Board Havana Gold
	Decorative Gravel with metal edger Mill Finish
	Decorative Gravel with metal edger Mill Finish
	CIP Concrete Paving - Exposed Aggregate n/a Exposed Aggregate

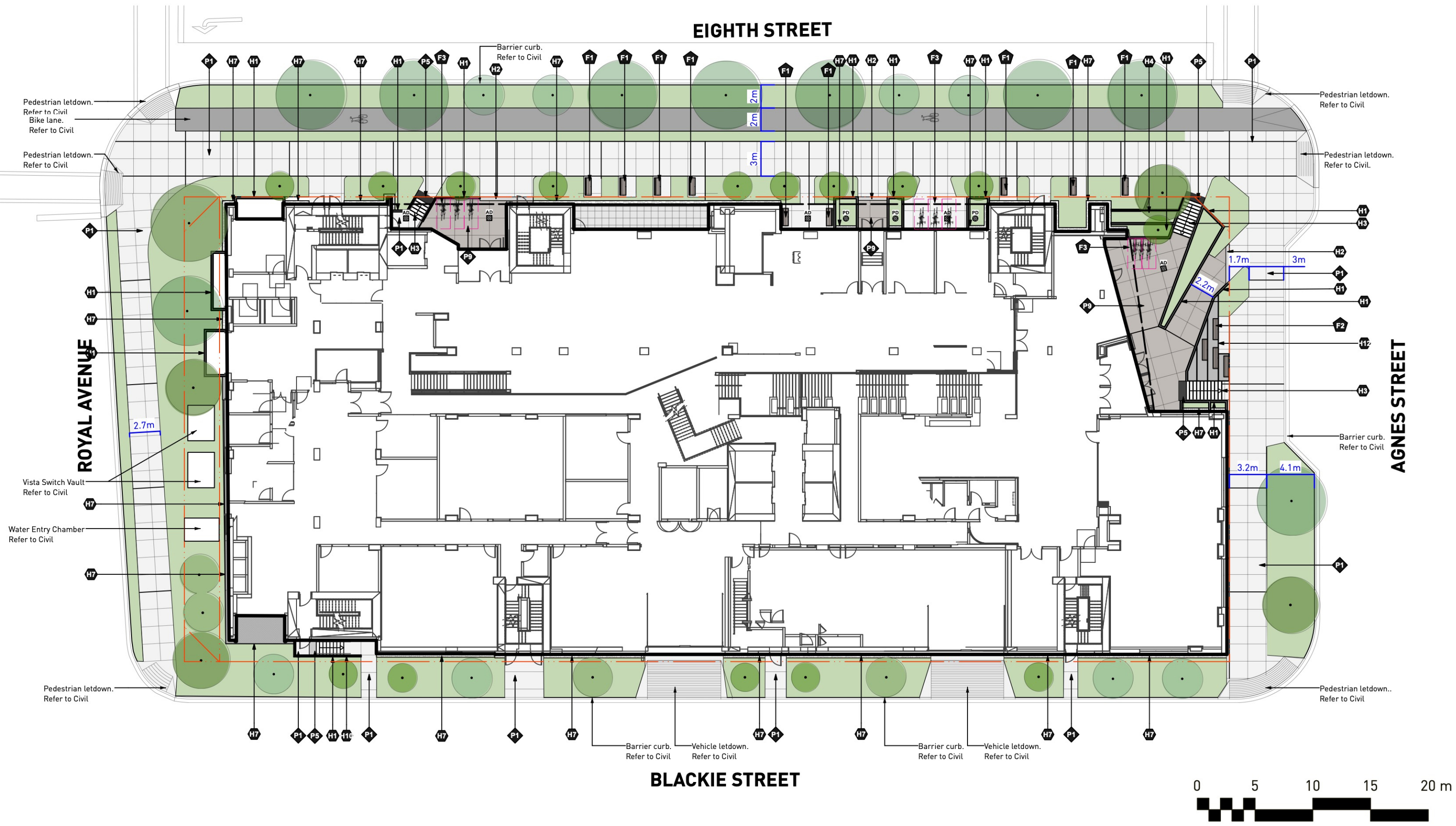
SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION
	Straight bench, surface mount, backed TBD TBD
	Straight benchtop, backless Ogden Thermally Modified Ash Wood, Arm rests in gunmetal grey, Backless
	Bike rack 1600 SC Bike Rack Gloss, Orange
	Round Table with Bench and with some backed Pantagruel picnic Hellwood (European Ash), Powdercoated steel in Earth colour, Lazy Susan in Black
	Wood and Metal Trellis n/a Gunmetal grey metal, thermally modified Ash wood slats
	Weather station n/a n/a
	Curved and Straight Bench Cantilevered Ogden Thermally Modified Ash Wood, Arm rests in gunmetal grey, Backed

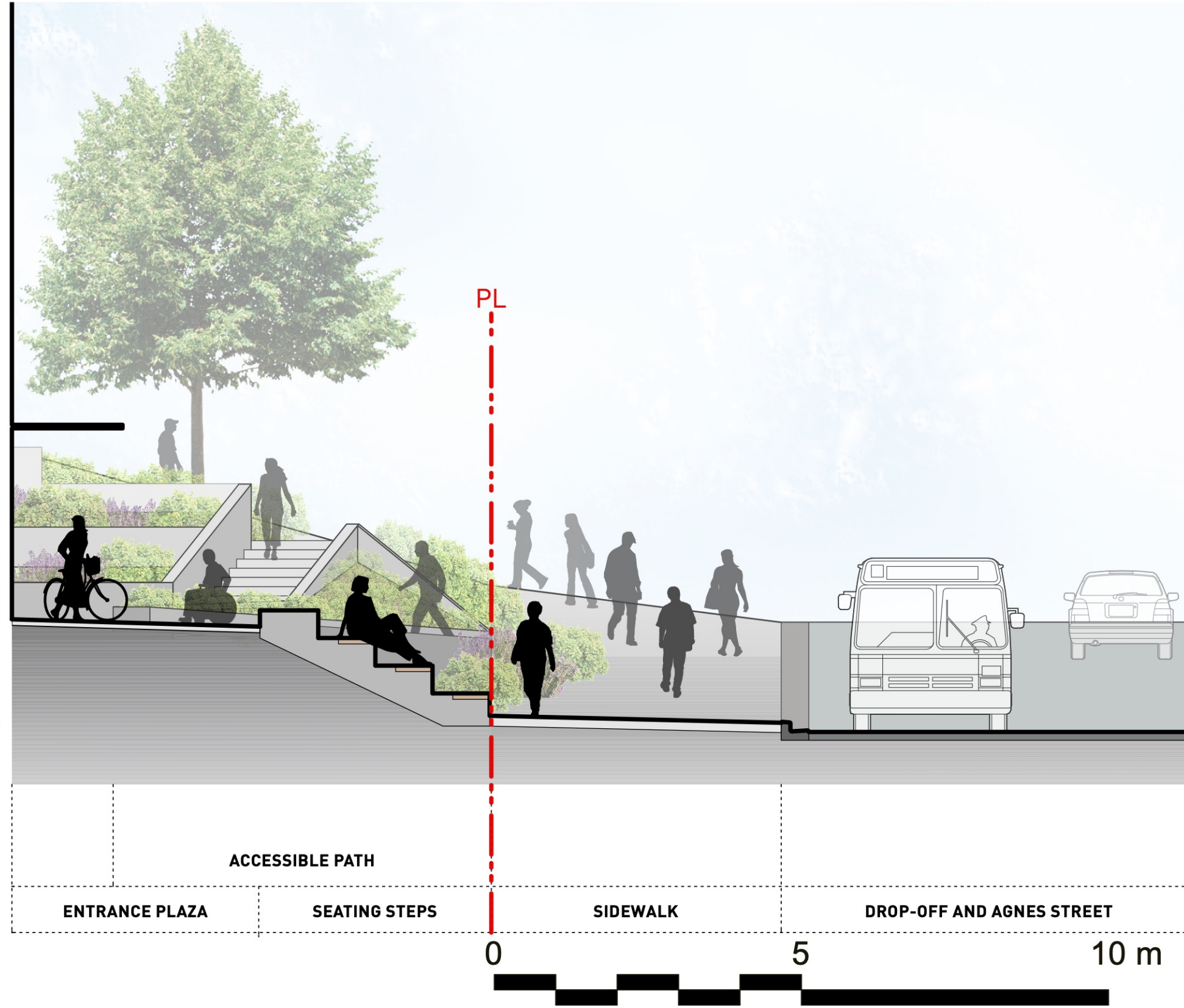
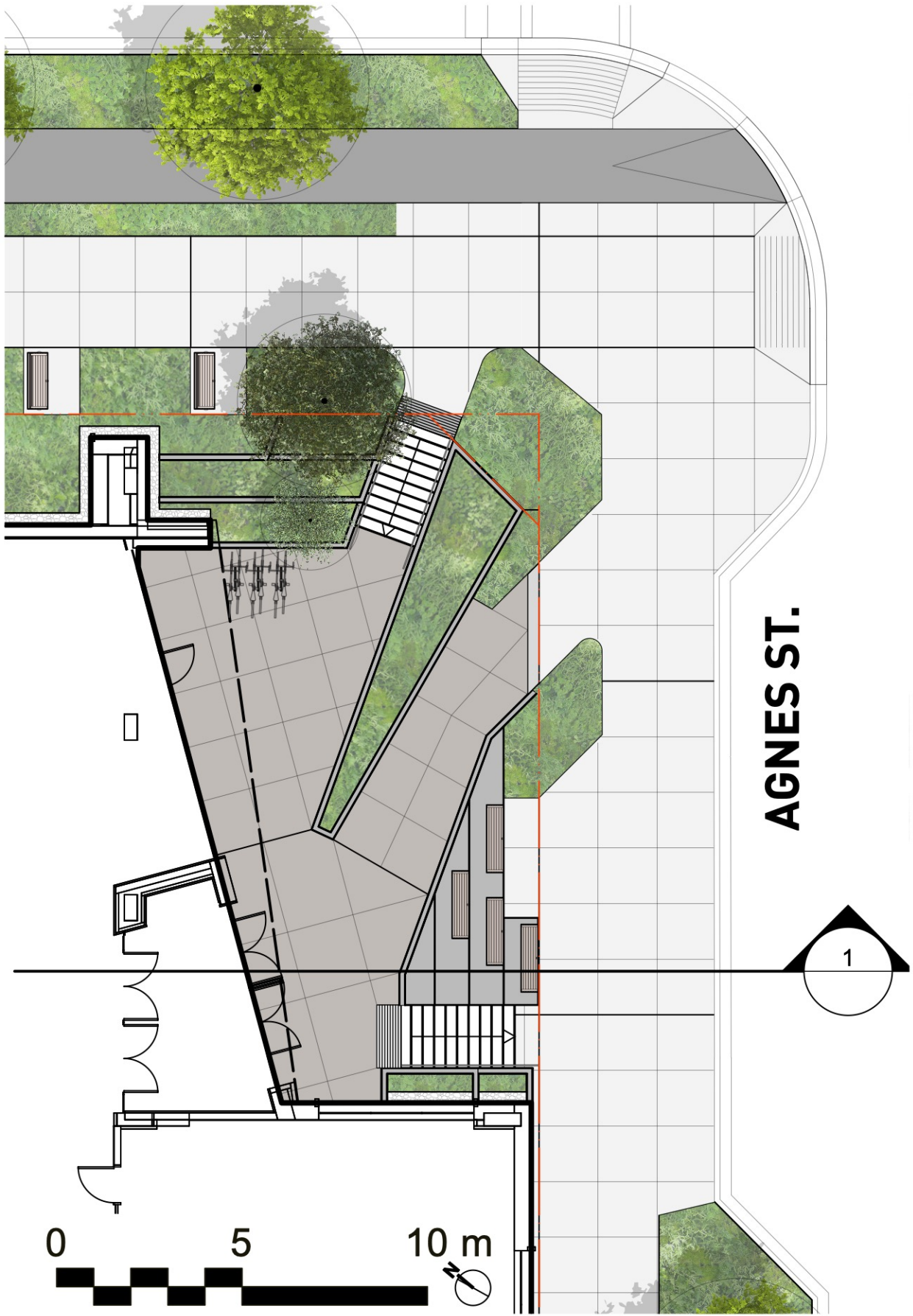
HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
	CIP Concrete Wall n/a Colour Natural, Finish: architecture
	CIP Concrete Flush Curb n/a Colour Natural, Finish: architecture
	CIP Concrete stairs n/a Colour: Natural, Finish: architectural
	Aluminum Guardrail n/a Colour: Gunmetal grey, Finish: powdercoat
	Maintenance Strip Charcoal Crushed Gravel (CC). Permaloc PermaStrip Mill Finish edger where applicable
	Standard metal guardrail with integrated handrail n/a Powdercoated, Colour TBD
	Nest style posts with Catenary light on cable system n/a Powdercoated, Colour TBD
	CIP Concrete Seat Steps n/a Colour Natural, Finish: architecture

GRADING LEGEND	
	Proposed Elevation
	Finished Floor Elevation
	Proposed Top of Wall Elevation
	Proposed Bottom of Wall Elevation
	Proposed Top of Stair Elevation
	Proposed Bottom of Stair Elevation
	Proposed Top of Curb Elevation
	Proposed Bottom of Curb Elevation
	Trench Drain
	Area Drain
	Planting Drain

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

LIGHTING LEGEND	
DRAWINGS HAVE BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION BETWEEN CONTRACTORS.	
REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR FIXTURE TYPES AND LAYOUT, CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONSULTANT FOR COMMENTS.	
	POWER RECEPTACLE FOR SEASONAL LIGHTING
	GHOST LIGHT/WALL LIGHT
	UNDER-MOUNTED BENCH LED LIGHT STRIP
	KLIK PODS IN HANDRAIL
	EVENT POWER IN WALL
	POWER SUPPLY TO TABLE
	CATENARY LIGHTING
	POLE TO MOUNT CATENARY LIGHTING
	INTEGRATED DOWNLIGHT IN TRELLIS

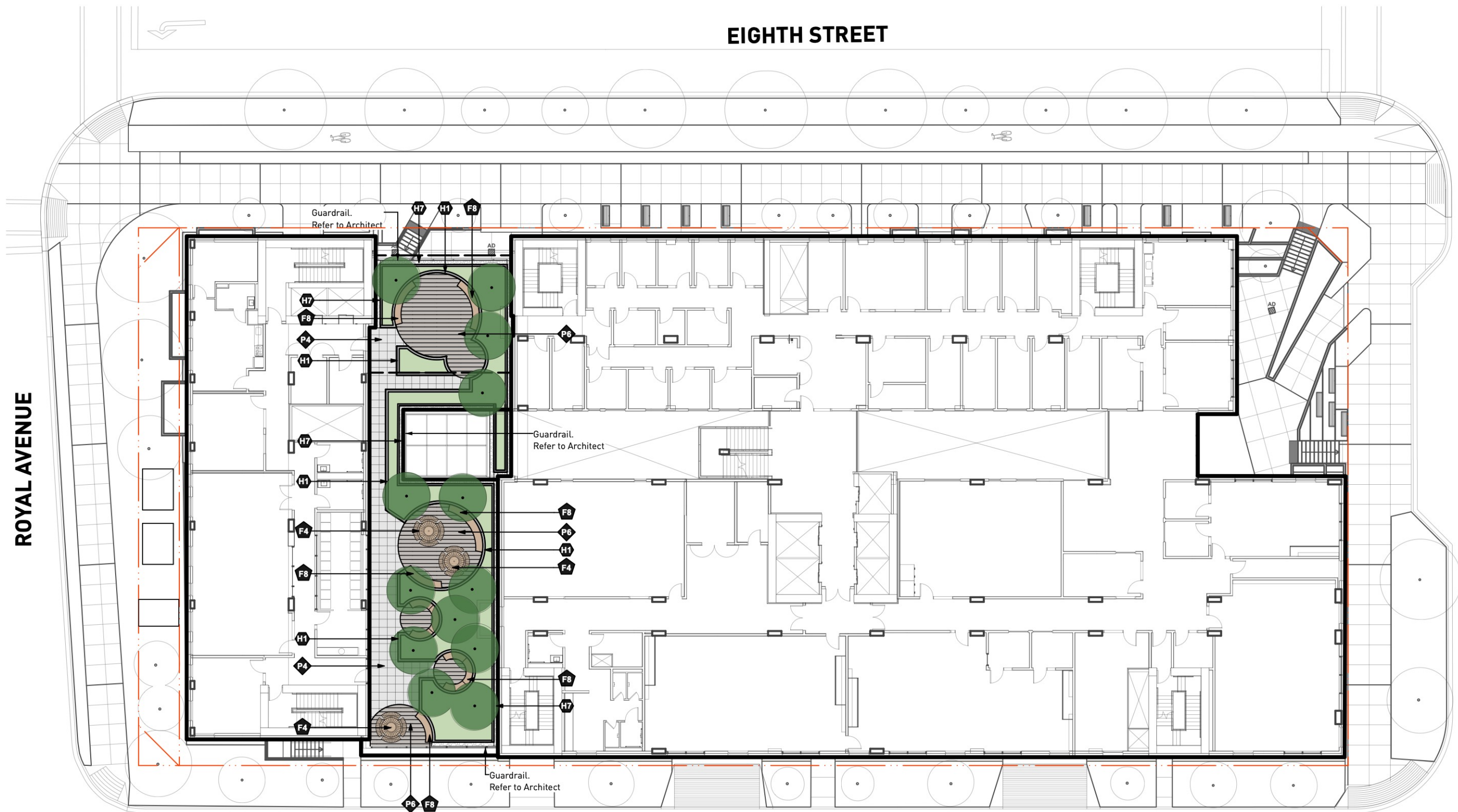




EIGHTH STREET

ROYAL AVENUE

AGNES STREET



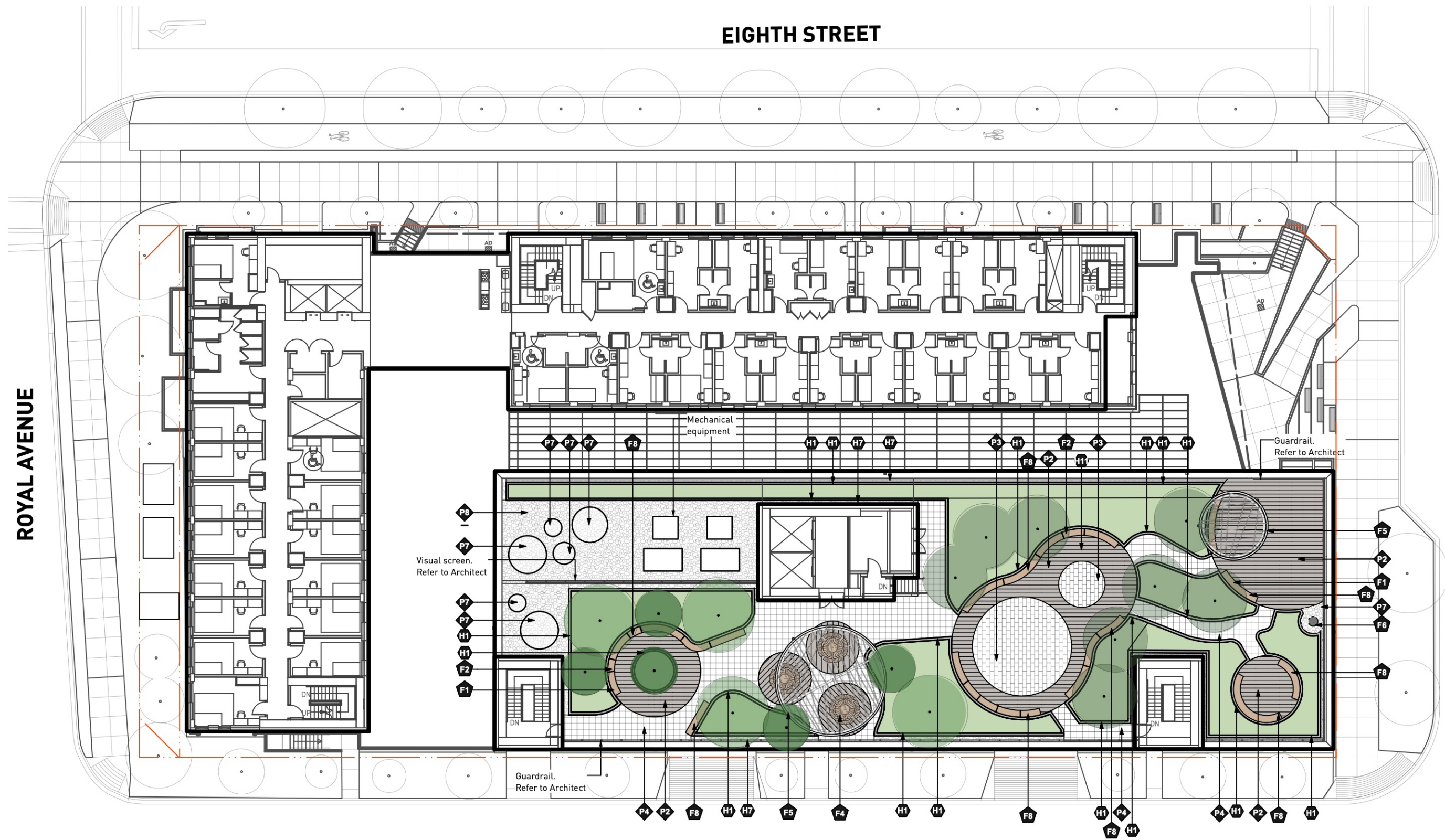
BLACKIE STREET



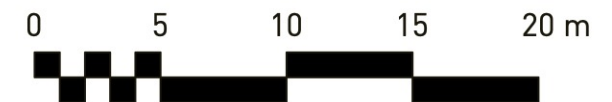
EIGHTH STREET

ROYAL AVENUE

AGNES STREET



BLACKIE STREET



EIGHTH STREET

ROYAL AVENUE

AGNES STREET

BLACKIE STREET



EIGHTH STREET

ROYAL AVENUE

AGNES STREET

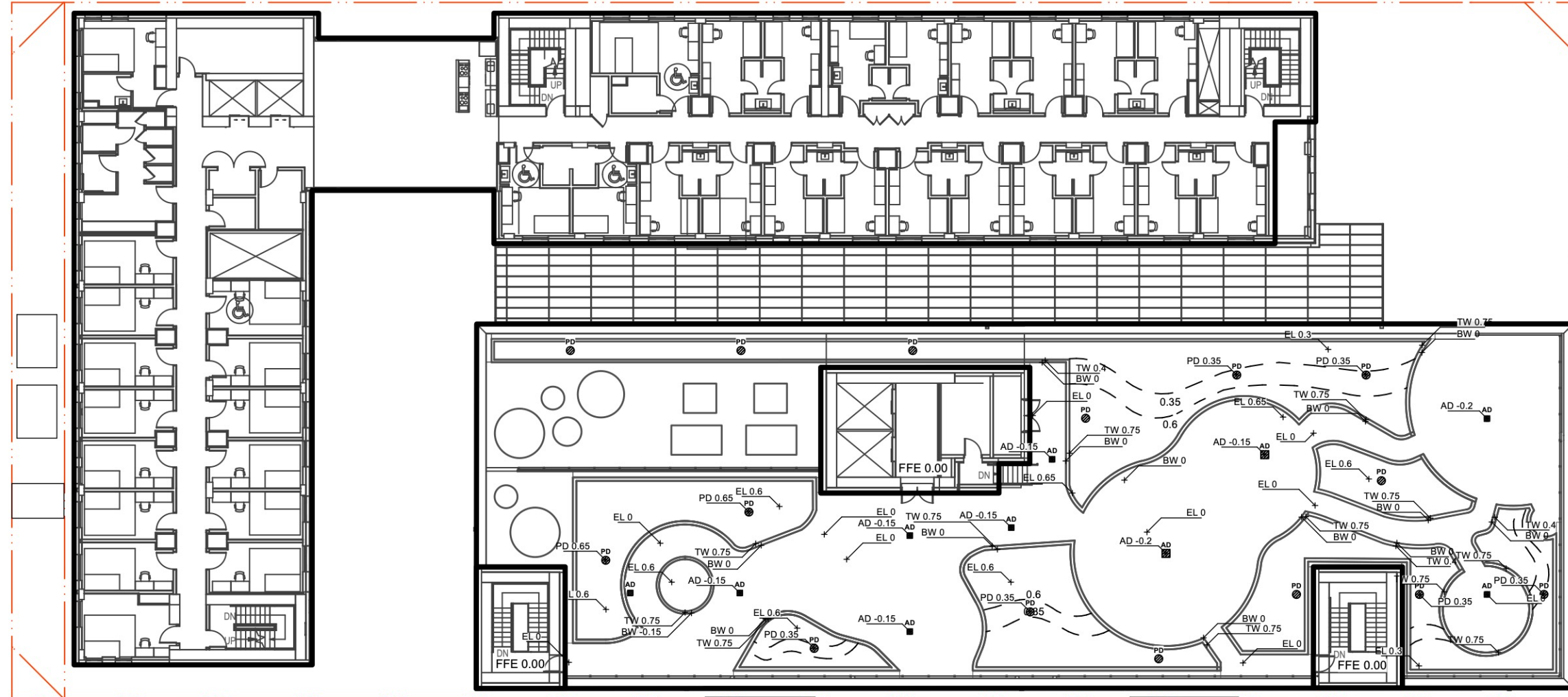
BLACKIE STREET



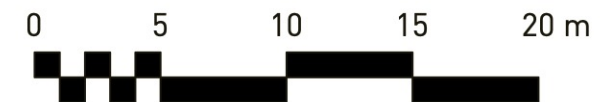
EIGHTH STREET

ROYAL AVENUE

AGNES STREET



BLACKIE STREET



Ground Level Trees						
ID	Qty	Botanical Name	Common Name	Scheduled Size Spacing	Remarks	
Trees						
ART	8	Acer rubrum 'Red Rocket'	Red Rocket Red Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
CST	15	Cornus kousa 'Snow Tower'	Snow Tower Dogwood	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
FPC	9	Fraxinus pennsylvanica 'Cimmzon'	Cimmzon Green Ash	5 cm cal. [2" cal.]	As Shown	B&B, Specimens
P02	4	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
QMC	1	Quercus macrocarpa	Burr Oak	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
QBM	4	Quercus x bimundorum 'Crimschmidt'	Crimson Spire Oak	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree

Ground Level Shade Planting						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Shrubs						
LPL	169	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm [18"]	30 cm [12"] spread
RPD	51	Rhododendron 'Pohjola's Daughter'	Pohjola's Daughter Rhododendron	#3 pot	80cm [32"]	Well established
SYM	122	Symphoricarpos albus	Snowberry	#3 pot	60 cm [24"]	Well established, nursery grown
VOV	62	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	60 cm [24"]	Well established, nursery grown
Ground Cover						
Perennials						
AAD	475	Astilbe arendsii 'Rheinland'	Rheinland Astilbe	#1 pot	38 cm [15"]	Well established
HJU	122	Hosta 'June'	June Hosta	#1 pot	60 cm [24"]	Well established
OXA	475	Oxalis oreana	Redwood Sorrel	#1 pot	40 cm [16"]	Well established, nursery grown
Ferns						
PMU	286	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

Ground Level Sun Planting						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Shrubs						
CSK	76	Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot	60 cm [24"]	Well established, nursery grown
LIV	91	Lonicera involucrata	Twinberry Honeysuckle	#1 pot	60 cm [24"]	Well established
RSA	65	Ribes sanguineum	Flowering Currant	#3 pot	75 cm [30"]	Well established, nursery grown
SPN	74	Salix purpurea 'Nana'	Dwarf Purple Osier	#2 pot	75cm [30"]	Well established
VOT	91	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	60 cm [24"]	Well established, nursery grown
Ground Cover						
AUU	1	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38 cm [15"]	15cm [6"] leads. Mimimum 3 lead
FVS	351	Fragaria vesca	Woodland Strawberry	#1 pot	25 cm [10"]	Well established, nursery grown
VVI	305	Vaccinium vitis-idaea	Lingonberry	#1 pot	30cm [12"]	10cm [4"] height. Well established
Perennials						
AMF	219	Achillea millefolium	Common White Yarrow	#1 pot	25 cm [10"]	Well established
AMG	122	Anaphalis margaritacea	Pearly Everlasting	#1 pot	30 cm [12"]	Well established, nursery grown
ERL	219	Eriophyllum lanatum	Woolly Sunflower	#1 pot	25 cm [12"]	Well established, nursery grown
LUP	262	Lupine polyphyllus	Bigleaf Lupine	#1 pot	25 cm [10"]	Well established, nursery grown

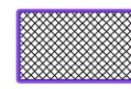
Level 8 Trees						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
CKN	13	Cornus nuttallii	Pacific Dogwood	3.0 m ht. [9'-0" ht.]	As Shown	B&B, Well branched, dense tree

Level 8 Ravine Planting						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Shrubs						
GSH	54	Gaultheria shallon	Salal	#2 pot	45cm [18"]	Well established, nursery grown
MRP	82	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	40 cm [16"]	Well established, nursery grown
OEM	13	Oemleria cerasiformis	Indian Plum	#3 pot	90cm [36"]	Well established, nursery grown
VOV	19	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	60 cm [24"]	Well established, nursery grown
Ground Cover						
Perennials						
TGR	170	Tellima grandiflora	Fringe Cup	#1 pot	30 cm [12"]	Well established, nursery grown
VHX	102	Vancouveria hexandra	Barrenwort	#1 pot	30cm [12"]	Well established, nursery grown
Ferns						
MAS	42	Matteuccia struthiopteris	Ostrich Fern	#1 pot	60 cm [24"]	Well established
PMU	75	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

Level 12 Trees and Shrubs						
ID	Qty	Botanical Name	Common Name	Scheduled Size Spacing	Remarks	
Trees						
CNO	4	Chamaecyparis nootkatensis	Nootka Falsecypress	5 cm cal. [2" cal.]	As Shown	B&B, Dense, uniform tree, nursery grown
CKN	5	Cornus nuttallii	Pacific Dogwood	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
PCN	8	Pinus contorta	Shore Pine	8 cm cal. [3" cal.]	As Shown	B&B, Well branched, dense tree, nursery grown
Shrubs						
PLS	51	Prunus lusitanica	Portuguese Laurel	#3 pot	75 cm [30"]	Well established, dense hedging plant

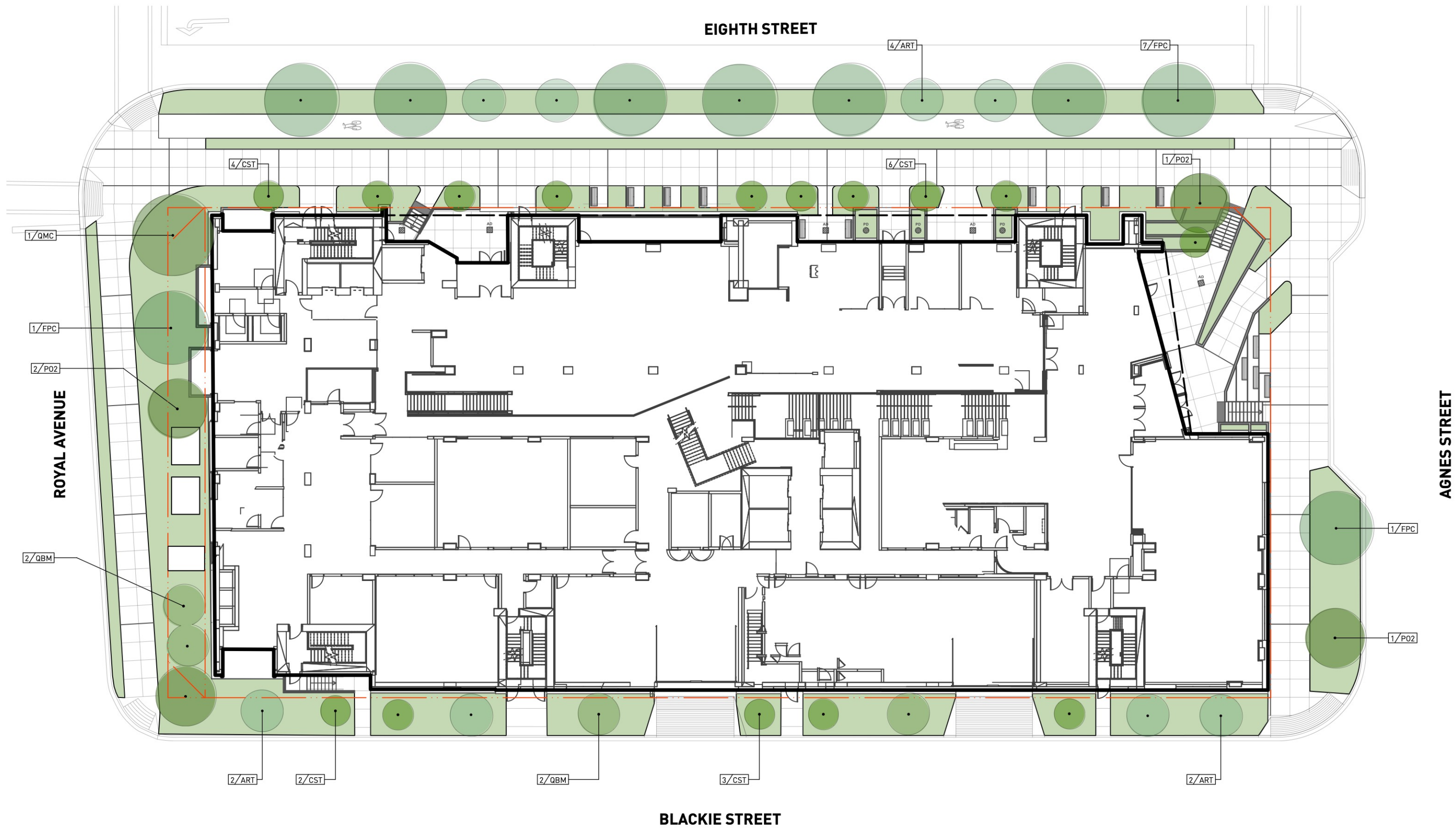
Level 12 Forest Biome						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Shrubs						
GSH	40	Gaultheria shallon	Salal	#2 pot	45cm [18"]	Well established, nursery grown
MRP	75	Mahonia nervosa	Dwarf Oregon Grape	#1 pot	40 cm [16"]	Well established, nursery grown
RSA	7	Ribes sanguineum	Flowering Currant	#3 pot	75 cm [30"]	Well established, nursery grown
RSP	7	Rubus spectabilis	Salmonberry	#2 pot	107cm [42"]	Well established, nursery grown
VPR	12	Vaccinium parvifolium	Red Huckleberry	#3 pot	75cm [30"]	Well established, nursery grown
Perennials						
AFR	118	Aquilegia formosa	Red Columbine	#1 pot	30 cm [12"]	Well established, nursery grown
OXA	108	Oxalis oregana	Redwood Sorrel	#1 pot	40 cm [16"]	Well established, nursery grown
Ferns						
ADP	82	Adiantum pedatum	Maidenhair Fern	#1 pot	38 cm [15"]	Well established, nursery grown
BSP	73	Blechnum spicatum	Deer Fern	#1 pot	38 cm [15"]	Well established, nursery grown
PMU	65	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown
Bulbs						
CMJ	1329	Convallaria majalis	Lily of the Valley	10 cm	95 per Sq. M [9 per Sq. Ft.]	Informally placed
FAM	3691	Fritillaria meleagris	Snakehead Fritillaria	6 cm	105 per Sq. M [10 per Sq. Ft.]	Informally placed

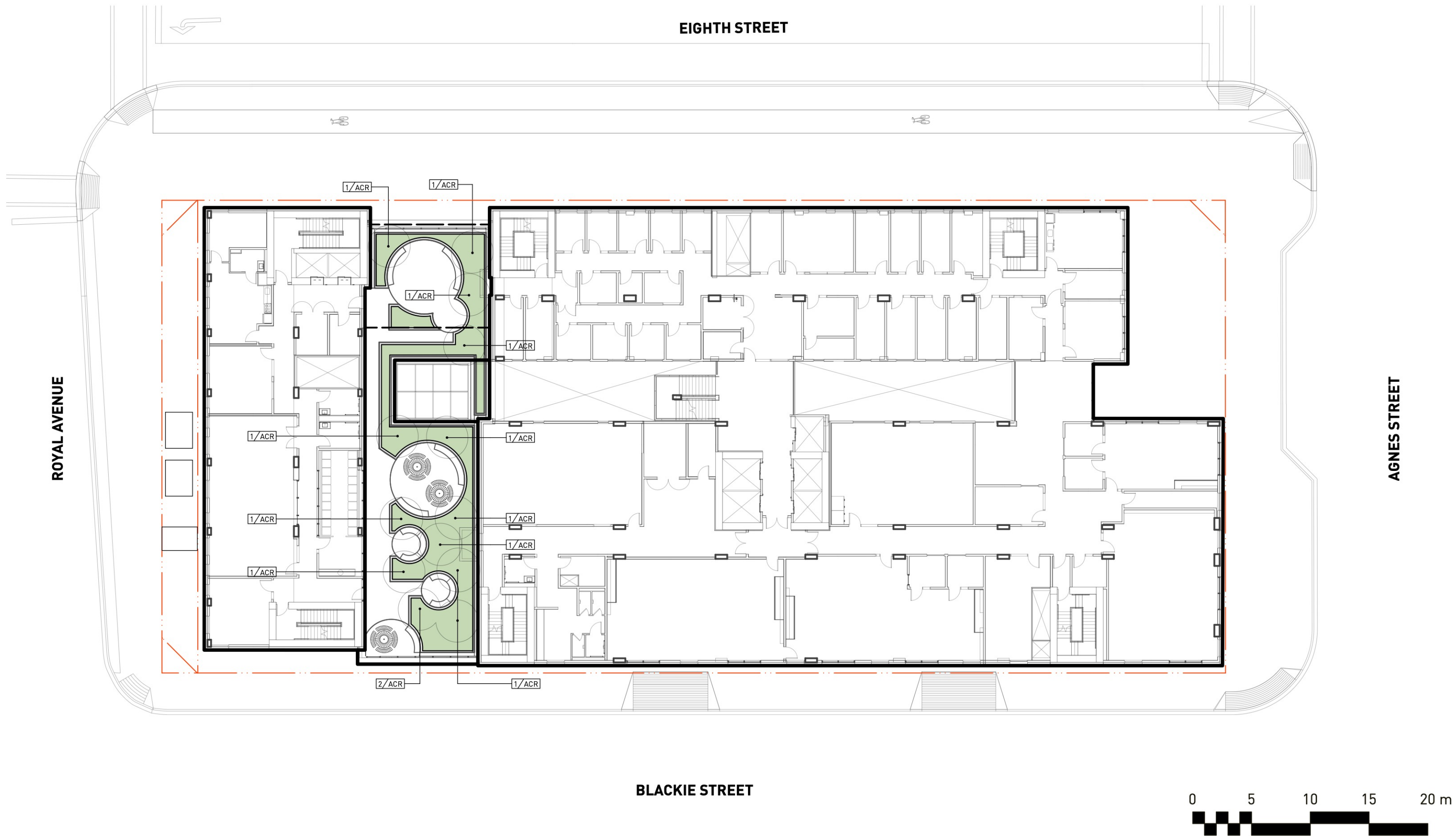
Level 12 Grassland Planting						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Shrubs						
CPP	17	Cistus x purpureus	Rock Rose	#2 pot	100 cm [18"]	Well established
PMP	15	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	110cm [42"]	Well established
Ground Cover						
AUU	155	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38 cm [15"]	15cm [6"] leads. Mimimum 3 leads
Perennials						
ASB	249	Aster subspicatus	Mountain Sagewort	#1 pot	25 cm [10"]	Well established
BAT	277	Baptisia australis	Wild Indigo	#1 pot	25 cm [10"]	Well established, nursery grown
EPR	94	Echinacea purpurea	Purple Cone Flower	#1 pot	45 cm [18"]	Well established
Ornamental Grasses						
AFT	85	Avena fatua	Wild Oat Grass	#1 pot	45 cm [18"]	Well established
BDT	60	Bouteloua dactyloides	Buffalo Grass	#1 pot	45 cm [18"]	Well established
Aquatic Plants						
BGC	111	Bouteloua gracilis	Blue Grama	#1 pot	45 cm [18"]	Full dense plant, nursery grown
Bulbs						
ACN	538	Allium cernuum	Nodding Onion	Bulb		



Meadow Mix-(95% Fescue)
 Mix to include Hard Fescue (28%), Sheeps Fescue (25%), Native Red Fescue (ssp. Molate) (20%), Western Fescue (10%), Roemer's Fescue (10%), Red Top (2%).
TOTAL AREA: 36 M²

Meadow Mix-(5%Wildflower mix)
 Mix to include equal percentages of Strawberry Clover, White Alyssum, English Daisy, Baby Blue Eyes, and Creeping Thyme.

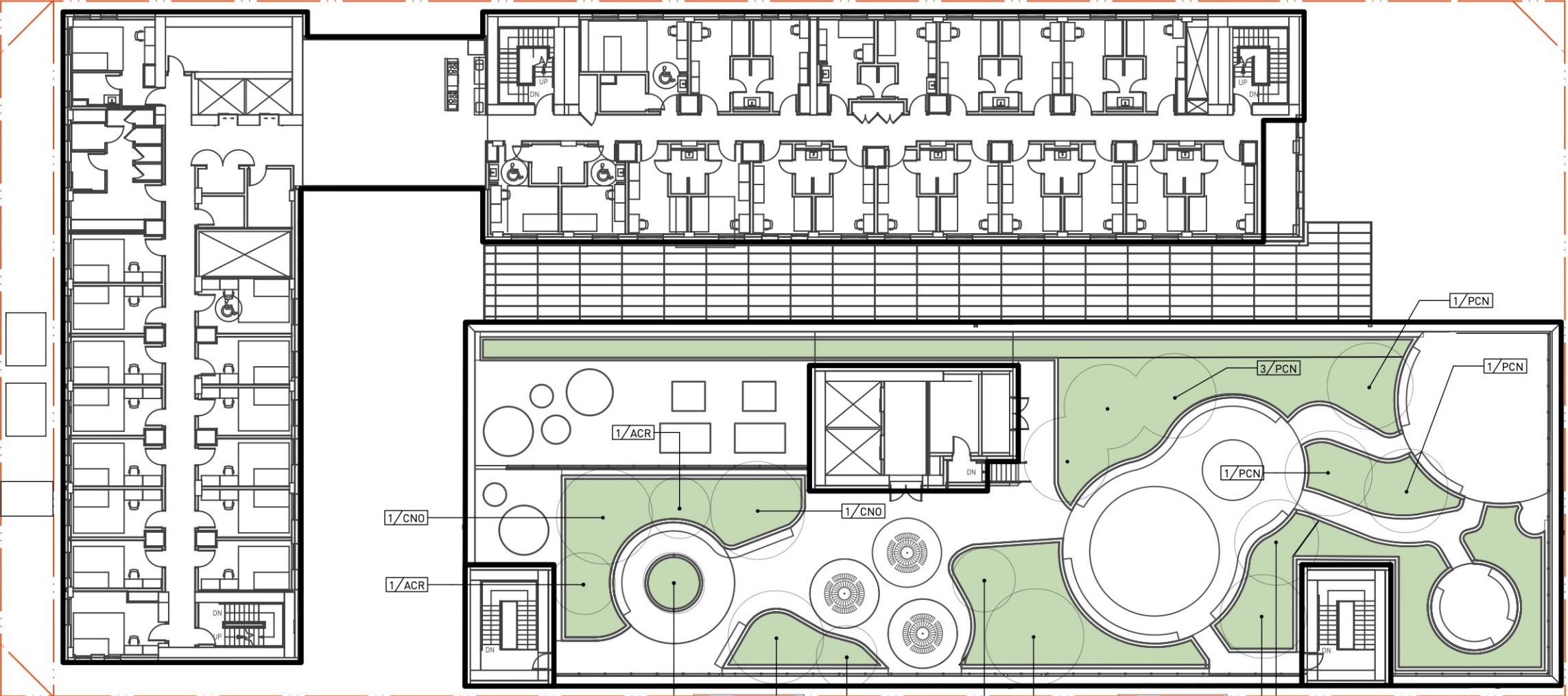




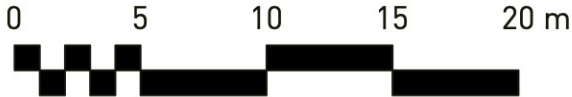
EIGHTH STREET

ROYAL AVENUE

AGNES STREET



BLACKIE STREET



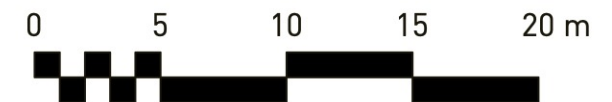
EIGHTH STREET

ROYAL AVENUE

AGNES STREET

BLACKIE STREET

Refer to off-site lighting plan for street lighting



EIGHTH STREET

ROYAL AVENUE

AGNES STREET

BLACKIE STREET



EIGHTH STREET

ROYAL AVENUE

AGNES STREET

BLACKIE STREET



Response to Signage Information Requirements

A description of the signage and how the signage is consistent and compatible in size, height, character and design;

Signage has been considered to complement the exterior building design in scale, materials, colour, and placement.

Location of all proposed signage (including heights, clearance, projections, distance from other signage, etc.);

Signage has been identified and detailed as required on the pages of this document.

Signage type (fitting within the definitions and requirements of the sign bylaw i.e. fascia, projecting, canopy, etc.);

Each sign is identified by the appropriate by-law title within its description.

Signage size (including all dimensions and areas, etc. of sign and the copy area); and Signage colour.

Signage size and colour has been detailed on the pages of this document.

ID-1.1

Fascia Sign Channel ID
 LED internally illuminated.
 3,500mm x 3,500mm x 300mm thick, mounted flush to facade.
 Sign face area: 9.52 sq.m.
 Face illuminated with day-night film. Black painted metal sides.

56,454 mm
 2,222 5/8 in



1
 A3.001
ELEVATION - NORTH
 1 : 200

CLIENT

Douglas College

PROJECT

808 Royal Avenue

PROJECT NO.

22-1369

DRAWING

DP PTR Review
 North Elevation

SCALE

1:200

DATE

April 6, 2023

DRAWN BY

DH

CHECKED BY

ND

COMMENTS

-

REVISIONS

1 Issued for DP PTR 06 APR 2023

No.	Description	Date
1	Issued for DP PTR	06 APR 2023

BONDcreative

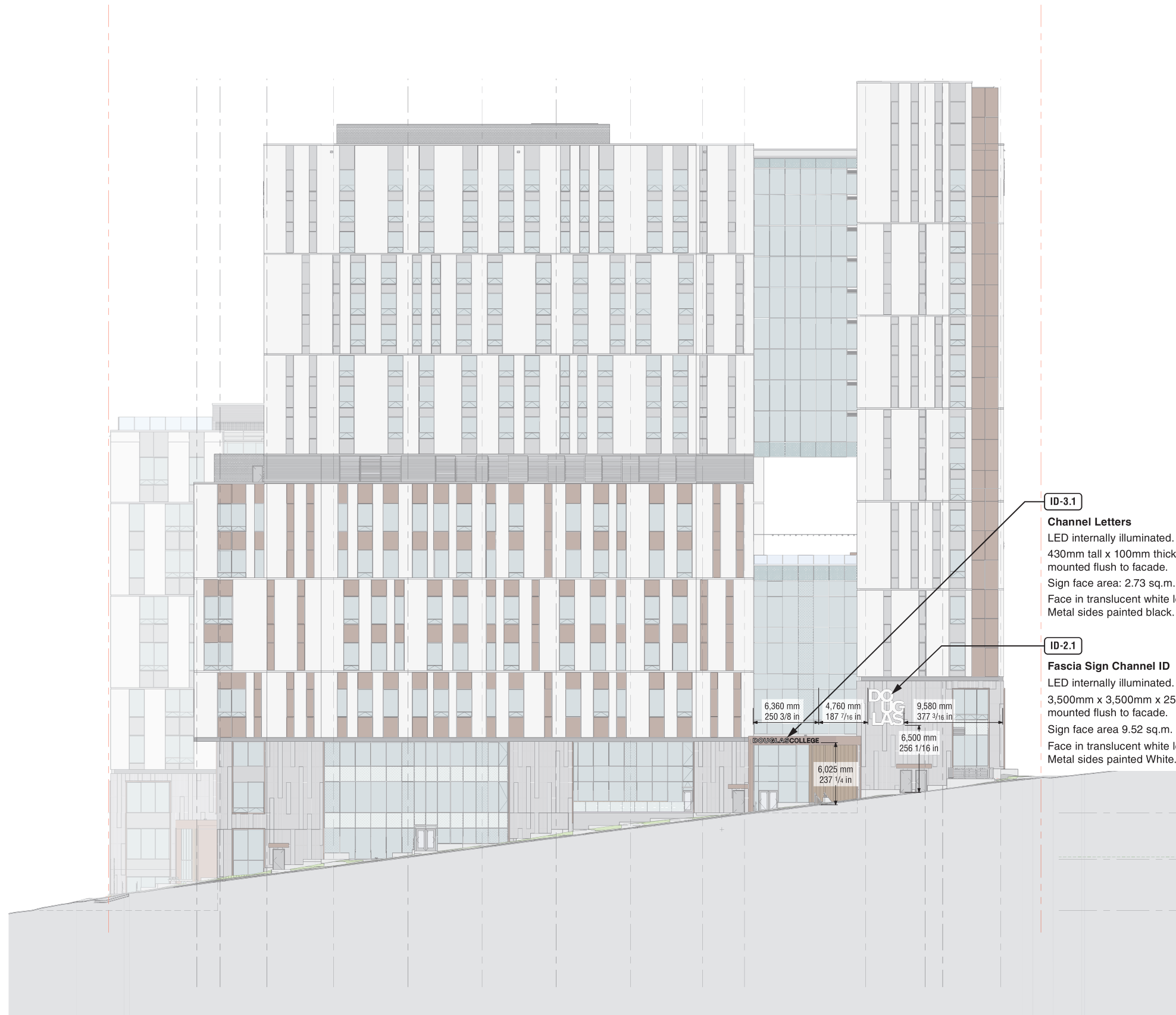
BOND Creative Inc
 Tel. 403 509 3340
 bondcreative.com

This drawing indicates design specifications only. BOND Creative Inc is not responsible for engineered shop drawings (if required) or for the construction and installation of signs, or sign structures. All measurements must be confirmed on site.

SHEET NO.

B.01
 Page 137 of 141

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ID-3.1

Channel Letters
LED internally illuminated.
430mm tall x 100mm thick,
mounted flush to facade.
Sign face area: 2.73 sq.m.
Face in translucent white lexan.
Metal sides painted black.

ID-2.1

Fascia Sign Channel ID
LED internally illuminated.
3,500mm x 3,500mm x 250mm thick,
mounted flush to facade.
Sign face area 9.52 sq.m.
Face in translucent white lexan.
Metal sides painted White.

6,360 mm
250 3/8 in
4,760 mm
187 7/16 in
9,580 mm
377 9/16 in
6,500 mm
256 1/16 in
6,025 mm
237 1/4 in

REVISIONS

No.	Description	Date
1	Issued for DP PTR	06 APR 2023

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bondcreative.com

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B.02
Page 138 of 141

REVISIONS		

1	Issued for DP PTR	06 APR 2023
No.	Description	Date

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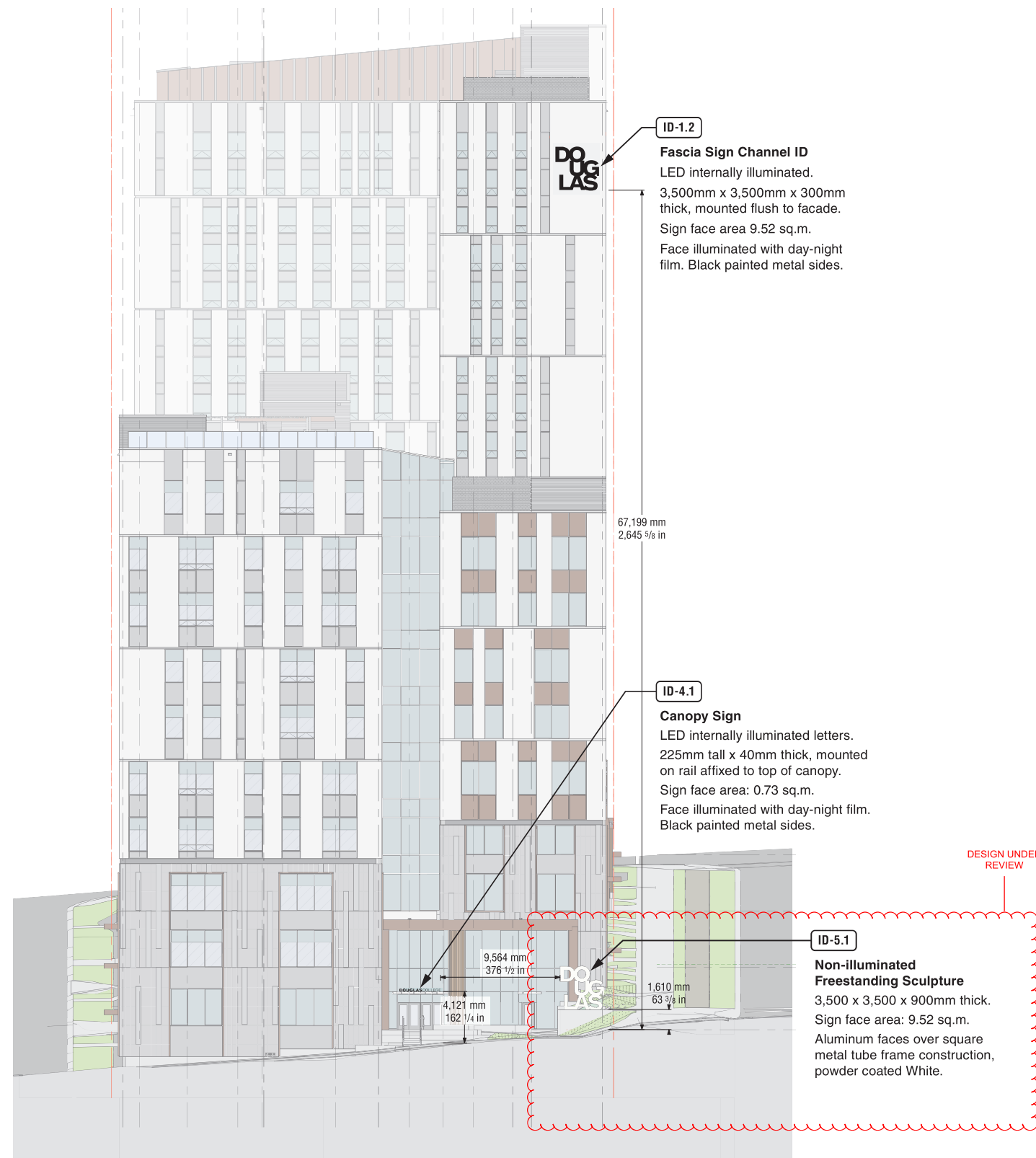
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B.03
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1 ELEVATION - SOUTH
A3.003 1:200

Response to Signage Information Requirements

CLIENT

Douglas College

PROJECT

808 Royal Avenue

PROJECT NO.

22-1369

DRAWING

DP PTR Review
West Elevation

SCALE

1:200

DATE

April 6, 2023

DRAWN BY

DH

CHECKED BY

ND

COMMENTS

-

REVISIONS

No.	Description	Date
1	Issued for DP PTR	06 APR 2023

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SHEET NO.

B.04
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1 ELEVATION - WEST
A3.004 1:200



CLIENT

Douglas College

PROJECT

808 Royal Avenue

PROJECT NO.

22-1369

DRAWING

DP PTR Review
Site Plan

SCALE

1:200

DATE

April 6, 2023

DRAWN BY

DH

CHECKED BY

ND

COMMENTS

-

REVISIONS

No.	Description	Date

1 Issued for DP PTR 06 APR 2023

No.	Description	Date

BONDcreative

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SHEET NO.

B.05
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