Corporation of the City of
NEW WESTMINSTER

# New Westminster Design Panel

**Tuesday, January 23, 2024, 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.**

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**Pages**

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT
The Chair will open the meeting and provide a land acknowledgement.

2. CHANGES TO THE AGENDA
Addition or deletion of items.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 **Minutes of September 26, 2023** 3

4. REPORTS AND PRESENTATIONS

4.1 **921 Salter Street (Queen Elizabeth Elementary School): Design Review of Proposed New Elementary School Addition**

a. **Report** 9
A Development Variance Permit application has been received to develop a new three-storey addition to the existing Queen Elizabeth Elementary School at 921 Salter Street. The proposal includes approximately 2,926 sq. m. (31,495.2 sq. ft.) of new school space and would replace 10 existing on-site portables. In excess of Zoning Bylaw requirements, the development would provide 65 off-street parking stalls, and 10 long-term and 88 short-term bicycle parking spaces. Four pick-up and drop of spaces are proposed alongside a number of Transportation Demand Management (TDM) initiatives. Variances are proposed to building height and various minor vehicle and

bicycle parking requirements. It is the City's practice to require all significant institutional projects participate in a design review process, including review by City staff, engagement with the local Residents' Association and public open house, and review by the New Westminster Design Panel (NWDP). The purpose of this report is to provide information to the NWDP with regard 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.*

**b. Staff Presentation** 45

## 5. NEW BUSINESS

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

## 6. END OF MEETING

## 7. UPCOMING MEETINGS

Remaining scheduled meetings for 2024, which take place at 3:00 p.m. unless otherwise noted:

- February 27
- March 26
- April 23
- May 28
- June 25
- July 23
- August 27
- September 24
- October 22
- November 26
- December 10

Corporation of the City of
NEW WESTMINSTER

# NEW WESTMINSTER DESIGN PANEL

# MINUTES

**Tuesday, September 26, 2023**
**Meeting held electronically and open to public attendance**
**Council Chamber, City Hall**

| | |
|---|---|
| PRESENT | |
| Winston Chong* | Chair, Architectural Institute of BC (AIBC) |
| Cheryl Bouwmeester* | BC Society of Landscape Architects (BCSLA) |
| Eric Cheung* | Development Industry Representative (UDI) |
| Andrei Filip* | Architectural Institute of BC (AIBC) |
| Micole Wu* | BC Society of Landscape Architects (BCSLA) |
| | |
| REGRETS | |
| Stanis Smith | Architectural Institute of BC (AIBC) |
| | |
| GUESTS | |
| Ben Aldaba | PMG Landscape Architects |
| Frankie Bailey | Third.Space |
| Kathinka Fundermann | Integra Architecture |
| Peter Kreuk | Durante Kreuk Ltd. |
| Alan Lee | SmartCentres REIT |
| Xavier G. Miranda | WPT Architecture |
| Shamus Sachs | Integra Architecture |
| Nathan Shuttleworth | Third.Space |
| Cristiana Valero | SmartCentres REIT |
| | |
| STAFF | |
| Dilys Huang | Development Planner |
| Wendee Lang | Development Planner |
| Katie Stobbart | Committee Clerk |

*Denotes virtual attendance

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## 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. ELECTION OF CHAIR

MOVED and SECONDED

THAT Winston Chong be appointed as the Chair of the New Westminster Design Panel in 2023.

**Carried.**

All members present voted in favour of the motion.

## 3. CHANGES TO THE AGENDA

There were no changes to the agenda.

## 4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

### 4.1 Minutes of June 27, 2023

MOVED and SECONDED

THAT the Minutes of the June 27, 2023 New Westminster Design Panel be adopted.

**Carried.**

All members present voted in favour of the motion.

## 5. REPORTS AND PRESENTATIONS

### 5.1 Rezoning Application and Development Permit for 6-Storey Mixed-Use Development: 145 - 209 East Columbia Street

Rezoning and Development Permit applications have been received to develop a 6-storey mixed-use building at 145-209 East Columbia Street. The proposal includes at-grade retail, second storey office use, and 99 secured market rental housing units. The development would provide 197 off-street parking stalls, and 145 long-term and 22 short-term bicycle parking spaces. The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) with regard 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.

Wendee Lang, Development Planner, provided a presentation titled “145-209 East Columbia Street.”

Shamus Sachs, Integra Architecture, provided a presentation titled “145-209 East Columbia Street.” In response to questions from the Panel, Mr. Sachs, Peter Kreuk, Durante Kreuk Ltd., and Nathan Shuttleworth, Third Space, advised:

- The architects will look further into protecting pedestrians from cars going in and out of the loading area when someone swings open the door;
- Will work with staff to determine what materials are desired along East Columbia;
- The rooftop patio is designed so that people can walk out onto the sedum mat area;
- It made sense for this site to separate the waste area from the parkade;
- Commercial units have designated pathways for exhaust ducts to go out through the parking access to allow for future restaurant uses;
- The larger offices could be broken up into smaller units but are designed to attract different tenants, e.g. a dentist or medical use; and
- There will be air conditioning or active cooling on each floor.

The Panel had the following comments on the project:

- The project suits the evolution of the street;
- The soft wood finish under the balcony has great character;
- Would like to see the signage blending harmoniously with the overall design;
- Consider what could be done to protect pedestrians and provide a safe driving and walking space at the back door facing the loading area;
- Recommend removing the tree at the intersection of Columbia and the avenue, as it is in the sightline triangle on the corner;
- Would like to see the benches integrated better with the planters rather than interrupting traffic circulation;

- Ensure the plant behind the bench is not spiky so people can sit comfortably in front of it;
- Recommend enclosing the roof area and not allowing people to walk out onto the sedum mat area—one or two planters could be added to discourage this;
- The planters next to the dog run area are half urban agriculture and half hatching—recommend choosing one;
- Consider maintenance for the dog relief area on the roof;
- There is a bit of a blind corner on the ramp to the residential lobby;
- The integration between upper levels, and the second and ground level works well, creating a kind of shadow to the commercial area where people can identify it as a covered space to gather;
- Hope to see further studies done with regard to natural light inside; and
- Obscure glass could feature art or graphics to allow for visuals.

MOVED AND SECONDED

**THAT** the New Westminster Design Panel supports the project at 145-209 East Columbia Street with the consideration of the Panel's comments.

**Carried.**

All Panelists present voted in favour of the motion.

## 5.2 805 Boyd Street: Official Community Plan Amendment, Rezoning, and Development Permit for Self-Storage Facility

Official Community Plan amendment, rezoning, and Development Permit applications have been received for 805 Boyd Street (Queensborough Landing Shopping Centre site). The proposal is for a four storey self-storage building on a 0.44 ha. (1.09 ac.) parcel proposed to be subdivided from the larger site. The development includes 20 vehicle parking spaces, three loading spaces, and four short-term bicycle spaces. The purpose of this report is to provide information to the New Westminster Design Panel in regards to the overall project design and to receive comments from the Panel, with special consideration of the items noted in the Design Considerations section of this report.

Dilys Huang, Development Planner, provided a presentation titled "805 Boyd Street".

Xavier G. Miranda, WPT Architecture, and Ben Aldaba, PMG Landscape Architects, provided a presentation titled “805 Boyd Street”. In response to questions from the Panel, Messrs. Miranda and Aldaba advised:

- New trees are being integrated on the east side of the property as more of a buffer, particularly as the building is taller than the surrounding developments;
- A portion of a retail building is being demolished as part of this project, which will result in a decrease in expected traffic to the site;
- In the area immediately south of the site, there is unlikely to be residential uses in future; and
- While it has not been looked at yet, stormwater management will be addressed in accordance with the City’s requirements.

The Panel had the following comments on the project:

- It is recommended that new trees not be planted within the existing planting buffer along the east property line to avoid damaging or disturbing the existing, well-established trees;
- On the grading plan, there are two fairly steep 7% slopes, which should be reviewed;
- The aesthetic of the building has a very different character than the existing buildings on site;
- Consider adding a couple more trees on the south side of the site;
- Recommend going further with stormwater management improvement opportunities to bring some gains to the area;
- As the biggest building in the area, the north elevation could be broken down more as this elevation faces another building. Consider a vertical element change for example, similar to the west and south elevations; and
- Consider whether there is a need for the proposed size of building.

MOVED AND SECONDED

**THAT** the New Westminster Design Panel supports the project at 805 Boyd Street with the consideration of the Panel’s comments.

**Carried.**

All Panelists present voted in favour of the motion.

## 6. NEW BUSINESS

There were no items.

## 7. END OF MEETING

ON MOTION, the meeting ended at 4:56 p.m.

## 8. UPCOMING MEETINGS

Remaining scheduled meetings for 2023:

- December 12

Corporation of the City of
NEW WESTMINSTER

# REPORT
## *Climate Action, Planning and Development*

| | | | |
|---|---|---|---|
| **To**: | New Westminster Design Panel | **Date**: | January 23, 2024 |
| **From**: | Wendee Lang, Development Planner | **File**: | PF007111 |
| | | **Item #**: | [Report Number] |

**Subject**: **921 Salter Street (Queen Elizabeth Elementary School): Design Review of Proposed New Elementary School Addition**

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## RECOMMENDATION

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

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## PURPOSE

A Development Variance Permit application has been received to develop a new three-storey addition to the existing Queen Elizabeth Elementary School at 921 Salter Street. The proposal includes approximately 2,926 sq. m. (31,495.2 sq. ft.) of new school space and would replace 10 existing on-site portables. In excess of Zoning Bylaw requirements, the development would provide 65 off-street parking stalls, and 10 long-term and 88 short-term bicycle parking spaces. Four pick-up and drop of spaces are proposed alongside a number of Transportation Demand Management (TDM) initiatives. Variances are proposed to building height and various minor vehicle and bicycle parking requirements.

It is the City's practice to require all significant institutional projects participate in a design review process, including review by City staff, engagement with the local Residents' Association and public open house, and review by the New Westminster Design Panel (NWDP). The purpose of this report is to provide information to the NWDP with regard 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

*Official Community Plan Land Use Designation*

The subject site is designated (P) Major Institutional in the Official Community Plan (OCP). This designation applies to areas used for large scale institutional uses such as schools and hospitals. The proposed development is consistent with the intent of the land use designation and therefore, no OCP amendment is required.

*Development Permit Area*

The site is located within the QE1 Flood Hazard Development Permit Area (DPA), the intent of which is to minimize the potential for loss of life and property damage in the event of Fraser River flooding. As such, the project is required to comply with all flood construction level requirements.

The site is not located within a form and character DPA. However, it is the City's practice to require all significant institutional projects participate in a design review process, including review by City staff, engagement with the local Residents' Association and a public open house, and review by the New Westminster Design Panel. The proposed design has been prepared in light of design guidelines provided by the City (see Attachment 1).

*Zoning*

The subject site is zoned Public and Institutional Districts (Low Rise) (P-1). The intent of this district is to allow low-density institutional uses. As the proposed building addition would be consistent with the use and density of this zone, a rezoning is not required. However, a Development Variance Permit (DVP) would be required for other aspects of this project. The anticipated Zoning Bylaw variances have been grouped into two main categories, outlined below.

Building Height

Confirmation of funding for a third storey of educational space was received from the Ministry of Education in 2023. As the zoning district limits building height to two storeys, the project would require a variance to facilitate a three-storey building form.

Transportation

The Zoning Bylaw includes a range of off-street transportation related requirements, such as vehicle parking and siting of bike parking. The application is seeking variances to permit parking in the front yard setback (adjacent to the Howes Street property line), provision of more than 30% of spaces sized for small cars, and siting of long-term bicycle parking lockers.

## BACKGROUND INFORMATION

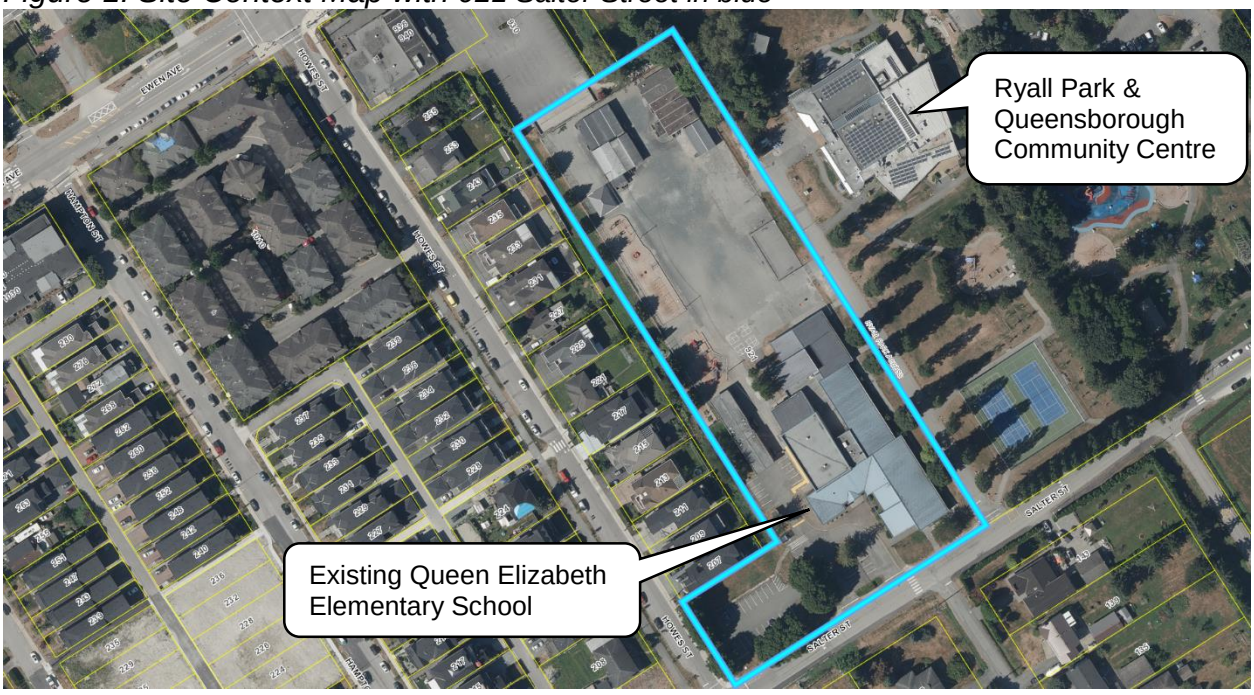
### Site Characteristics and Context

The subject property is 18,011 sq. m. (193,868.8 sq. ft.) and is located in the Queensborough neighbourhood. It is the site of the existing Queen Elizabeth Elementary School, which comprises the existing one-storey school building, modular classrooms, portables, and off-street parking and playground space. The school has a total capacity of 491 students and an approximately floor area of 2,896 sq. m. (31,172.3 sq. ft.).

The property is bounded by Ryall Park to the east, Salter Street to the south, Howes Street to the west, and the Roma Hall parking lot to the north. Ewen Avenue, a designated Great Street and part of the Frequent Transit Network, is proximate. Howes Street and Ewen Avenue contain off-street cycle paths, and are part of the core Active Transportation Network, as is Salter Street.

The site is largely flat. Surrounding land uses are primarily single-detached residential, save for the adjacent Ryall Park and Queensborough Community Centre, and the Roma Hall. Queensborough Middle School is located opposite Ryall Park, at 833 Salter Street.

*Figure 1: Site Context Map with 921 Salter Street in blue*




## PROPOSAL

The proposed Queen Elizabeth Elementary School addition comprises approximately 2,696 sq. m. (29,019.5 sq. ft.) of new elementary school space and 230 sq. m. (2,475.7 sq. ft.) of Neighbourhood Learning Centre space, which would be used for before- and

after-school child care. Drawings indicate an overall proposed density of 0.33 FSR. The addition would replace 10 temporary portable classrooms at the rear of the site and facilitate the integration of grade 5 students who are currently accommodated in the adjacent middle school. The existing permanent modular classrooms would remain. Through the application, the total school capacity would be increased from 491 to 763 students.

The addition would be located at the rear of the site and connected to the existing school via an enclosed building link. The primary entrance to the addition would be at-grade in a south-west facing courtyard, with pedestrian connections provided from Salter Street and Howes Street, as well as the Roma Hall parking lot. Play space would be concentrated at the north end of the site and existing playground areas maintained.

**Project Statistics**

| | **Permitted / Required Under P-1 Zoning** | **Proposed** |
|---|---|---|
| Lot Area | - | 18,011 sq. m. (193,868.8 sq. ft.) |
| Site Frontage | - | 38.1 m. (125.0 ft.) |
| Average Lot Depth | - | 227.2 m. (745.3 ft.) |
| Building Area | 10,806.6 sq. m. (116,321.3 sq. ft.) | 5,822 sq. m. (62,667.5 sq. ft.) |
| Total Floor Space Ratio (FSR) | 0.6 FSR | 0.33 FSR |
| Site Coverage | 40% | 24.1% |
| Building Height | 9.14 m. (30 ft.)<br>2 storeys | 16.8 m. (55.1 ft.)<br>3 storeys |
| Setbacks<br>Front Yard (Howes Street)<br>Rear Yard (Ryall Park)<br>Side Yard (Salter Street)<br>Side Yard (West) | <br><br>7.62 m. (25 ft.)<br>7.62 m. (25 ft.)<br>7.62 m. (25 ft.)<br>4.57 m. (15 ft.) | <br><br>63.49 m. (208.3 ft.)<br>8.21 m. (26.9 ft.)<br>12.88 m. (42.3 ft.)<br>52.46 m. (172.1 ft.) |
| Off-Street Parking | 42 | 65 |
| Off-Street Pick Up and Drop Off Spaces | 20 or an alternative number recommended by a Transportation Study provided by a professional engineer with experience in traffic engineering[1] | 4 + TDM package |

| | Permitted / Required Under P-1 Zoning | Proposed |
|---|---|---|
| Bicycle Parking | | |
| Long-term | 6 | 10 |
| Short-term | 77 | 84 |

[1] Transportation Study requirements detailed in Section 160.6 of the Zoning Bylaw

### Vehicle Access and Parking

The existing surface parking lot would be expanded to include a total of 65 staff parking stalls, two loading spaces, and four pick-up and drop-off (PUDO) stalls, accessed from Salter Street. To improve vehicle circulation, the second existing Salter Street access would be removed and a new egress provided onto Howes Street. The Zoning Bylaw requires 20 off-street PUDO spaces or an alternative number as proposed and justified by a Transportation Study. The alternative number of spaces (4) is considered supportable in light of proposed pedestrian infrastructure improvements, additional carpool and bicycle parking, commitment to scattered start and end times, and the availability of PUDO spaces in the Roma Hall parking lot (11), currently leased by the School District.

## DESIGN CONSIDERATIONS

The applicant's design rationale, architectural, and landscape drawings are included in Attachment 2. The site is not included in a Development Permit Area, but staff have provided the project team design guidelines, which are included in Attachment 1. Staff would appreciate comments from the NWDP on the proposed development. Some items identified by staff for consideration by the Panel are detailed below.

### Building Siting, Massing and Design

The project proposes three storeys of educational space, compliant with the QE1 Flood Hazard DPA. Per the DPA, all classroom space must be located at or above 3.53 m. GSC, which would result in a total building height of 16.8 m. (55.1 ft.). Massing has been positioned at the rear of the site and steps down to one storey at the north, with a separation of approximately 35 m. (114.8 ft.) proposed between the addition and adjacent single-detached properties. The building would be articulated through variations in massing, changes in materiality, and fenestration patterns to reduce the perception of mass. Given the provision of additional educational space and building articulation, the proposed building height variance is considered reasonable.

The design guidelines encourage creativity in design to help the school act as a landmark, wayfinding device and source of community identity. Use of high quality materials and architectural approach, harmonious with the riverfront community context, is emphasized.

*Staff seeks input from the NWDP with regard to:*

- *The overall scale, massing, and proposed materials of the addition and how the development fits into the surrounding neighbourhood context;*
- *The proposed material and colour palette, and how this contributes to creation of a strong school identity/community landmark;*
- *The visual prominence of the main entrance to the building addition;*
- *Integration of the proposed addition with the existing Queen Elizabeth Elementary School; and,*
- *Creation of a sensitive transition to Ryall Park, the Queensborough Community Centre, and adjacent single-detached properties.*

**Pedestrian and Cyclist Circulation and Comfort**

The design guidelines support creation of a high quality, comfortable and pleasant experience for pedestrians and cyclists around and through the site during school and extracurricular hours. Improvements to the existing on-site pedestrian circulation scheme are encouraged.

*Staff seeks input from the NWDP with respect to the legibility of the site design. To what extent does the design allow for intuitive wayfinding and support the prominence of the school's main entries?*

**Outdoor Spaces**

The design guidelines encourage thoughtfully designed, versatile, and flexible outdoor spaces that can meet the diverse programmatic needs of students, staff and visitors.

*Staff seeks input from the NWDP in regard to the design and function of:*

- *The entrance courtyard, through which primary and secondary access to the addition is provided; and,*
- *The outdoor space program as a whole.*

**Landscaping**

The design guidelines provide direction with respect to the use of abundant landscaping to soften the urban landscape, enhance access to nature, and support stormwater infiltration.

*Staff seeks input from the NWDP with respect to the design of hard and soft landscaped areas, including suggested approaches that would ensure each outdoor space functions as intended and feels distinct from other spaces.*

**Questions for the Design Panel's Consideration**

In addition to general NWDP comments with respect to the overall design of the proposed development, staff seeks input from the NWDP in regard to:

1. The overall scale, massing, and proposed materials of the building addition, and how the development fits into the surrounding neighbourhood context;
2. The proposed material and colour palette, and how this contributes to creation of a strong school identity/community landmark;
3. The visual prominence of the main entrance to the building addition;
4. Integration of the proposed addition with the existing Queen Elizabeth Elementary School;
5. Creation of a sensitive transition to Ryall Park, the Queensborough Community Centre, and adjacent single-detached properties;
6. The legibility of the site design, with consideration given to intuitive wayfinding;
7. Design and function of the outdoor space program, including the entrance courtyard; and,
8. The design of hard and soft landscaped areas.

## ATTACHMENTS

Attachment 1: Design Guidelines
Attachment 2: 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

Corporation of the City of
NEW WESTMINSTER

# Attachment 1

## *Design Guidelines*

NEW WESTMINSTER

**Queen Elizabeth Elementary School Design Guidelines**

April 2022

## 1. Overview

The intent of the guidelines listed below is, in consultation with the City of New Westminster (the "City"), for the addition to Queen Elizabeth Elementary School to achieve the following urban design objectives:

- Implement good design and massing to highlight the expanded elementary school as a significant educational facility for the School District and residents of Queensborough.
- Ensure the expanded school is designed as part of a larger campus of community amenities and facilities, and compliments the surrounding context.
- Maximize walking, cycling and transit access to the site and minimize impacts of vehicular parking and circulation on the public realm.
- Follow an integrated design process that considers all appropriate building and site sustainability features.

## 2. Building Siting, Massing and Design

The form and massing of buildings should showcase a high level of design and creativity, respecting the pedestrian scale of the surrounding neighbourhood.

a. Use high quality materials and an architectural approach (e.g. massing, facade treatment, detailing, materials and colour choice) which is harmonious with the riverfront community context.
b. Design the addition to respect and enhance the existing elementary school context and bridge the transition between the older building and the newer taller addition.
c. Consider enhancing the entryway to the existing elementary school with new architectural detailing or public art, providing a more prominent entrance to the school.
d. Design entrances to have a clear hierarchy from main entrances to secondary student/teacher access, to service access.
e. Ensure the siting and massing of the addition respects the existing school, the Community Centre, adjacent residential lands, and adjacent passive and active outdoor uses.

f. Design the addition to minimize blank walls. Consider creative use of features such as clear storey windows, interesting materials, art, landscaping treatments and colour to provide visual interest.
g. Locate detached accessory structures such that they will be screened from streets and open space.
h. Optimize access to natural daylight.
i. Neighbourhood Learning Centre (NLC) uses should be located such that there is easy access to the outside. Ensure the entry from the outside is identifiable and clearly visible to the public.
j. All rooftop mechanical and service equipment should be screened in a way that incorporates it as an integral part of the building's architectural design.
k. Ensure any mechanical systems located outside of buildings, including emergency generators, are in compliance with Noise Bylaw. Ensure mechanical units are situated and designed to have the least impact on neighbouring properties.

**3. Parking and Vehicular Circulation**

Parking and vehicular circulation is largely established on the site, but in adding spaces for the growing school community, parking and circulation should be compliant with design criteria and bylaw requirements. As a general principle, the parking should avoid negative impacts on the school and public pedestrian environments, and to adjacent properties.

a. Explore reduced parking provisions where carpool and other trip-reduction measures are incorporated into the development that can be demonstrated to reduce parking demand.
b. All pick-up and drop-off functions must be accommodated on-site and should not interfere with pedestrian, cyclist or transit access to the site.
c. Integrate electric vehicle charging stations and new vehicle technologies into parking within the site.
d. Design a landscaped buffer that provides clear delineation between surface parking and adjacent uses, particularly outdoor play spaces.
e. Loading bays should be screened and located to avoid conflict with non-motorized users of the site.

## 4. Pedestrian/Cyclist Circulation and Comfort

Pedestrian and cycling circulation is largely established on the site, but improvements should help create a high quality, comfortable and pleasant experience for pedestrians and cyclists around and/or through the site during school and extracurricular hours, for example by providing spatial definition of outdoor spaces, circulation, building entries and capitalizing on desire lines.

a. Consider providing for public access through the site, to allow for future connection of the Mid-Island Trail network.
b. Explore opportunities to improve pedestrian circulation within the site, ensuring safe circulation by distinguishing areas for walking and cycling from areas for parking, motor vehicle circulation and loading.
c. Apply Universal Design Principles, with safe access that is suitable for all ages and abilities throughout the site, including from the street to building entrances. Provide smooth, non-skid walking surfaces and sloped walkways with maximum 5% slope.
d. Building entries shall be clear and coordinated with circulation patterns and landscaping elements.
e. Provide end of trip facilities in close proximity to building entrances for people who are cycling, including secure, for conveniently located, covered bicycle parking, meeting or exceeding the requirements of the Zoning Bylaw.
f. Provide a strong connection to the Queensborough Community Centre and park spaces.

## 5. Outdoor Spaces

Outdoor spaces should be thoughtfully designed, versatile and flexible, to meet the diverse programmatic needs of students, children in child care, staff and visitors. All outdoor space will serve to maximize daylight and provide functional space that is comfortable for a variety of ages and users.

a. Provide high quality, interesting, and durable outdoor spaces. Coordinate the design of all elements including lighting, paving, outdoor furniture, and garbage/recycling receptacles.
b. Consider providing covered outdoor play areas below the flood construction level within the building footprint of the addition.
c. Consider incorporating overhangs, canopies and/or trees for shade and rain protection over a portion of outdoor gathering areas.
d. Identify locations for future integration of public art within the architecture of the site.

e. Consider how views into or from the addition will create a connection to outdoor areas.
f. Avoid creating hidden corners, alcoves, and areas with limited surveillance opportunities which may be used by the public after traditional school hours. Ensure seating (whether formal, such as benches, or informal, such as retaining walls, etc) are placed in areas that are conducive to groups of people gathering with adequate surveillance and lighting.

## 6. Landscaping

Abundant landscaping should be used to soften the urban landscape, enhance access to nature, and support stormwater infiltration.

a. Retain mature trees on the site as per the City of New Westminster Tree Protection Bylaw. Develop a complete tree management plan in consultation with a certified arborist to ensure any retained or relocated trees will be protected throughout construction and will thrive once construction is complete.
b. Provide shade trees and other native planting as often as possible adjacent to hard surface areas, such as walkways, building entrances and parking areas. Centre of tree to be planted min. 2.0m from the edge of paved and concrete surfaces. If minimum setback requirement is not met, provision must be made for placement of soil infrastructure (i.e. soil cells) below paved areas.
c. Locate native plantings to create a comfortable environment for people, provide habitat value, minimize the urban heat-island effect, and intercept precipitation, as well as to soften the views and reduce the visual scale of parking areas from the sidewalk and street.
d. Consider enhancing building energy efficiency by locating deciduous trees on the south and west side of buildings to provide shade in summer and allow sunlight through in winter.
e. In general, choose hardy, climate-adapted, perennial plant species that reduce the need for maintenance and irrigation.
f. Design landscapes and hard surfaces, including playing fields, parking areas, planters and decorative landscape areas, to incorporate low-impact stormwater retention features such as rain gardens that retain and/or infiltrate stormwater run-off. Also consider stormwater collection and storage in cisterns to use for landscape irrigation. Directions from the City's Integrated Stormwater Management Plan should be applied.
g. Consider providing space for student and community urban agriculture activities.

## 7. Sustainability, Energy and Emissions

The intent is to minimize environmental impacts optimize and energy conservation opportunities through application of passive design principles and by encouraging use of alternative energy sources and the use of high quality durable materials with a long lifespan.

a. If the heating and ventilation systems are independent from the existing school building, the school addition should be constructed to BC Energy Step Code 3 standard for new construction. The City is supportive and encourages the School District to pursue a higher performance standard to maximize energy costs savings over time:

    1. The addition should be highly energy efficient, minimize greenhouse gas emissions and incorporate innovative, low impact energy sources.
    2. Passive Design principles should be an integral part of all new and upgraded buildings, with the addition constructed and landscaped to maximize benefits and minimize impacts from sun, wind, rain and other environmental factors.
    3. Minimal energy and emissions should be produced for construction and operation, including the operation of construction machinery and the embodied energy and greenhouse gases related to fabricating construction materials.

b. Buildings should be designed to minimize impacts on occupants and neighbours, including noise, vibrations, traffic, emissions and visual and light intrusion.
c. Orient and mass buildings to maximize opportunities for passive solar heating and cooling and natural lighting and ventilation. Buildings should be designed with full life-cycle costs in mind, including capital costs, operating costs, rehabilitation costs and the costs of decommissioning the building at the end of its functional life. Use local, renewable materials wherever possible.
d. Design roofs to minimize energy used for cooling. Natural features that reduce energy requirements and urban heat island microclimates, such as green roofs, should be integrated to the extent possible.
e. Use exterior shading devices designed to shade during the summer and provide solar access in winter. These may be adjustable, such as fixed awnings, or fixed, such as projecting roofs, light shelves, fixed fins and similar features.
f. Use glazing technologies that allow daylight penetration into buildings and minimize heat conduction.
g. Select exterior materials with low embodied energy and long lifespan to minimize energy used in building construction.

h. Buildings and infrastructure should be constructed with durable, low impact materials that include a significant component of natural and renewable materials.
i. There should be negligible waste from construction by-products and practices. On-site building materials, including wood, aggregate and soils, should be retained, recycled, repurposed or reused to the extent possible.
j. Strive to absorb rainwater on site and replicate natural infiltration processes to the extent possible. If stormwater cannot be infiltrated on site, provide a detention system designed to reduce the 25 year post development peak flow to the 25 year predevelopment peak flow.

**10. Solid Waste, Recycling, Compost, Water and Wastewater**

The location of recycling, garbage and compost receptacles should be given thoughtful design to encourage the reduction of solid waste and promote sustainability.

a. Receptacles and space allocation for 3-stream collection facility must be adequate for size of property. Enclosures should be well designed and storage of receptacles should be secured. Ensure the property has adequate and designated areas for servicing of the receptacles within the property lines, accessible to both staff and service trucks.
b. Reduce the impact of odor from compost bins through careful location and an enclosed design complementary to the design of the building.
c. Waste facilities should be located to minimize visual impact and odor.
d. Install or provide space for 3-stream (compost, recyclable, waste) collection within any food preparation areas and staff rooms of the building.
e. Landscaping and plumbing fixtures should reduce the use of treated water as much as possible and the capture and re-use of rainwater should be maximized.
f. Wastewater returned to the sewer system should be minimized, being treated locally where possible, and consideration should be given to using wastewater as a resource, such as for irrigation, fertilizer or heat.
g. Waste to landfill from construction, operation and future deconstruction activities should be minimal and building components should be designed to be recycled, reused and repurposed.

**8. Urban Archaeology**

Historic artefacts that are buried beneath a City are the fragile physical remains of the history of the area and can represent a variety of historic timelines and cultures. Archaeological artefacts that date from prior to and including the year 1846 are protected by the Heritage Conservation Act and fall under the auspices of the provincial

Archaeology Branch. For post-1846 artefacts, the following should be applied to the school site:

a. New Westminster Museum and City Planning Division and a professional Archaeologist should be notified by the School District when an artefact or evidence of unexpected human activity (e.g. foundations or footings) is found.
b. City staff will conduct a site visit, assess and document the artefact(s) and determine if a professional Archaeologist should be contacted for further analysis.
c. In the event that the Museum is not called for a site review, the property owner/contractor will be encouraged to document the location of the artefact(s) with photographs prior to removing the items, followed up with close-up photographs of the items. The Museum will accept copies of this information.
d. Although any found items belong to the property owner, the City would appreciate the opportunity to accept any donations of found artefacts.

Corporation of the City of
NEW WESTMINSTER

# Attachment 2

## *Applicant's Architectural and Landscape Submission Package*

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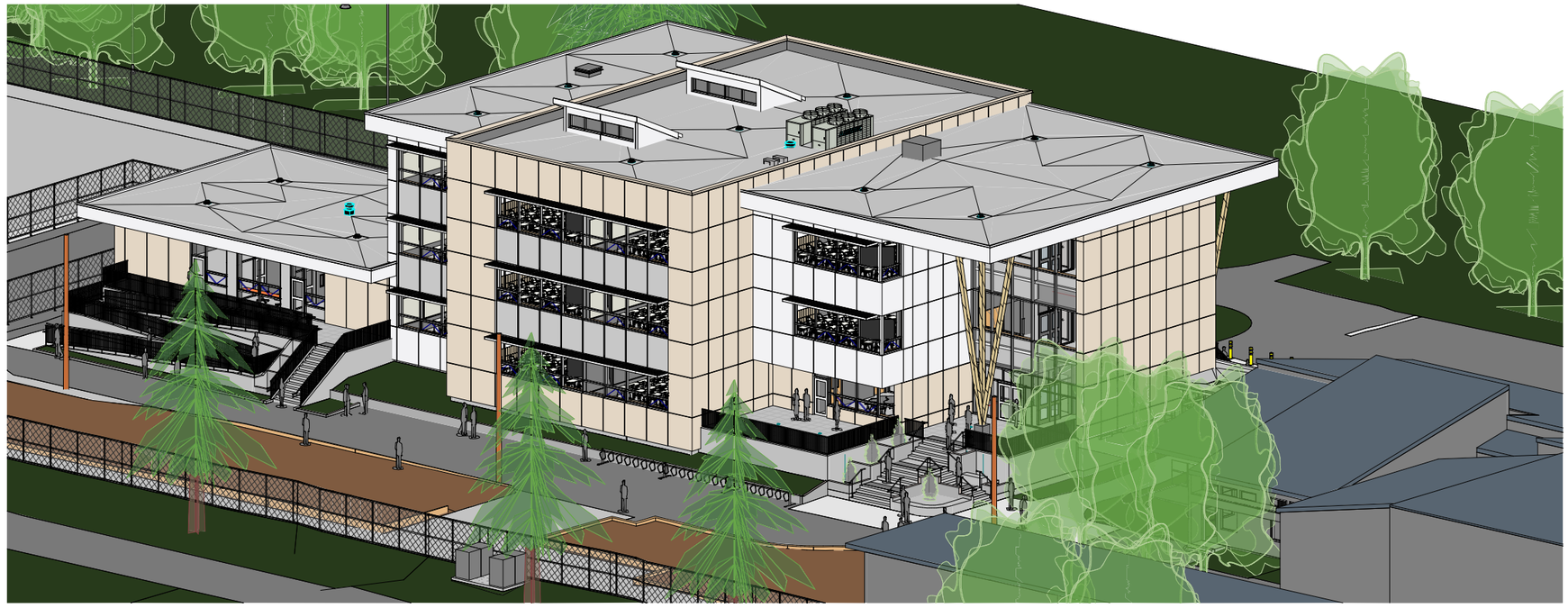
# QUEEN ELIZABETH ELEMENTARY ADDITION

921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8
SCHOOL DISTRICT No. 40, NEW WESTMINSTER



**OWNER:**

SCHOOL DISTRICT #40 - NEW WESTMINSTER
811 ONTARIO STREET,
NEW WESTMINSTER, B.C. V3M 0J7
DAVE CROWE
(P) (604) 517-6288, (E) dcrowe@sd40.bc.ca
NASIR KURJI
(P) (604) 313-6429, (E) nkurji@sd40.bc.ca

**CONSULTANTS:**

| | |
|---|---|
| ARCHITECTURAL | KMBR ARCHITECTS PLANNERS INC.<br>300-152 W. HASTINGS ST.,<br>VANCOUVER, B.C. V6B 1G8<br>WITMAR ABELE<br>(P) (604) 732-3361, (E) wabele@kmbr.com |
| STRUCTURAL | CWMM CONSULTING ENGINEERS LTD.<br>2nd FLOOR, 1412 WEST 7th AVENUE<br>VANCOUVER, BC V6H 1C1<br>PATRICK LAM<br>(P) (604) 731-6584, (E) patlam@cwmm.com |
| MECHANICAL | SMCN CONSULTING INC.<br>101-1335 BEAR MOUNTAIN PKWY,<br>VICTORIA, BC V9B 6T9<br>STEPHEN McNICHOLLS<br>(P) (250) 590-3301, (E) stephen@smcn.ca<br>PARISA JILAVI<br>(P) (250) 797-1640, (E) parisa@smcn.ca |

**CONSULTANTS (CONT.) :**

| | |
|---|---|
| ELECTRICAL | JARVIS ENGINEERING CONSULTANTS LTD.<br>500 - 32988 SOUTH FRASER WAY<br>ABBOTSFORD, BC V2S 2A8<br>JOHN JARVIS<br>(P) (604) 850-0449, (E) john@jarviseng.com |
| CIVIL | MCElhanney<br>200 - 858 BEATTY STREET,<br>VANCOUVER, BC V6B 1C1<br>MICHAEL FLORENDO<br>(P) (604) 838-0953, (E) mflorendo@mcelhanney.com |
| LANDSCAPE | Maruyama & Associates<br>680 C LEG IN BOOT SQUARE,<br>VANCOUVER, BC V5Z 4B4<br>ROD MARUYAMA<br>(P) (604) 874-9967, (E) maruyama@telus.net |
| GEOTECHNICAL | THURBER ENGINEERING LTD.<br>900 - 1281 WEST GEORGIA STREET,<br>VANCOUVER, BC V6E 3J7<br>CHARLES NG<br>(P) (604) 697-2157, (E) _ |
| SURVEY | McELHANNEY ASSOCIATES LAND SURVEYING LTD.<br>2300 - 13450 102nd AVENUE,<br>SURREY, BC V3T 5X3<br>JASON WALKER<br>(P) (604) 596-0391, (E) mflorendo@mcelhanney.com |

**ARCHITECTURAL DRAWING LIST**



**LANDSCAPE DRAWING LIST**

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# Queen Elizabeth Elementary School
# Application for Development Permit

## Applicable Plans, Policies & Guidlines

- Zoning Bylaw
- Queen Elizabeth Elementary_Design_Guidlines
- Development Permit Guide
- QEES_Review_Letter_Jan 26 2023 issued by the CoNW
- ENG_2023_TR_MEMO_QEES_Transportation_Review_#3 issued by the CoNW

## Proposal

The project involves the proposed construction of a new three-story addition to the Queen Elizabeth Elementary School (QEES), located at 921 Salter Street, New Westminster. The addition will include twenty-one classrooms, a multi-purpose room, learning assistance spaces, as well as two before- and -after school care rooms (NLC). The proposed addition will replace the ten temporary/portable classrooms that are located at the rear of the site behind the school. Two permanent stand-alone modular classrooms located adjacent the south-west property line will remain.
The 3-story plus crawl space addition will have a total gross floor area of approximately 2,926sm of school and related use.

## Variances

1. Max. Building Height: the by-law states a maximum 9.14m or 2 stories whichever is less; this application proposes a building height of 16.8m and 3 stories.

   The reason for the requested height variance is due to the by-law requirement that the main floor must be above the flood plain level, which is approximately 1.925m above the existing site grade. Modern school buildings typically have a floor-to-floor dimension of 4.2m. Thus, 4.2m x 3 = 12.6m + 1.925m = 14.525m + parapet height = 15.6m
   Additional height is required to accommodate two roof monitors, which are part of the green building / daylighting strategy designed to bring natural light deep into the interior circulation spaces. The roof monitors represent less than 10% of the overall roof. The dominant building height, measured from existing grade to top of parapet, is 16.8m.

2. Front Setback: As per 140. 48 (a), parking stalls are not permitted in the front yard setback. The design proposes five (5) non-compliant stalls within the front setback along Howes St.

   Reason for the requested variance: The proposed design locates parking stalls in the front parking lot only and restricts their use to staff mostly as there is no viable location on site for additional parking. The proposed stalls in the front parking lot are required to accommodate the number of stalls required by the bylaw and to serve the operational needs of the school.

## Zoning & Policies

P-1: INSTITUTIONAL
POLICIES: REFER TO SHEET A100

## Site & Context

**CONTEXT**

The site is a 1.801ha parcel of land located at the corner of Salter Street and Howes Street. The existing one-story school building, currently owned and occupied by School District 40 covers approximately 25% of the site; the remainder of the site is taken up by 10 portable classrooms and 2 modular classrooms, playground facilities, hardscape play court and parking lot. Landscaping is located along the frontage of Salter Street and includes a variety of trees and shrubs. There are several old and large trees on the property. The site lies within the flood plain; hence the main level and the useable space of the floor will need to be raised to be compliant with the Ministry of Environment Provincal Flood Plain Map. A single driveway provides access to the existing parking lot, with a sidewalk crossing to Howes Street located on the south end of the site.

The property immediately north/west of the QEES site is the city owned Queensborough Community Center and Ryall Park. Lots on the south-west side of the site are occupied by single family houses. On the west side of the site is the parking lot of the adjacent Roma Hall.

**SITE PLANNING**

The site layout was guided by the following principles:
- Create useable outdoor social spaces for students
- Create the most interconnection between the building and the outside considering the elevation change due to the flood plain.
- Minimize the usage of the Ryall Park access road on the north-west side for emergency vehicles only and for construction of the new addition.
- Improve the vehicle circulation on site by providing a new exit from the front parking lot to Howes Street and removing the existing exit to Salter Street.

Accordingly, the proposed building has been massed and connected to the existing school in a linear configuration through a Link as to create a south-west facing outdoor student gathering space between the existing school and the addition wing. The main entrance for the addition wing has been oriented towards the connecting link and at grade, to accommodate the accessibility requirements and remove the requirement for the associated outdoor ramps.

- The footprint of the facility has been developed to be as compact and efficient as possible to reduce construction and operational costs, minimize travel distances, and enhance overall site utilization to meet sustainable design best practices.
- In keeping with LEED® guidelines (LEED Gold Equivalent), the amount of parking provided does not exceed bylaw requirements. Carpooling and the use of transit, walking and bicycling is encouraged through the design of convenient bicycle facilities and linkages to the neighborhood sidewalk system.
- The principles of CPTED have been adopted when designing the site and building elements, with an emphasis on providing visibility and durability in all areas. Security/ police vehicles will be able to easily monitor the building and site from the adjacent streets and vehicle access points.
- Potential traffic and safety concerns have been considered in the design of the arrival points, which are clearly defined and reinforced through the use of landscaping. Vehicle driveways and parking areas have been separated from pedestrian paths to reduce the potential for conflicts.
- Open space on site is clearly defined with the compact floor plan and playfield location. Landscape elements clearly define the building main entrance; publicly accessible walkways which enhance intuitive wayfinding.
- Landscaping design and site development has been taken into consideration with the use of regional materials and site features. Outdoor amenity and gathering areas have been incorporated into the design to facilitate informal student and staff gathering in different locations around the school.
- Together, the design for the building addition and site will present to the community a very positive and cohesive civic presence. The proposed building addition design is an attractive and functional expression of the school's program and aspirations. Stepped massing, articulated facades and strong horizontal lines combine with practical overhangs, effective glazing, varied materials, and color to produce an inspiring and timeless expression for this community amenity.
- The project has incorporated sustainable design best practice principles and has followed LEED® (LEED Gold Equivalent) and Zero Carbon Building Design guidelines. In accordance with carbon reduction best practices, the addition will utilize electric HVAC systems, and will not include any fossil fuel fired erquipment. Electric conduit from roof to electrical room will prepare the building for future roof-mounted photovoltaic panels to acheivenet zero energy use. High insulation values in the building envelope will reduce energy requirements.
- The learning environment will benefit from controlled daylight, both from sensible exterior windows and from interior windows providing borrowed light from day lit interior spaces. The design has incorporated both internal and external gathering places for collaboration and social learning.

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# Design Rationale & Form of Development Program

## Outdoor Spaces

**The relationships between the school, site uses, and the adjacent neighborhood are clear, understandable, and complementary.**

- The three-story addition has been planned to optimize site utilization and maximize open space by creating a compact building form, with the site components including playfield and parking all located to maximize safety and convenience.
- The site planning including building addition and massing is context-appropriate to neighboring properties.
- Landscaping is designed to support the transition between indoors and outdoors, making outdoor areas useful extensions of the building, with provision for seating and shade devices. The landscape design has taken into account the requirements for low maintenance and the intensive use by students, while providing a significant amenity and connection to nature.
- There are clear unobstructed sightlines for security/police vehicles to monitor the building and site from the adjacent roads and school parking lots.

## Exterior Building Design

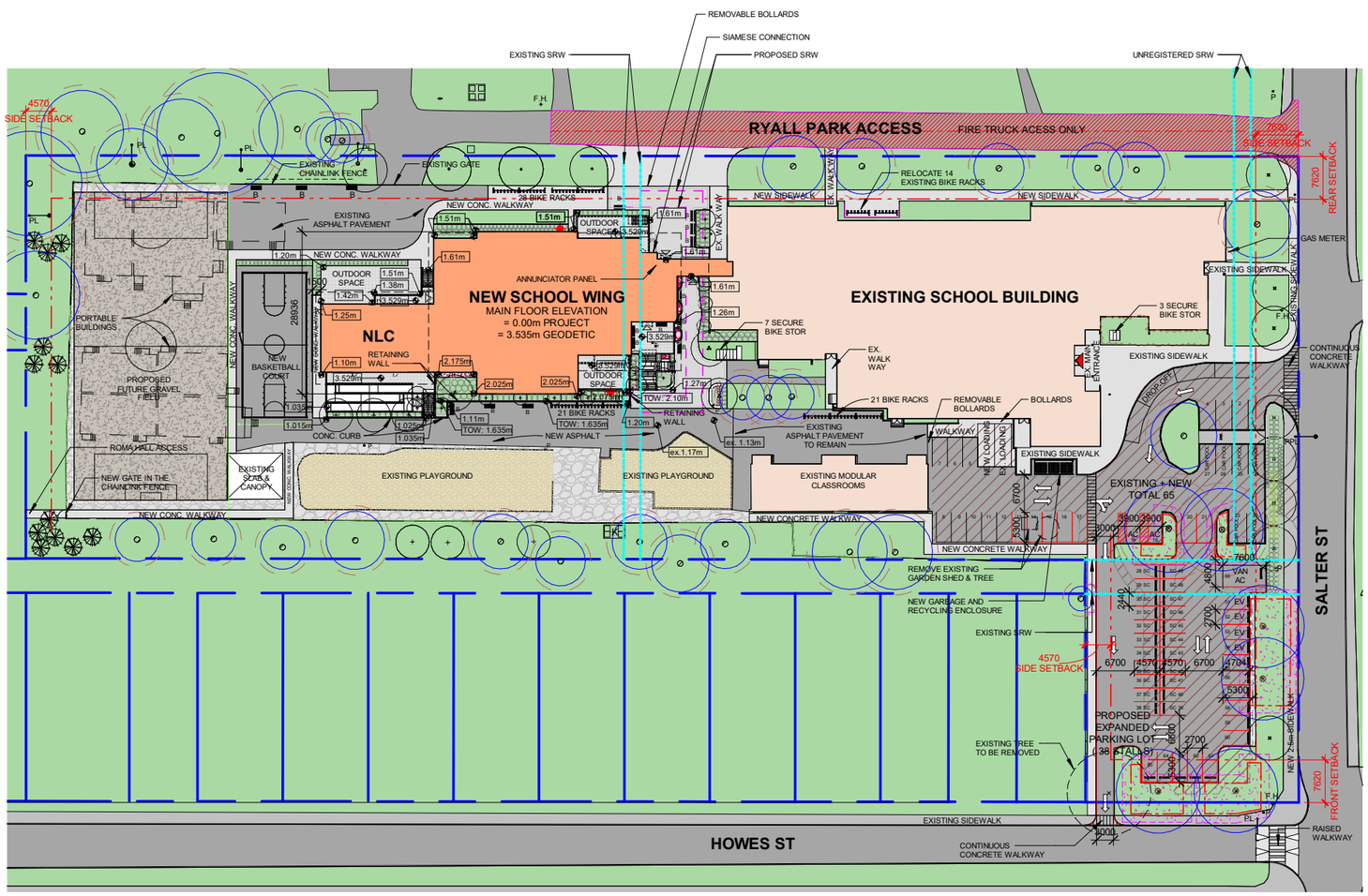
- An effort has been made to design the addition to a scale that is appropriate to the surrounding context.
- The building entrances are obvious and logically positioned, have a human scale, and are welcoming to staff, students, and visitors.
- The school's addition entrance and courtyard entrance are both identifiable and prominent as seen from the Community Centre or Salter Street.
- The exterior of the building will be designed to facilitate ease of maintenance over its life cycle.
- Exterior finishes are carefully selected on the basis of durability and low maintenance as well as aesthetic quality. Glass in anodized aluminum frames, and prefinished composite metal panels comprise the material palette for the exterior of the school. The durability of the school will be well documented as a LEED credit that ensures appropriate materials are combined with a suitable maintenance program to allow the building to age gracefully.
- The structural grid of the building is expressed in the spacing of windows, and this pleasing rhythm is reinforced in the regular spacing of doors and canopies. The solidity of the concrete cladding panels below main floor level gives the building exterior a sense of value, strength, and substance, appropriate for a public building that will guide and educate our children.
- Building envelope systems have been selected to provide a modern, durable, low maintenance envelope. Insulation values have been carefully selected to provide an economical response to the need for energy efficiency through reduction of heating and ventilation operating costs and the initial cost of installation.
- Fenestration systems are selected to provide appropriate levels of solar heat gain and visible light transmission in keeping with good natural lighting practice, while maintaining a significant contribution to energy savings.

## Transportation and Parking

**Vehicle, bicycle, and pedestrian routes are clear, complementary, and optimize the site.**

Vehicle movements will be straight-forward with access and parking designed to optimize safety. The new exit to Howe Street is located to satisfy ease of circulation.

- Throughout the site, care has been taken to minimize pedestrian conflicts with vehicles. Clear demarcation of pedestrian areas has been made through parking spaces and at arrival points from surrounding streets, and sidewalks.
- Bike storage has easy access from the local network of walkways and streets. The required Class A bicycle parking stalls are located adjacent to courtyard and existing main entrance where many students approach the school, and the existing bike racks are located on the north side of the site at the pedestrian connection to the Community Centre.




SCALE: 1 : 1000

## SITE LEGEND

| | |
|---|---|
| B | BENCH (SEE LANDSCAPE) |
| F.H. | FIRE HYDRANT |
| P | POLE - HYDRO (SEE ELEC.) |
| PL | LAMP STANDARD (SEE ELEC.) |
| PPL | POLE WITH LIGHT (SEE ELEC.) |
| K | KIOSK (SEE ELEC.) |
| AC | ACCESSIBLE PARKING SPACE |
| EV | ELECTRIC VEHICLE |
| SC | COMPACT PARKING SPACE |
| VAN AC | VAN ACCESSIBLE PARKING SPACE |
| | EXISTING PARKING PAVING AREA |
| | FIRE TRUCK ACCESS |

CROWN PROTECTION ZONE
EXISTING TREE
CRITICAL ROOT ZONE

ROOT PROTECTION ZONE
EXISTING TREE
WORKING SPACE SETBACK

NEW TREE (SEE LANDSCAPE)

SHRUB PLANTING BED (SEE LANDSCAPE)

## PROJECT DATA

**LEGAL ADDRESS:**
PARCEL 1 DISTRICT LOT 757 GROUP 1 NEW WEST MINSTER DISTRICT
REFERENCE PLAN LMP9033

**CIVIC ADDRESS:**
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

**ZONING:**
P-1: INSTITUTIONAL

**SITE AREA:**
18011 m²

| | REQUIRED | PROVIDED |
|---|---|---|
| **FLOOR SPACE RATIO:** | MAX. 0.6 | 0.33 (0.17 EXISTING + 0.16 ADDITION) |
| **SITE COVERAGE:** | MAX. 40% | 24.1% (16.9% EXISTING + 7.2% ADDITION) |
| **BUILDING HEIGHT:** | 9.14m OR TWO STOREYS WHICH IS LESS | 16.8m SEE SHEET A001/ VARIANCES/ ITEM #1 |

| **SETBACK:** | REQUIRED | PROVIDED |
|---|---|---|
| FRONT YARD ( HOWES STREET) | 7.62m | 7.62m |
| 5 PARKING STALLS ARE LOCATED WITHIN THE FRONT YARD SETBACK; SEE SHEET A001/ VARIANCES/ ITEM #2 | | |
| SIDE YARD (SALTER STREET ) | 7.62m | 7.62m EXISTING |
| REAR YARD (NORTH EAST) | 7.62m | 7.62m EXISITNG |
| SIDE YARD (NORTH WEST) | 4.57m | 4.57m |

**AREA:**

EXISTING 2896 m² (INCLUDING 2 MODULAR CLASSROOMS)
ADDITION 2926 m² (2696 m² NEW SCHOOL + 230 m² NLC)

**NUMBER OF STUDENTS:**

EXISTING ENROLMENT (INCLUDING PORTABLES & MODULARS): *481 STUDENTS*
TOTAL CAPACITY AFTER ADDITION: *763 STUDENTS*

**CURRENT SCHOOL (2022/2023)**
The current school comprises:
• A main building of 13 classrooms (5 Kindergarten and 8 Grade 1-4)
• 2 permanent modular classrooms (Grade 1-4)
• 10 temporary portables (Grades 1-4).
Total capacity of the 23 classrooms is **491 students**.
Current total 2022/2023 enrollment is **481 students** (111 Kindergarten and 370 Grade 1-4)

**AFTER NEW ADDITION (2025/2026)**
The school addition will provide 21 new classrooms. The 10 existing Portable units will be removed. The 2 modulars will remain.
Net increase of 13 classrooms to 36 (6 Kindergarten and 30 Grades 1-5).
Total capacity of the 36 classrooms will be **763 students, for a net increase of 489 students**.
Projected total enrollment for 2025/2026 is **694 students (**xxx Kindergarten and xxx Grade 1-5).

**PARKING:**

| | REQUIRED | PROVIDED |
|---|---|---|
| SCHOOL: | 62 | 65 (INCLUDING 22 COMPACT PARKING AND 20 EXISTING STALLS) |

*PUBLIC SCHOOL: 0.5 PER SCHOOL STAFF MEMBER*
*83 x 0.5 = 41.5 = 42 PARKING STALLS*
*DROP-OFF REQUIREMENTS: 20 STALLS*
*42+ 20 = 62*

| | | |
|---|---|---|
| DROP-OFF: | | 4 EXISTING |
| AC STALL: | 3 | 3 (INCLUDING 2 EXIS. STALLS & 1 NEW VAN AC) |
| EV STALL: | - | 4 |

LOADING:

| | REQUIRED | PROVIDED |
|---|---|---|
| PUBLIC SCHOOL: | 2 | 2 (INCLUDING 1 EXISTING) |
| *THEREOF (NET FLOOR AREA)* | | |
| CAR POOL: | 4 | 6 |

**BICYCLE PARKING:**

| | REQUIRED | PROVIDED |
|---|---|---|
| LONG-TERM: | 6 | 10 |
| *1 FOR EVERY 15 STAFF MEMBER: 83 / 15 = 5.53 = 6 STALLS* | | |
| SHORT-TERM: | 77 | 84 (INCLUDING EXISTING 14 STALLS) |
| *1 FOR EVERY 10 STUDENTS: 763 / 10 = 76.3 = 77 STALLS* | | |

CONSTRUCTION NORTH

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New Westminster Schools

# QUEEN ELIZABETH ELEMENTARY ADDITION

SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

SITE PLAN



A100

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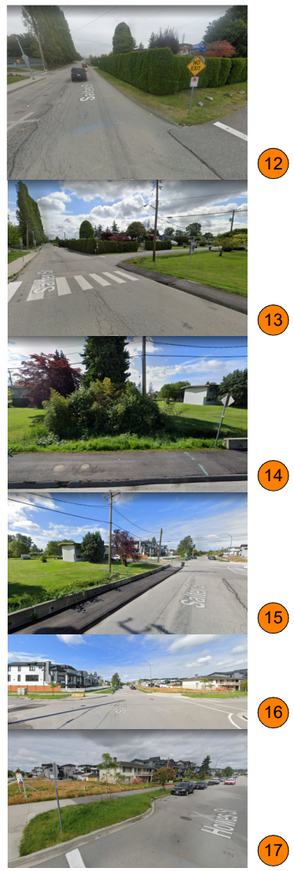



CONSTRUCTION NORTH

New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

CONTEXT PLAN



**A101**

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CONSTRUCTION NORTH

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**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
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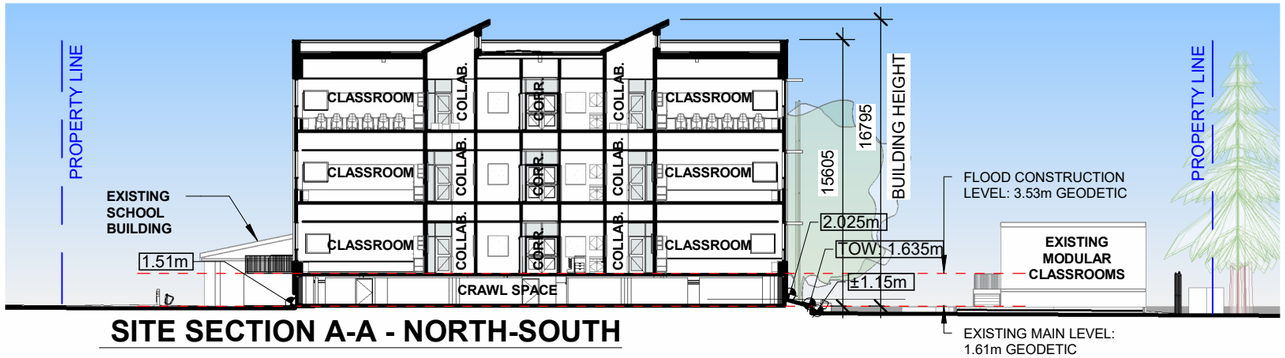
ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

CONTEXT



**A101a**




## SITE SECTION A-A - NORTH-SOUTH

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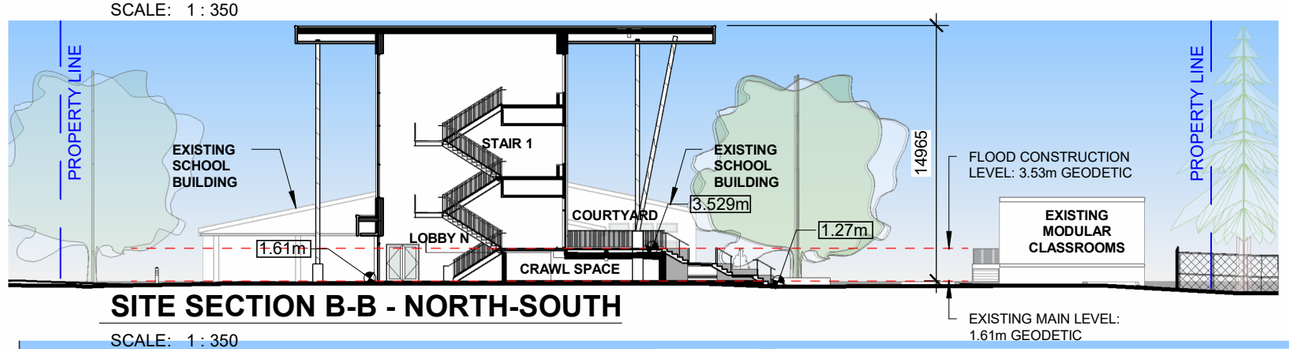


## SITE SECTION B-B - NORTH-SOUTH

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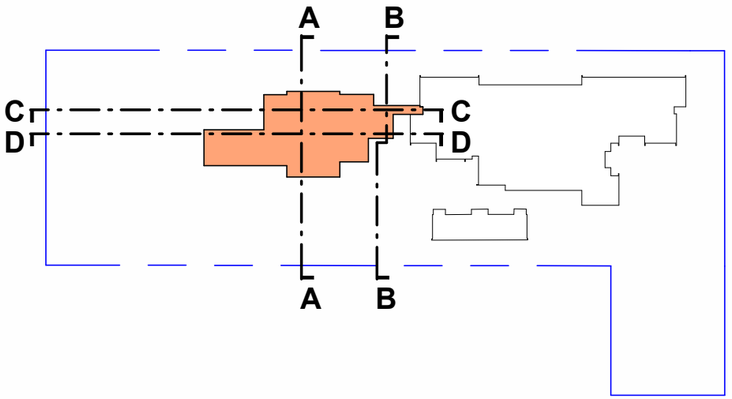


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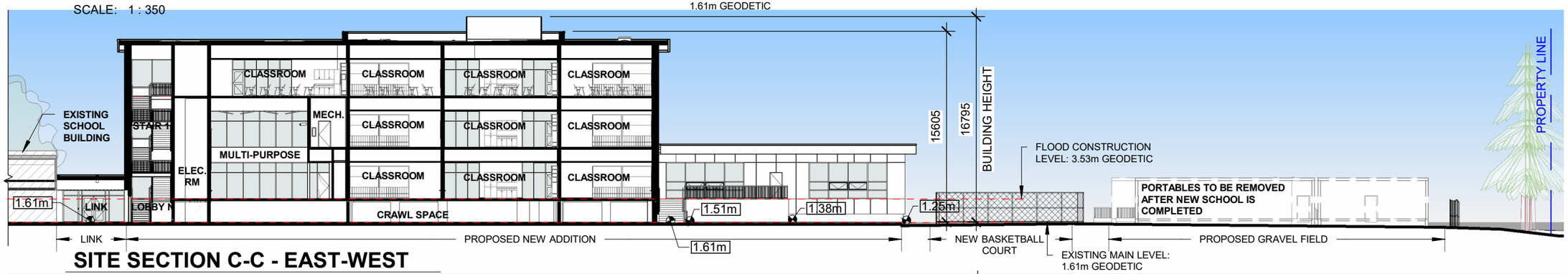


## SITE SECTION C-C - EAST-WEST

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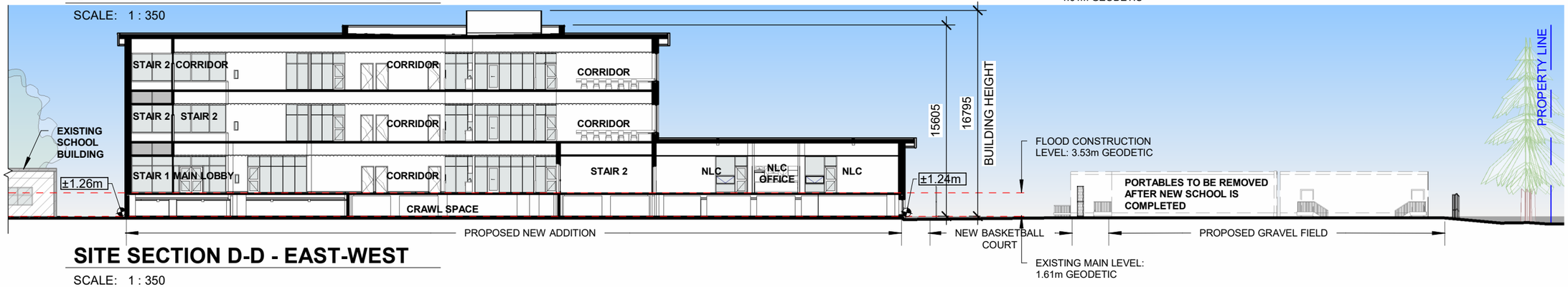


## SITE SECTION D-D - EAST-WEST

SCALE: 1 : 350



New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

SITE SECTIONS



**A102**

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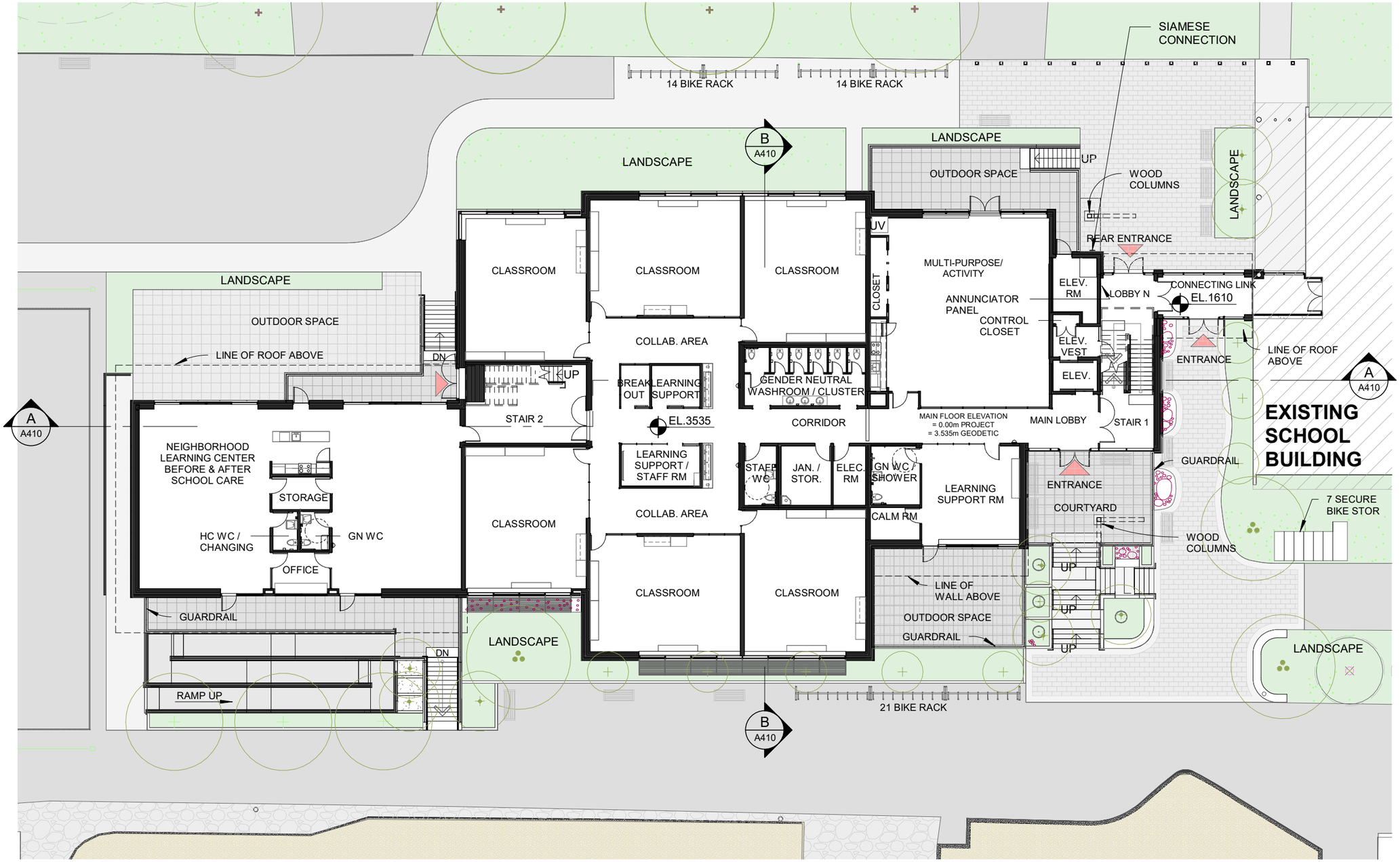


SCALE: 1 : 250

CONSTRUCTION NORTH



New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

NEW ADDITION - MAIN FLOOR PLAN



**A200**

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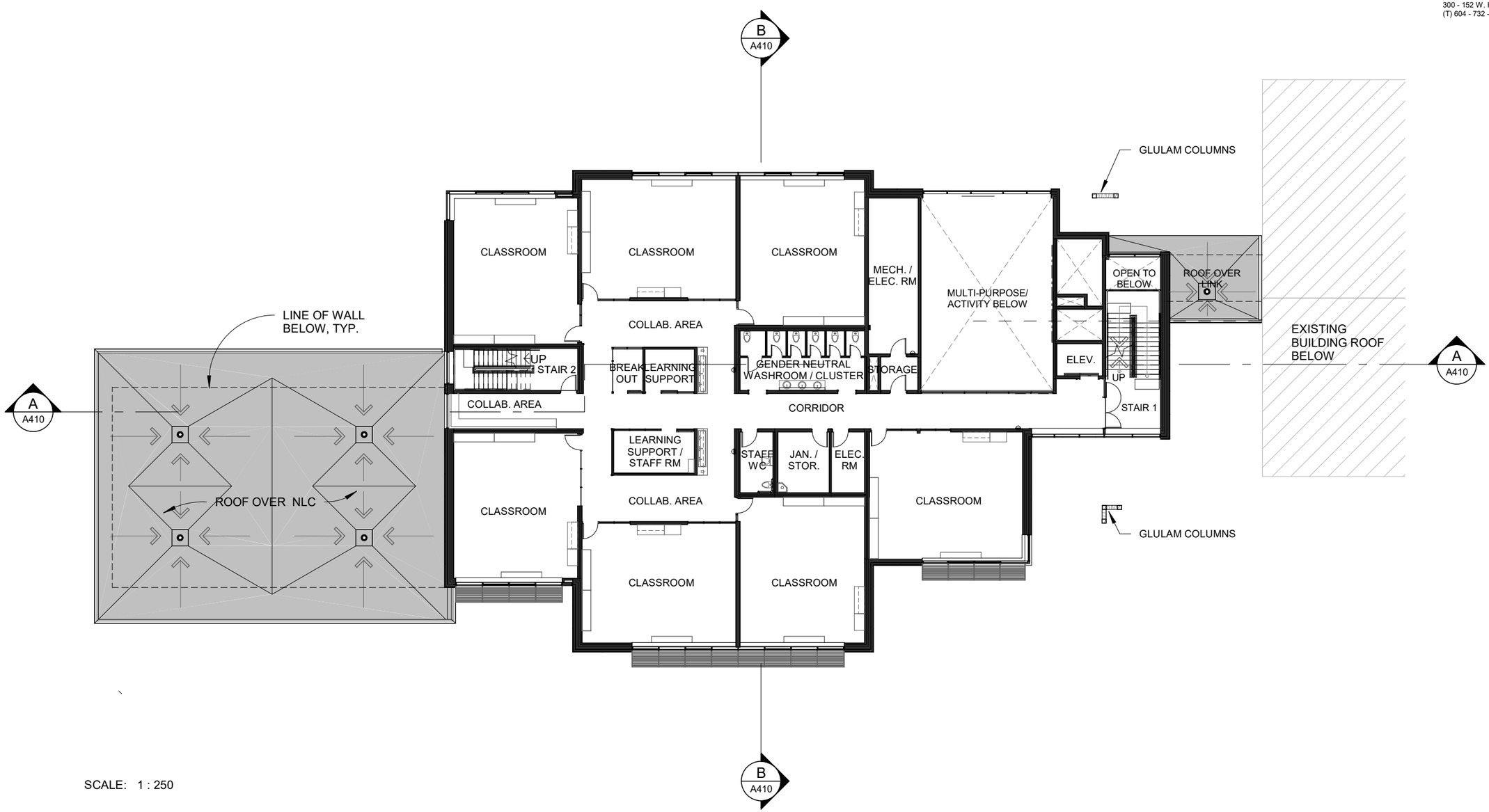


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CONSTRUCTION NORTH

New Westminster Schools

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SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

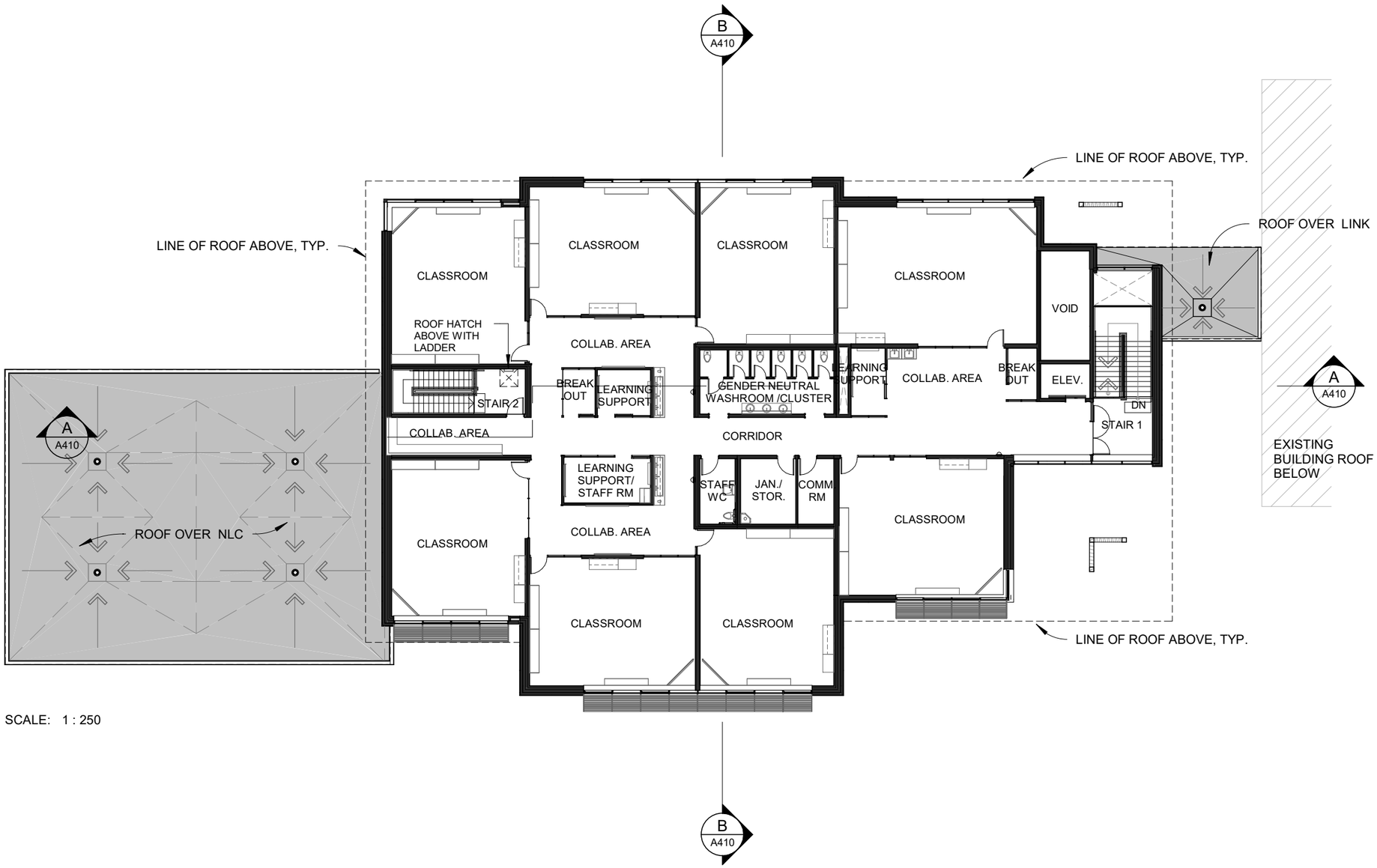
NEW ADDITION - SECOND FLOOR PLAN



**A201**

KMBR ARCHITECTS PLANNERS
300 - 152 W. HASTINGS ST., VANCOUVER, B.C. V6B 1G8
(T) 604 - 732 - 3361 info@kmbr.com www.kmbr.com






SCALE: 1 : 250

CONSTRUCTION NORTH

New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

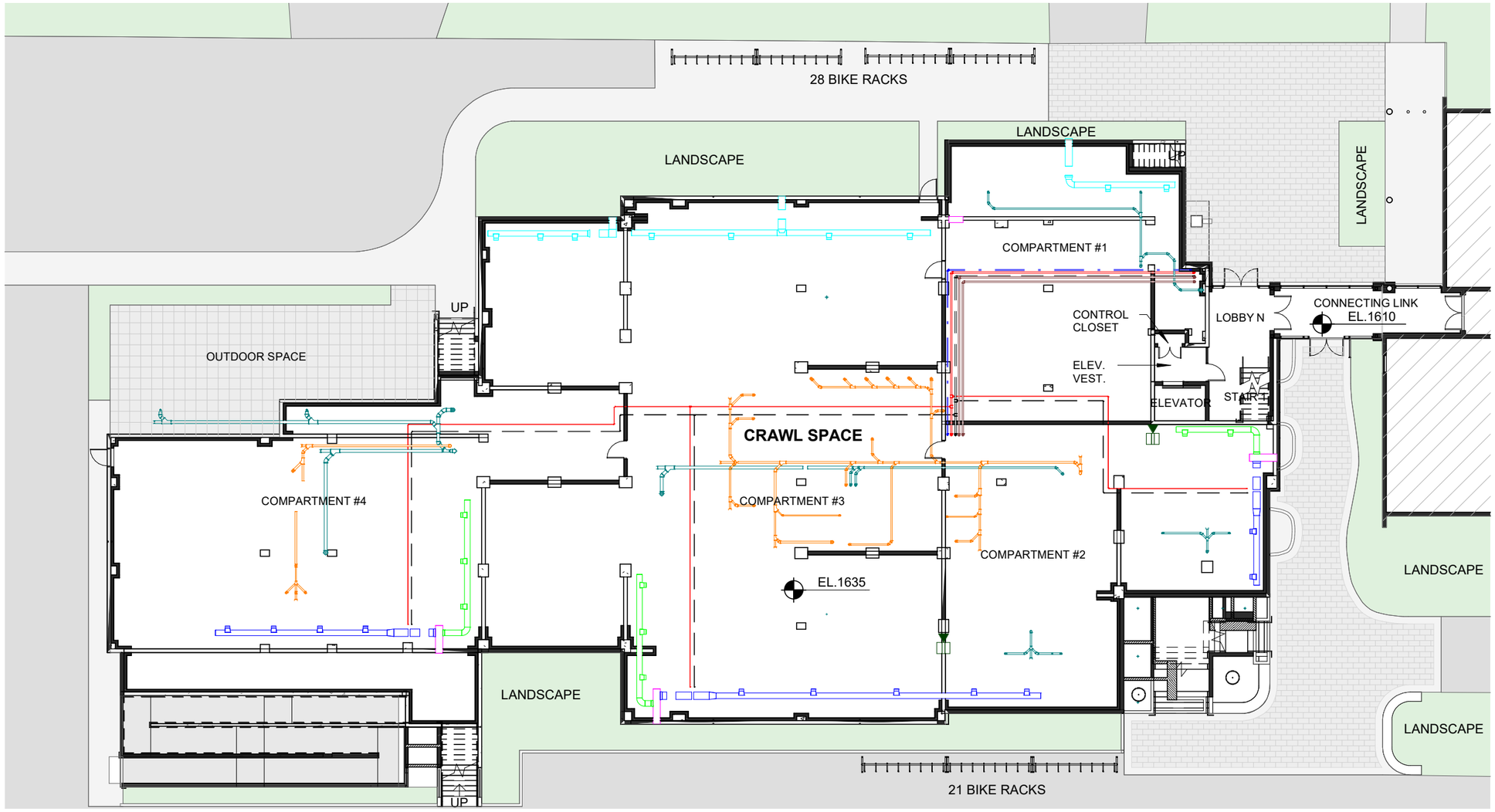
NEW ADDITION - THIRD FLOOR PLAN



**A202**

KMBR ARCHITECTS PLANNERS
300 - 152 W. HASTINGS ST., VANCOUVER, B.C. V6B 1G8
(T) 604 - 732 - 3361 info@kmbr.com www.kmbr.com






SCALE: 1 : 250

CONSTRUCTION NORTH

New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

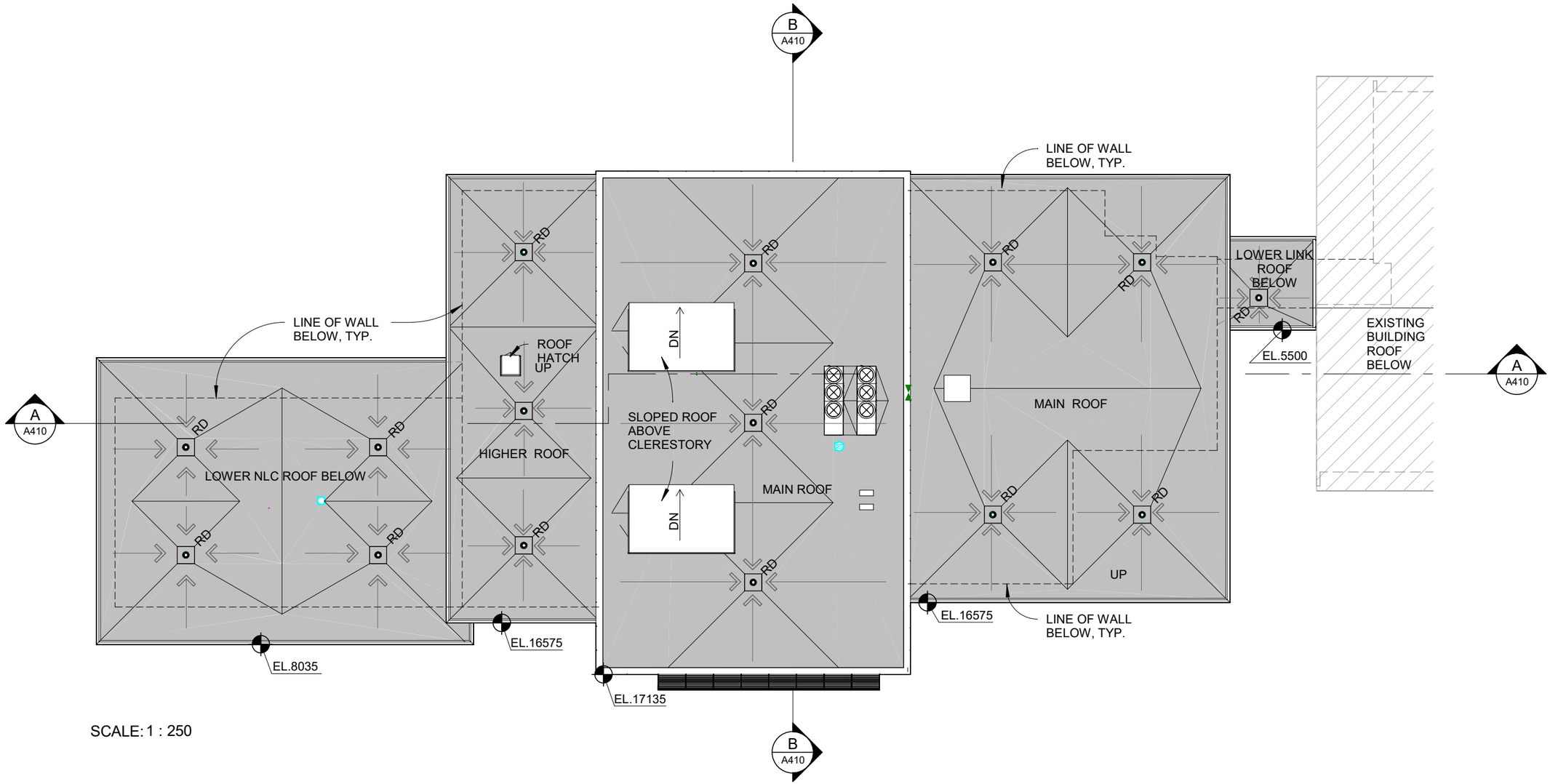
NEW ADDITION - CRAWL SPACE PLAN



**A203**

KMBR ARCHITECTS PLANNERS
300 - 152 W. HASTINGS ST., VANCOUVER, B.C. V6B 1G8
(T) 604 - 732 - 3361 info@kmbr.com www.kmbr.com






SCALE: 1 : 250

CONSTRUCTION NORTH



New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

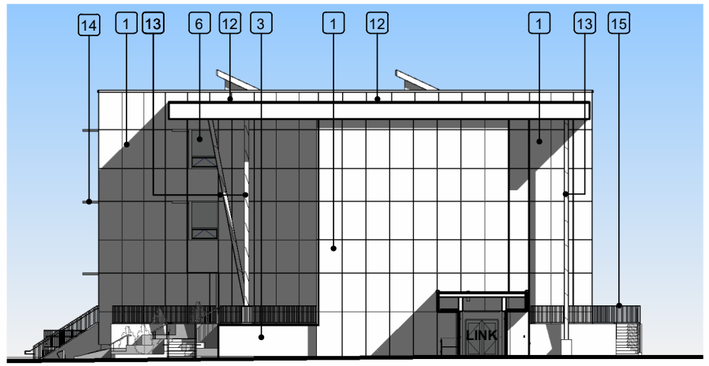
ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

ROOF PLAN



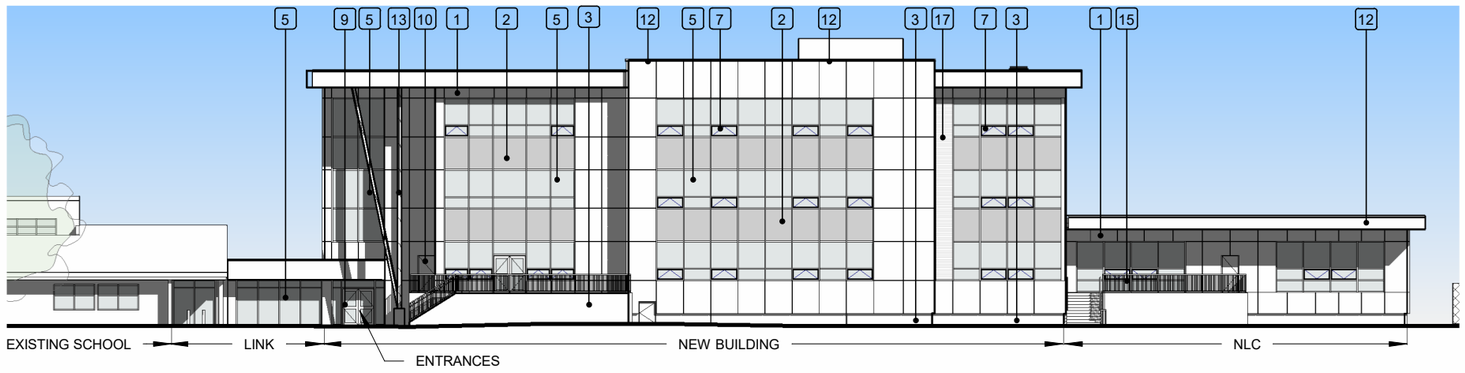
**A204**

KMBR ARCHITECTS PLANNERS
300 - 152 W. HASTINGS ST., VANCOUVER, B.C. V6B 1G8
(T) 604 - 732 - 3361 info@kmbr.com www.kmbr.com



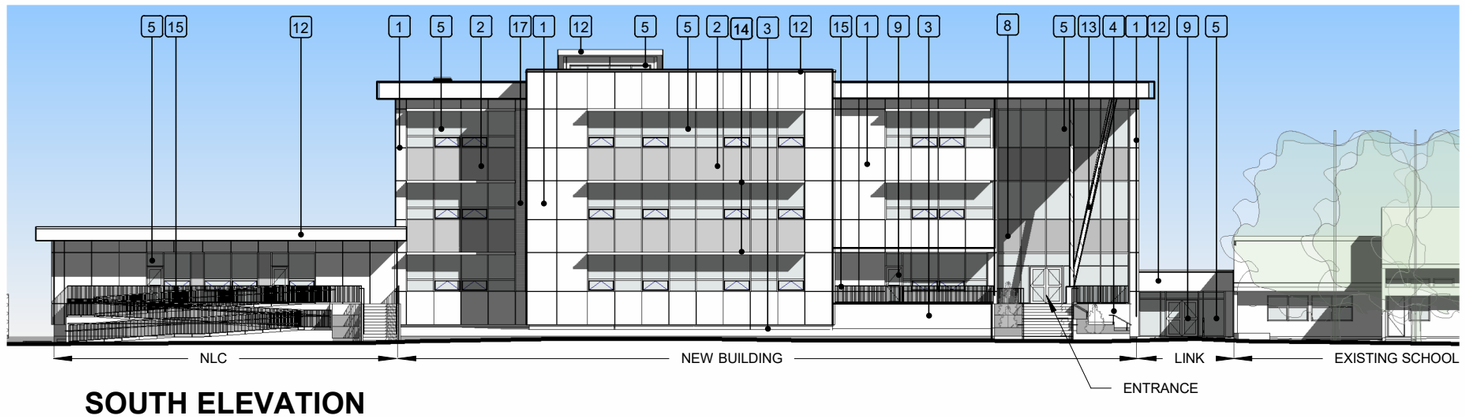

## EAST ELEVATION

SCALE: 1 : 350




## NORTH ELEVATION

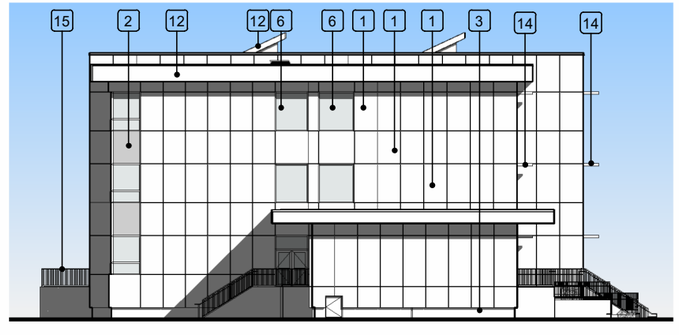
SCALE: 1 : 350




## SOUTH ELEVATION

SCALE: 1 : 350

| ELEVATION MATERIAL LEGEND | |
|---|---|
| 1 | PHENOLIC & HIGH PRESSURE LAMINATE (MAX COMPACT) PANELS CLADDING WITH ALUM. REVEAL TRIMS - FIELD COLOR: STARLIGHT 0091 |
| 2 | PREFORMED CORRUGATED METAL PANEL INTEGRATED INTO CURTAIN WALL SYSTEM - VERTICAL APPLICATION - COLOR: SILVER (GALVANIZED IS NOT ACCEPTABLE) |
| 3 | EXPOSED ARCHITECTURAL FINISHED CAST-IN-PLACE CONCRETE WITH LIGHT SANDBLAST FINISH & ANTI-GRAFFITI COATING - SEALED - C/W TIE HOLES |
| 4 | ARCHITECTURAL FINISHED CAST-IN-PLACE CONCRETE WITH LIGHT SANDBLAST FINISH & ANTI-GRAFFITI COATING - SEALED |
| 5 | SEALED DOUBLE GLAZING IN ALUMINUM CURTAINWALL FRAME - CLEAR GLASS / CLEAR ANODIZED |
| 6 | SEALED DOUBLE GLAZING IN ALUMINUM PUNCHED WINDOW SYSTEM FRAME - CLEAR GLASS / CLEAR ANODIZED |
| 7 | OPERABLE GLAZING VENT - CLEAR GLASS / CLEAR ANODIZED (RESTRICT OPENING TO 100mm MAX.) |
| 8 | GLASS SPANDREL PANEL |
| 9 | ALUMINUM DOORS IN ALUMINUM FRAMES - CLEAR ANODIZED |
| 10 | HOLLOW METAL DOORS IN PRESSED STEEL FRAME - COLVERDALE - COLOR: TBD |
| 12 | PREFINISHED PAINTED METAL FASCIA OR FLASHING - VICWEST - COLOR TO MATCH ADJACENT CLADDING |
| 13 | GLULAM WOOD COLUMN |
| 14 | HORIZONTAL SUN SHADES - CLEAR ANODIZED |
| 15 | ALUMINUM PICKET RAILING - COLVERDALE - #8286 CHARCOAL SHADOW |
| 17 | ARCHITECTURAL LOUVER - CLEAR ANODIZED |




## WEST ELEVATION

SCALE: 1 : 350



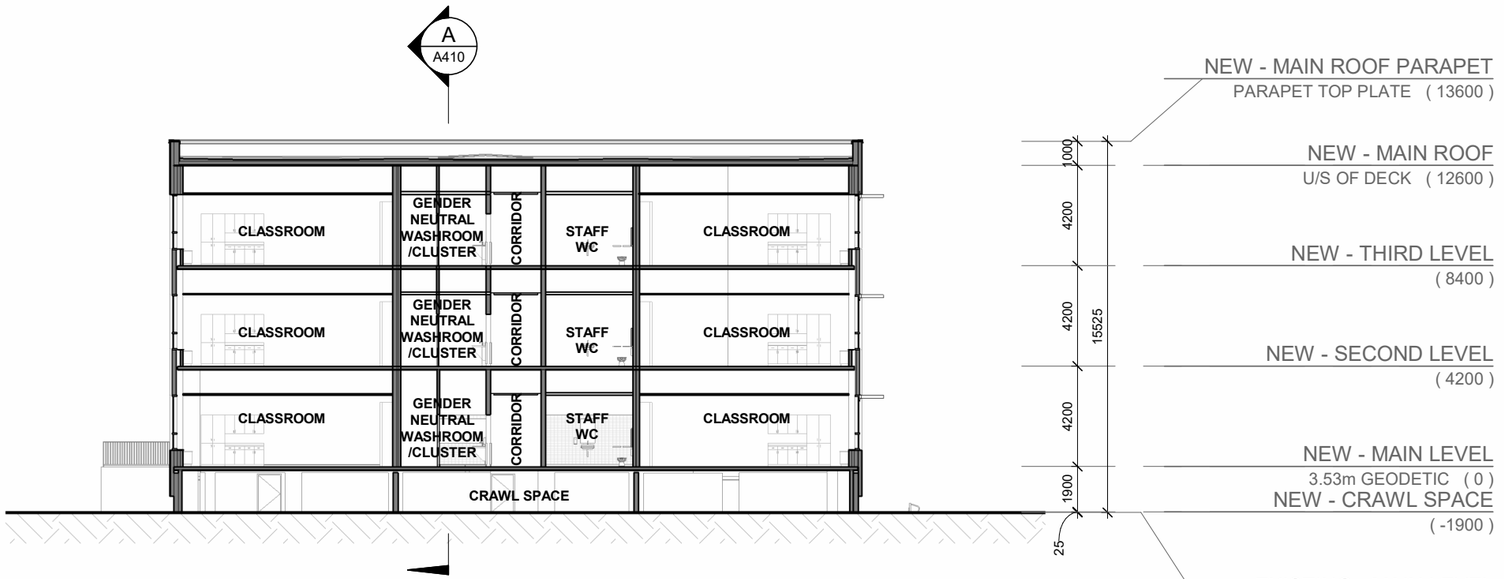
New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

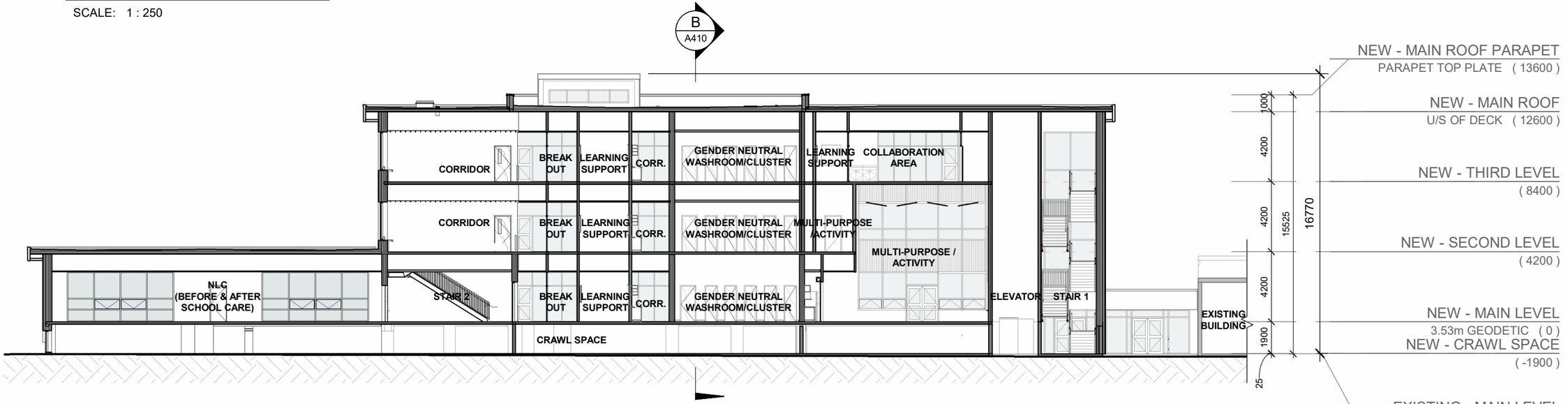
EXTERIOR ELEVATIONS

KMBR ARCHITECTS PLANNERS
300 - 152 W. HASTINGS ST., VANCOUVER, B.C. V6B 1G8
(T) 604 - 732 - 3361 info@kmbr.com www.kmbr.com




## BUILDING SECTION BB

SCALE: 1 : 250




## BUILDING SECTION AA

SCALE: 1 : 250



New Westminster Schools

**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

BUILDING SECTIONS

KMBR ARCHITECTS PLANNERS
300 - 152 W. HASTINGS ST., VANCOUVER, B.C. V6B 1G8
(T) 604 - 732 - 3361 info@kmbr.com www.kmbr.com



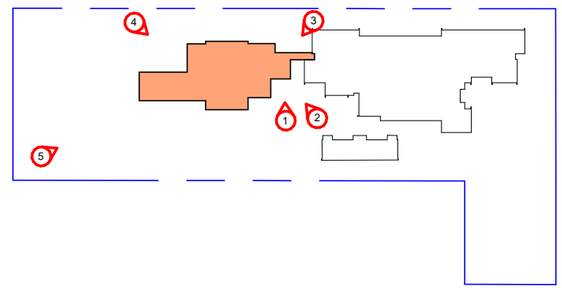
VIEW NO.1

VIEW NO.2

VIEW NO.3

VIEW NO.4

VIEW NO.5






New Westminster Schools

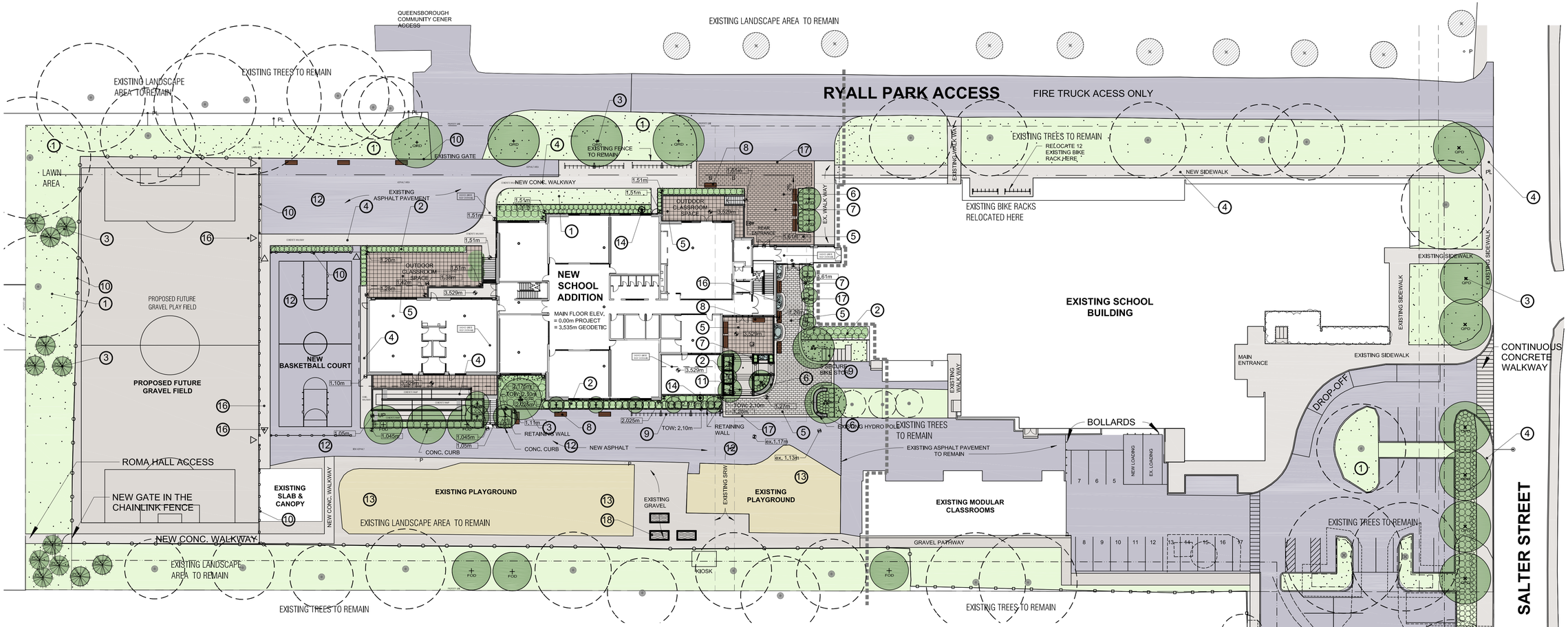
**QUEEN ELIZABETH ELEMENTARY ADDITION**
SCHOOL DISTRICT-40, NEW WESTMINSTER |
921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ISSUED FOR DESIGN REVIEW PANEL 2023-11-28

EXTERIOR RENDERS



**A501**




## 1 LANDSCAPE GROUND LEVEL SITE PLAN

SCALE: 1: 300 metric

0 5 10 15 25m

1:300m

### LANDSCAPE ELEMENT KEY

1. LAWN AREA
2. SHRUB PLANTING BED
3. TREES: DECIDUOUS 5 CM CAL., CONIFEROUS 2.5 M. HT.
4. CONCRETE PAVING, STANDARD BROOM FINISH W/SAWCUT JOINTS
5. CONCRETE UNIT PAVING COLORED
6. CONCRETE BENCH 500 WIDE, 450 HT., SAND BLAST FINISH
7. LIGHTING - SEE DWG L002
8. BENCH
9. BIKE RACKS
10. 1.8 M HT. CHAIN LINK FENCE EXISTING AND NEW
11. CONCRETE STAIRS
12. ASPHALT SURFACE
13. EXISTING PLAYGROUND TO REMAIN
14. IRRIGATION STUB OUT
15. BOULDER FEATURE
16. FENCE OPENING 1.M WIDE SPORTS FIELD, BALL COURT
17. 400 WIDE EXPOSED AGGREGATE CONC. EDGE FLUSH W/GRADE
18. GARDEN PLOTS 3.0M X 15.M RAISED 300MM HT.

### PLANT LIST:

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | COND. |
|---|---|---|---|---|---|
| APD | 7 | ACER PALMATUM | JAPANESE MAPLE | 2.5M HT. | B & B |
| ACD | 2 | ACER CIRCINATUM | VINE MAPLE | 2.5M HT. | B & B |
| QPD | 8 | QUERCUS PALUSTRUS | PIN OAK | 5 CM CAL. | B & B |
| FOD | 6 | FRAXINUS OXYCARPA RAYWOOD | RAYWOOD ASH | 5 CM CAL. | B & B |
| GTD | 3 | GLEDITSIA TRICAN. I. SUNBURST | GOLDEN HONEY LOCUST | 5. CM CAL. | B & B |
| QRD | 4 | QUERCUS RUBRA | RED OAK | 5 CM CAL. | B & B |
| PAD | 3 | PRUNUS SERRULATA AMANOGAWA | AMANOGAWA CHERRY | 5 CM CAL. | B & B |
| HCD | 10 | HIBISCUS SYRIACUS | ROSE OF SHARON | 2.25 M HT. | ON STANDARD |
| POC | 12 | PICEA OMORIKA | SERBIAN SPRUCE | 2.5 M HT. | B & B |
| EA | 27 | EUONYMUS ALATUS COMPACTUS | DWARF BURNING BUSH | #3 | CONTAINER |
| JP | 32 | JUNIPERUS CHINENSIS MINT JULEP | SEAGREEN JUNIPER | #3 | CONTAINER |
| MA | 99 | MAHONIA AQUIFOLIUM | OREGON GRAPE | #3 | CONTAINER |
| PJ | 42 | PEIRIS JAPONICA FOREST FLAME | PEIRIS FOREST FLAME | #3 | CONTAINER |
| PO | 61 | PRUNUS OTTO LUKYEN | OTTO LUKYEN LAUREL | #3 | CONTAINER |
| PM | 24 | POLYSTICHUM MUNITEM | WESTERN SWORD FERN | #3 | CONTAINER |
| LA | 10 | LONICERA PILEATA | PRIVET HONEYSUCKLE | #3 | CONTAINER |
| RC | 9 | RHODODEDRON CHEER | CHEER RHODO. | #3 | CONTAINER |
| RB | 11 | RHODODEDRON BOW BELLS | BOW BELLS RHODO. | #3 | CONTAINER |
| RU | 9 | RHODODEDRON UNIQUE | UNIQUE RHODO. | #3 | CONTAINER |
| SJ | 30 | SKIMMIA JAPONICA | JAPANESE SKIMMIA | #3 | CONTAINER |
| SY | 24 | SYMPHORICARPOS ALBUS | COMMON SNOWBERRY | #3 | CONTAINER |
| YA | 4 | YUCCA ANGUSTISSIMA | NARROW LEAF YUCCA | #3 | CONTAINER |
| CZ | 12 | COREOPSIS VERTICILLATA ZAGRAB | ZAGRAB TICKSEED | #1 | 45CM O.C. |
| EP | 65 | ECHINACEA PURPUREA MAGNUS | PURPLE CONEFLOWER | #1 | 45CM O.C. |
| GS | 83 | GAULTHERIA SHALLON | SALAL | #1 | 45CM O.C. |
| HS | 56 | HEMEROCALIS STELLA D'ORO | DAY LILY | #1 | 45CM O.C. |

### NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 300MM
   B. GROUND COVERS: 450MM
   C. SHRUBS: 600MM
   D. TREE PITS: 1200MM WITH 300MM (BELOW ROOT BALL)
6. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
7. AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR ALL PLANTING AREAS. IRRIGATION SHALL BE "DESIGN BUILD" BY QUALIFIED IRRIGATION CONTRACTOR. SUBMIT SHOP DWGS. TO L.A. FOR REVIEW ONLY.
8. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
9. STORM WATER MANAGEMENT BY CIVIL ENGINEERING CONSULTANT.
10. BIKE RACKS FROM "URBAN RACK" OR EQUIVALENT.
11. BENCHES; VICTOR STANLEY,MODEL EVA 20-W VA BACKED BENCH WITH WOOD SLATS, 1.8M, STANDARD SURFACE MOUNT, BRONZE - POWDER COATED
12. ALLOW FOR A TWO-THREE MONTH PROCUREMENT PERIOD FOR ALL SITE FURNISHINGS.

TRUE NORTH

PROJECT NORTH

REVISIONS/ISSUED
1. JUNE 30/2022 ISSUED FOR REVIEW.
2. SEP. 06/2022 ISSUED FOR D.P.
3. SEP. 22/2022 ISSUED FOR DESIGN REVIEW APPLIC.
4. DEC. 16/2022 ISSUED FOR DESIGN PANEL REVIEW.
5. JAN. 24/2023 ISSUED FOR DESIGN PANEL REVIEW.
6. FEB. 28/2023 RE-ISSUED FOR DESIGN PANEL REVIEW.
7. NOV. 27/2023 RE-ISSUED FOR D.P.
8. NOV. 28/2023 RE-ISSUED FOR DESIGN PANEL REVIEW.

KMBR | ARCHITECTS PLANNERS INC.
300–1575 W. 6th AVENUE, VANCOUVER, B.C. V6J 1G1
(T) 604 - 732 - 7990 info@kmbr.com www.kmbr.com



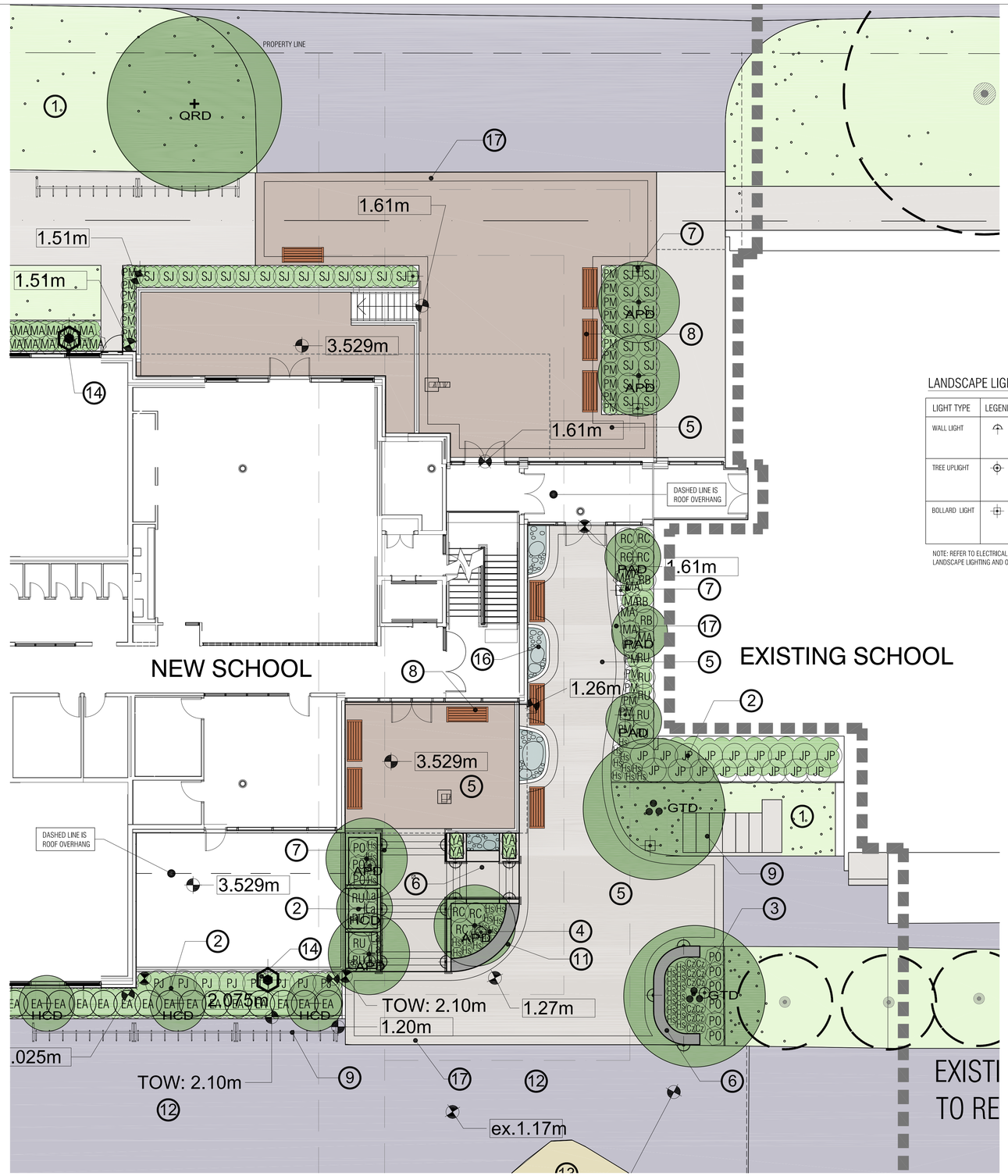
PROJECT
QUEEN ELIZABETH ELEMENTARY SCHOOL ADDITION
921 SALTER ST. NEW WESTMINSTER, B.C.
CLIENT: SCHOOL DISTRICT 40
ARCHITECTS: KMBR ARCHITECTS PLANNERS
MARUYAMA & ASSOCIATES 680 C, LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z–4B4, PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@telus.net

MARUYAMA
LANDSCAPE ARCHITECTS

| | |
|---|---|
| DATE | SEPT. 22, 2022 |
| DESIGN | RMM |
| DRAWN | RMM |
| CHECKED | RMM |
| SCALE | AS SHOWN |
| JOB NO. | M2201 |

SHEET TITLE: LANDSCAPE SITE PLAN

SHEET NO.: L001




1 ENLARGEMENT - NORTH AND SOURTH ENTRANCES
SCALE: 1: 100 metric

## LANDSCAPE ELEMENT KEY

1. LAWN AREA
2. SHRUB PLANTING BED
3. TREES: DECIDUOUS 5 CM CAL., CONIFEROUS 2.5 M. HT.
4. CONCRETE PAVING, STANDARD BROOM FINISH W/SAWCUT JOINTS
5. CONCRETE UNIT PAVING COLORED
6. CONCRETE BENCH 500 WIDE, 450 HT., SAND BLAST FINISH
7. LIGHTING - SEE DWG L002
8. BENCH
9. BIKE RACKS
10. 1.8 M HT. CHAIN LINK FENCE EXISTING AND NEW
11. CONCRETE STAIRS
12. ASPHALT SURFACE
13. EXISTING PLAYGROUND TO REMAIN
14. IRRIGATION STUB OUT
15. BOULDER FEATURE
16. FENCE OPENING 1.M WIDE SPORTS FIELD, BALL COURT
17. 400 WIDE EXPOSED AGGREGATE CONC. EDGE FLUSH W/GRADE
18. GARDEN PLOTS 3.0M X 15.M RAISED 300MM HT.

## NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
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10. BIKE RACKS FROM "URBAN RACK" OR EQUIVALENT.
11. BENCHES; VICTOR STANLEY,MODEL EVA 20-W VA BACKED BENCH WITH WOOD SLATS, 1.8M, STANDARD SURFACE MOUNT, BRONZE - POWDER COATED
12. ALLOW FOR A TWO-THREE MONTH PROCUREMENT PERIOD FOR ALL SITE FURNISHINGS.

## LANDSCAPE LIGHTING:

| LIGHT TYPE | LEGEND | GENERAL REQUIREMENTS |
|---|---|---|
| WALL LIGHT | | REFER TO ELECTRICAL ENGINEERING DWGS FOR MODEL TYPE, COLOR AND MOUNTING SPECS. |
| TREE UPLIGHT | | REFER TO ELECTRICAL ENGINEERING DWGS FOR MODEL TYPE, COLOR AND MOUNTING SPECS. |
| BOLLARD LIGHT | | REFER TO ELECTRICAL ENGINEERING DWGS FOR MODEL TYPE, COLOR AND MOUNTING SPECS. |

NOTE: REFER TO ELECTRICAL ENGINEER DWGS FOR FINAL SELECTION AND DETAILS OF ALL LANDSCAPE LIGHTING AND OUTDOOR RECEPTACLE COMPONENTS

## PLANT LIST:

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | COND. |
|---|---|---|---|---|---|
| APD | 7 | ACER PALMATUM | JAPANESE MAPLE | 2.5M HT. | B & B |
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| PAD | 3 | PRUNUS SERRULATA AMANOGAWA | AMANOGAWA CHERRY | 5 CM CAL. | B & B |
| HCD | 10 | HIBISCUS SYRIACUS | ROSE OF SHARON | 2.25 M HT. | ON STANDARD |
| POC | 12 | PICEA OMORIKA | SERBIAN SPRUCE | 2.5 M HT. | B & B |
| EA | 27 | EUONYMUS ALATUS COMPACTUS | DWARF BURNING BUSH | #3 | CONTAINER |
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| LA | 10 | LONICERA PILEATA | PRIVET HONEYSUCKLE | #3 | CONTAINER |
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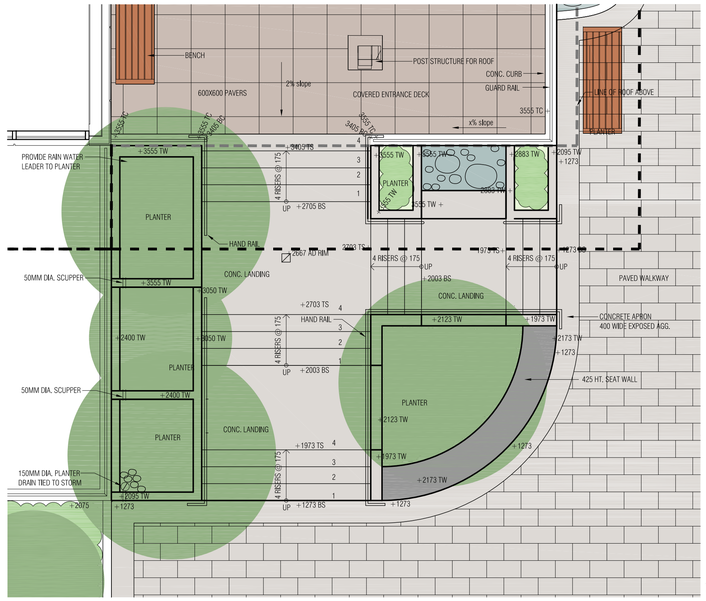
| RU | 9 | RHODODEDRON UNIQUE | UNIQUE RHODO. | #3 | CONTAINER |
| SJ | 30 | SKIMMIA JAPONICA | JAPANESE SKIMMIA | #3 | CONTAINER |
| SY | 24 | SYMPHORICARPOS ALBUS | COMMON SNOWBERRY | #3 | CONTAINER |
| YA | 4 | YUCCA ANGUSTISSIMA | NARROW LEAF YUCCA | #3 | CONTAINER |
| CZ | 12 | COREOPSIS VERTICILLATA ZAGRAB | ZAGRAB TICKSEED | #1 | 45CM O.C. |
| EP | 65 | ECHINACEA PURPUREA MAGNUS | PURPLE CONEFLOWER | #1 | 45CM O.C. |
| GS | 83 | GAULTHERIA SHALLON | SALAL | #1 | 45CM O.C. |
| HS | 56 | HEMEROCALIS STELLA D'ORO | DAY LILY | #1 | 45CM O.C. |




2 ENLARGEMENT - SOUTH STAIR ENTRANCE
SCALE: 1: 50 metric

TRUE NORTH

PROJECT NORTH

REVISIONS/ISSUED
1. MAY. 4/2022 ISSUED FOR DP REVIEW.
2. SEP. 06/2022 ISSUED FOR D.P.
3. SEP. 22/2022 ISSUED FOR DESIGN REVIEW APPLIC.
4. JAN. 23/2023 ISSUED FOR DESIGN PANEL REVIEW.
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KMBR | ARCHITECTS PLANNERS
300–1575 W. GEORGIA ST., VANCOUVER, B.C., V6G 1V6
(T) 604 - 732 - 1967 info@kmbr.com www.kmbr.com

PROJECT
QUEEN ELIZABETH ELEMENTARY
SCHOOL ADDITION
921 SALTER ST. NEW WESTMINSTER, B.C.
CLIENT: SCHOOL DISTRICT 40
ARCHITECTS: KMBR ARCHITECTS PLANNERS
MARUYAMA & ASSOCIATES 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z–4B4, PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@telus.net

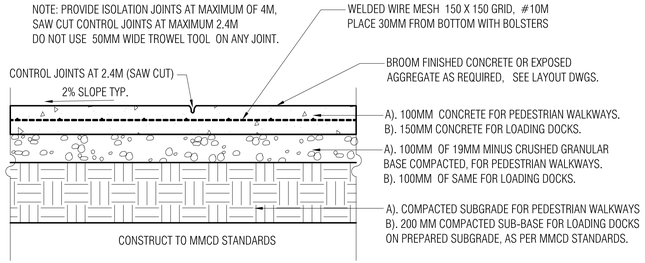
MARUYAMA
LANDSCAPE ARCHITECTS

| | |
|---|---|
| DATE | SEPT. 22, 2022 |
| DESIGN | RMM |
| DRAWN | RMM |
| CHECKED | RMM |
| SCALE | AS SHOWN |
| JOB NO. | M2201 |

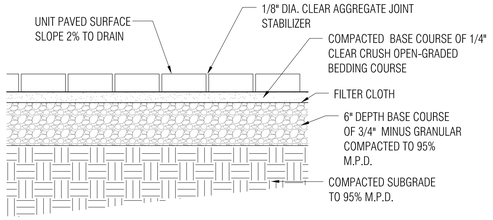
SHEET TITLE
LANDSCAPE ENLARGEMENT

SHEET NO.
L002

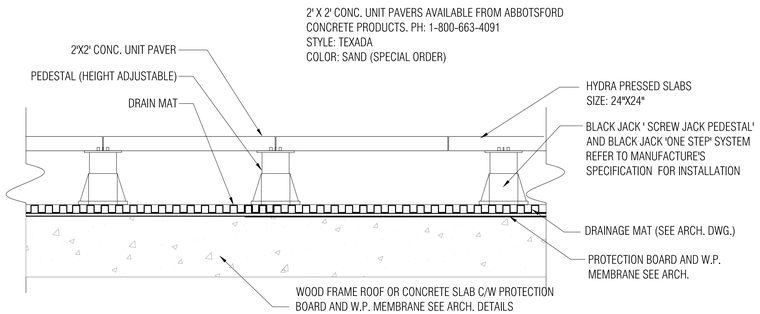
NOTE: FOR THE DRIVEWAY, LOADING BAYS, PARKING OR ANY VEHICULAR AREAS, REFER TO CIVIL ENGINEER FOR SPECIFICATION AND DETAILS OF CONCRETE SURFACE, BASE COURSE AND SUBGRADE




## 1 - CONCRETE PAVING
1 : 10

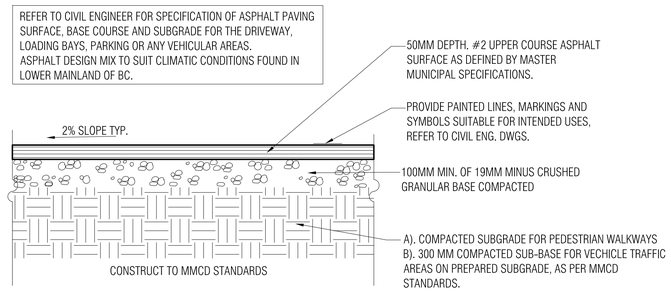



## 2 - UNIT PAVING ON GRADE
1 : 10




## 3 - 600X600 UNIT PAVING ON CONCRETE BASE
1 : 10

REFER TO CIVIL ENGINEER FOR SPECIFICATION OF ASPHALT PAVING SURFACE, BASE COURSE AND SUBGRADE FOR THE DRIVEWAY, LOADING BAYS, PARKING OR ANY VEHICULAR AREAS.
ASPHALT DESIGN MIX TO SUIT CLIMATIC CONDITIONS FOUND IN LOWER MAINLAND OF BC.

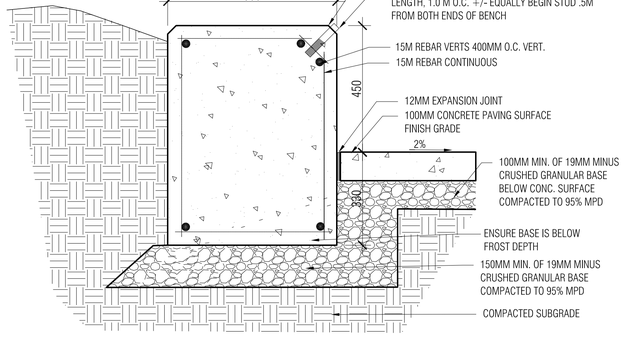



## 4 - ASPHALT WALKWAY PAVING
1 : 10

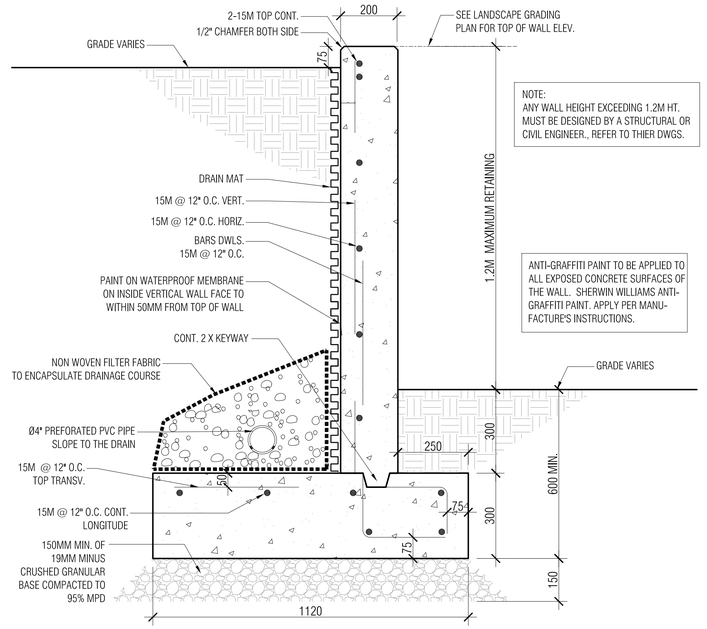
NOTE:
INSTALL SKATEBOARD ABATEMENT ROD ON ALL RAISED CONCRETE WALLS THAT CAN BE EFFECTED BY SKATEBOARDING. ENSURE EXPOSED ROD END HAS A SMOOTH FINISH, NO SHARP EDGES.

SEE STRUCTURAL ENGINEERING DWGS. FOR ALL STEEL REINFORCEMENT

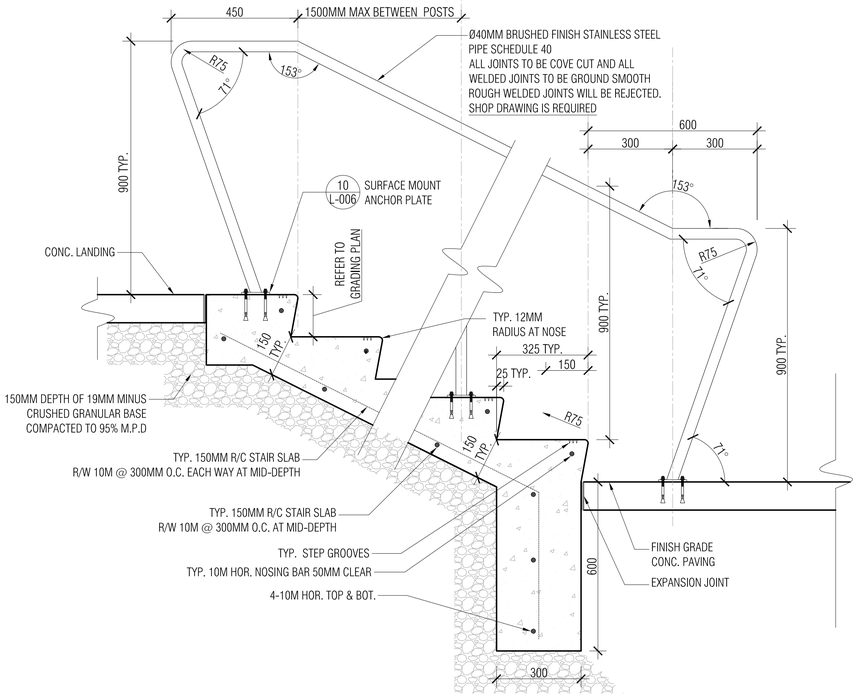
LIGHT SANDBLAST FINISH REQUIRED ON ALL CONC. SEATWALL SURFACES.




## 5 - CONCRETE SEATWALL/PLANTER
1 : 10




## 6 - CONCRETE PLANTER WALL
1 : 10




## 7 - CONCRETE STAIR WITH HANDRAIL
1 : 10

REVISIONS/ISSUED
1. MAY 4/2022 ISSUED FOR DESIGN REVIEW.
2. SEPT. 06/2022 ISSUED FOR D.P.
3. SEPT. 22/2022 ISSUED FOR DESIGN REVIEW APPLIC.
4. SEPT. 22/2022 ISSUED FOR D.P.
5. JAN. 24/2023 ISSUED FOR DESIGN PANEL REVIEW.
6. MAR. 20/2023 RE-ISSUED FOR DESIGN PANEL REVIEW.
7. NOV. 27/2023 RE-ISSUED FOR D.P.
8. NOV. 28/2023 RE-ISSUED FOR DESIGN PANEL REVIEW.

KMBR ARCHITECTS PLANNERS INC.
300-1574 W. 6TH AVENUE, VANCOUVER, B.C. V6J 1G6
(T) 604-732-1987 info@kmbr.com www.kmbr.com



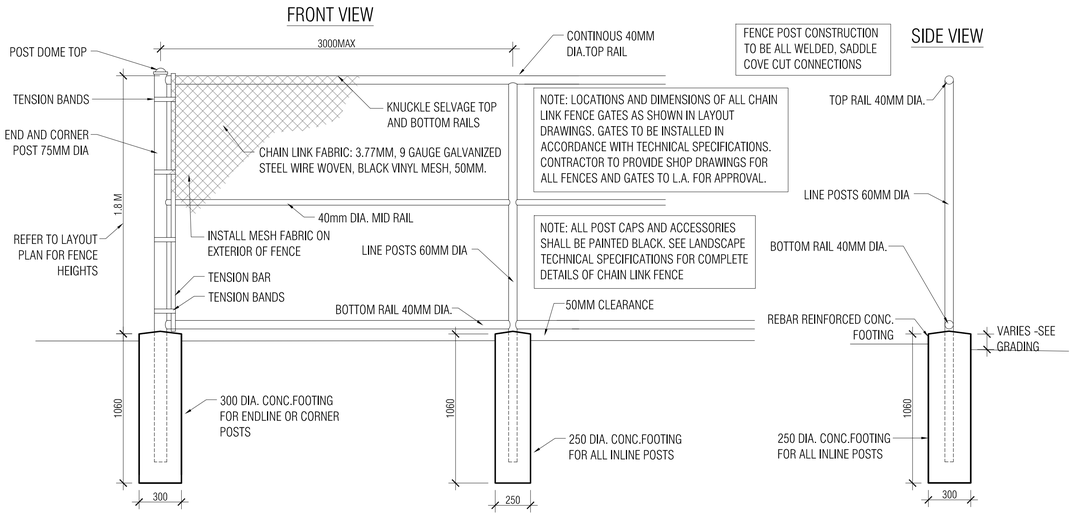
PROJECT
QUEEN ELIZABETH ELEMENTARY SCHOOL ADDITION
921 SALTER ST. NEW WESTMINSTER, B.C.
CLIENT: SCHOOL DISTRICT 40
ARCHITECTS: KMBR ARCHITECTS PLANNERS
MARUYAMA & ASSOCIATES 680 C, LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4B4, PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@telus.net

MARUYAMA
LANDSCAPE ARCHITECTS

| | |
|---|---|
| DATE | SEPT. 22, 2022 |
| DESIGN | RMM |
| DRAWN | RMM |
| CHECKED | RMM |
| SCALE | AS SHOWN |
| JOB NO. | M2201 |

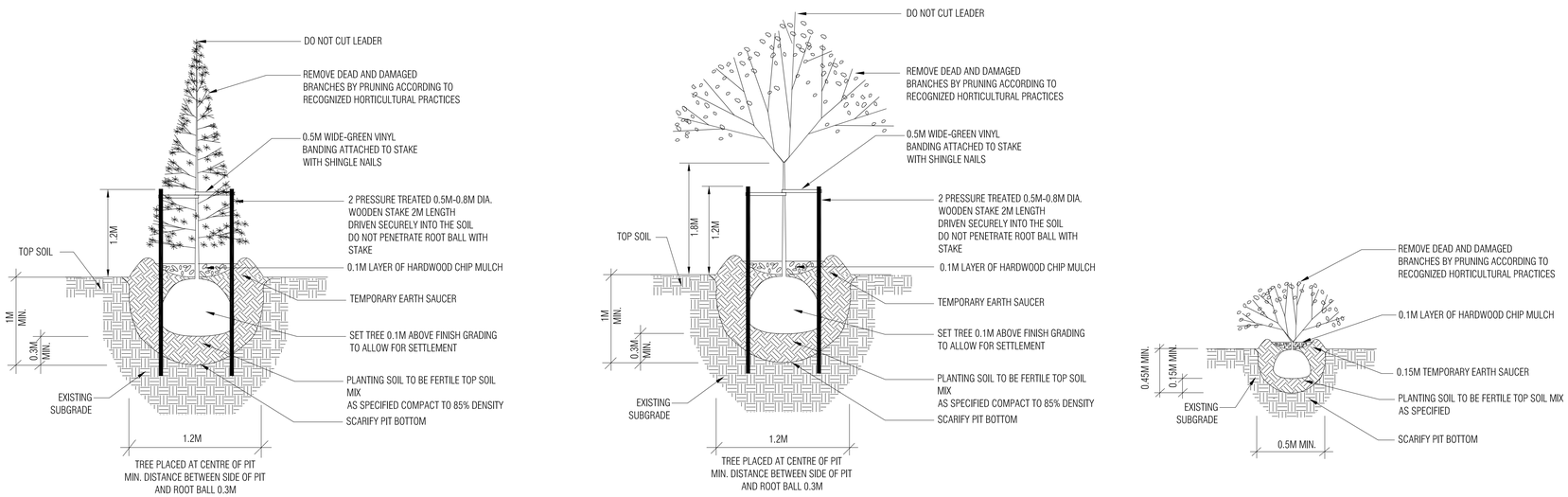
SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L003




1 / - CHAIN LINK FENCE

1 : 20




1 / - PLANTING DETAILS

1 : 20

REVISIONS/ISSUED
1. MAY 20/2022 ISSUED FOR REVIEW.
2. SEP. 06/2022 ISSUED FOR D.P.
3. SEP. 22/2022 ISSUED FOR DESIGN REVIEW APPLIC.
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PROJECT
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MARUYAMA LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECTS

| | |
|---|---|
| DATE | SEPT. 22, 2022 |
| DESIGN | RMM |
| DRAWN | RMM |
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| JOB NO. | M2201 |

SHEET TITLE
LANDSCAPE DETAILS

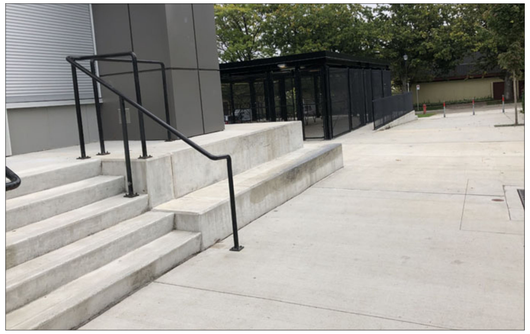
SHEET NO.
L004

CONCRETE SEATWALL
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH SKATEBOARD DETERANT

CONCRETE SEATWALL
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH WALL LIGTHING

CONCRETE STAIR - LANDING
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH EXPOSED AGGREGATE BAND & HAND RAILS

CONCRETE STAIR - SEATWALLS
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH EXPOSED AGGREGATE BAND & HAND RAILS



CONCRETE STAIR - SEATWALLS
DESCRIPTION: CAST IN PLACE CONCRETE, WITH SEATWALLS SANDBLAST FINISH WITH HAND RAILS

CONCRETE STAIR - SEATWALLS
DESCRIPTION: CAST IN PLACE CONCRETE, WITH SEATWALLS SANDBLAST FINISH, HAND RAILS

CONCRETE UNIT PAVERS FOR PATIOS
DESCRIPTION: 600X600 (2'X2') CONCRETE UNIT PAVERS WITH PLASTIC PEDESTAL

CONCRETE UNIT PAVERS FOR WALKWAYS
DESCRIPTION: CONCRETE UNIT PAVERS SOLDIER OR RUNNING BOND PATTERN

CONCRETE UNIT PAVERS
DESCRIPTION: CONCRETE UNIT PAVERS SOLDIER OR HERRINBONE PATTERN

LANDSCAPE LIGHTING
DESCRIPTION: BOLLARD LIGHT - LED

LANDSCAPE LIGHTING
DESCRIPTION: WALL LIGHTS

LANDSCAPE LIGHTING
DESCRIPTION: WALL LIGHTS

BICYCLE RACKS
DESCRIPTION: METAL PIPE BIKE RACKS GALANIZED OR POWDER COATED BLACK.

LANDSCAPE SHRUB PLANTING
DESCRIPTION: FOUNDATION PLANTING, LOW MAINTENANCE

LANDSCAPE SHRUB PLANTING
DESCRIPTION: FOUNDATION PLANTING, LOW MAINTENANCE

CHAIN LINK FENCE FOR SPORTS FIELD
DESCRIPTION: ALL WELDED GALVANIZED STEEL CHAIN LINK FENCE

REVISIONS/ISSUED
1. MAY. 05/2022 ISSUED FOR DESIGN REVIEW.
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PROJECT
# QUEEN ELIZABETH ELEMENTARY SCHOOL ADDITION
921 SALTER ST. NEW WESTMINSTER, B.C.
CLIENT: SCHOOL DISTRICT 40
ARCHITECTS: KMBR ARCHITECTS PLANNERS

MARUYAMA & ASSOCIATES 680 C, LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4B4. PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@telus.net

MARUYAMA
LANDSCAPE ARCHITECTS

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SHEET TITLE
LANDSCAPE PRECEDENT MATERIALS, IMAGES

SHEET NO.
L005

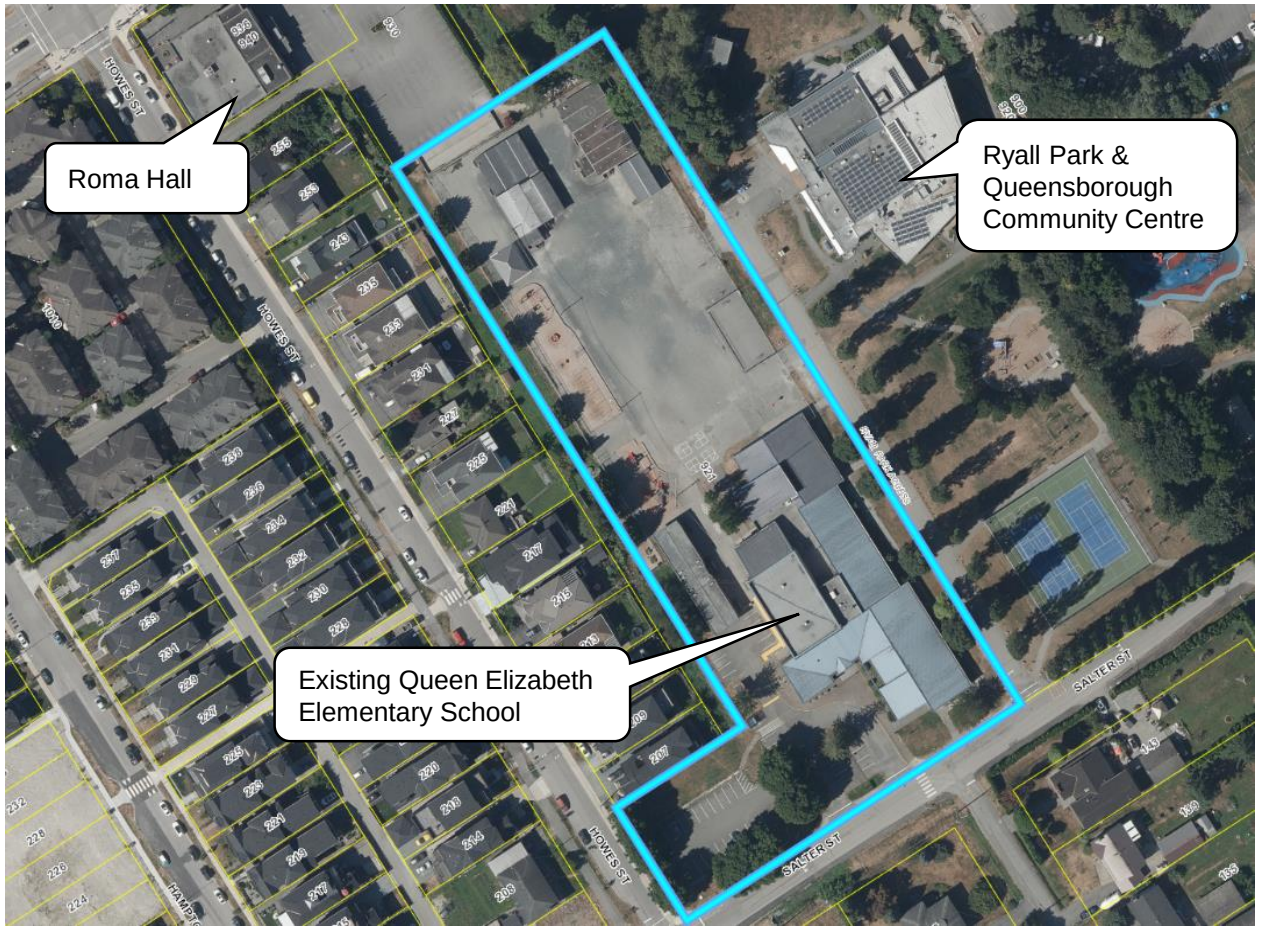
# Queen Elizabeth Elementary School Addition
## 921 Salter Street

**Design Review**

**New Westminster Design Panel – January 23, 2024**

NEW WESTMINSTER

# Site Context




**Site area:** 18,011 sq. m. (193,868.8 sq. ft.)

**Site dimensions:**

- 38.1 m. (125.0 ft.) frontage
- 227.2 m. (745.3 ft.) depth

**Current uses:** Queen Elizabeth Elementary School

# Application Overview

## OCP

(P) Major Institutional

## Zoning

- Existing zoning: Public and Institutional Districts (Low Rise) (P-1)
- Development Variance Permit Required

## Development Permit Area

QE1 Flood Hazard Area

# Project Proposal

**Density (sitewide):** 0.33 FSR
**Height:** 3 storeys | 16.8 m.

**New floor area:**

- Elementary school: 2,696 sq. m. (29,019.5)
- Neighbourhood Learning Centre: 230 sq. m. (2,475.7 sq. ft.)

**Existing school capacity:** 491 students
**Total school capacity:** 763 students

**Off-street parking:**

- 4 PUDO spaces + 65 staff parking spaces
- 10 long-term + 84 short-term bicycle

# Design Considerations for the Panel

1. Overall scale, massing, and materials of the building addition, as well as contextual fit;
2. Material and colour palette, and creation of a strong school identity/community landmark;
3. Visual prominence of the main entrance to the addition;
4. Integration of the addition with the existing elementary school;
5. Transition to Ryall Park, the Queensborough Community Centre, and adjacent properties;
6. Legibility of the site design, with consideration given to intuitive wayfinding;
7. Design and function of outdoor spaces, including the entrance courtyard; and,
8. Design of hard and soft landscaped areas.

# Recommendations

**THAT** the NWDP review the design submission and provide comments for applicant and staff consideration.