



New Westminster Design Panel

Tuesday, March 25, 2025, 3:00 p.m.

Committee Room 2, Second Floor & Zoom

New Westminster City Hall, 511 Royal Avenue

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. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

2. AGENDA ADDITIONS & DELETIONS

Recommendation

THAT the Agenda for the March 25, 2025 New Westminster Design Panel meeting be approved as circulated.

3. ADOPTION OF MINUTES

Recommendation

THAT the Minutes of the New Westminster Design Panel meeting held on December 10, 2024, be adopted as circulated.

3

4. REPORTS AND PRESENTATIONS

4.1 Affirmations of Office

4.2 Election of Chair and Alternate Chair

Recommendation

THAT a member of the committee be appointed as the Chair for the 2025 New Westminster Design Panel term.

Recommendation

THAT a member of the committee be appointed as the Alternate Chair for the 2025 New Westminster Design Panel term.

4.3 Massey Theatre Upgrades - 735 Eighth Avenue

The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) in regards to the proposed upgrades to the Massey Theatre 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 staff consideration.

5. NEW BUSINESS

6. ADJOURNMENT

Recommendation

THAT the meeting adjourn.



Corporation of the City of NEW WESTMINSTER

A vibrant, compassionate, resilient city where everyone can thrive.

NEW WESTMINSTER DESIGN PANEL

MINUTES

Tuesday, December 10, 2024, 3:00 p.m.

**Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically**

PRESENT: Eric Cheung, Chair, Development Industry Representative (UDI)*
Cheryl Bouwmeester, BC Society of Landscape Architects (BCSLA)*
Christina Chow, Architectural Institute of BC (AIBC)*
Maciej Golaszewski, BC Society of Landscape Architects (BCSLA)*
Nathan Stolarz, Architectural Institute of BC (AIBC)*

Marius Miklea – Assistant Corporate Officer

ABSENT: Andrei Filip, Architectural Institute of BC (AIBC)

**Attendance by electronic means*

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

The Chair called the meeting to order at 3:04 p.m. and recognized with respect that New Westminister 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**

MOVED and SECONDED

THAT the December 10, 2024 New Westminister Design Panel meeting agenda be adopted.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 March 26, 2024

MOVED and SECONDED

THAT the Minutes of the New Westminster Design Panel meeting held on March 26, 2024 be adopted.

CARRIED UNANIMOUSLY

4. REPORTS AND PRESENTATIONS

4.1 65 First Street – Rezoning Application and Special Development Permit for Multi-Tower Residential Development

With the aid of a PowerPoint presentation, Wendee Lang, Senior Development Planner, presented on the proposed project for 65 First Street.

Located in the eastern end of the City's downtown neighbourhood (Albert Crescent Precinct), this is a largely residential and family-oriented neighbourhood.

The project is approximately 600m from the Columbia SkyTrain Station, and is located within the Transit Oriented Development (TOD) area; current low-rise residential use is not consistent with TOD.

Two residential towers are proposed, connected by lower podium and upper level amenity bridge; Tower A to be 35 storeys; Tower B to be 30 storeys. There will be a total of 633 units; 299 market rental, 30 below-market rental and 304 stratified condo.

With the aid of a presentation, Gwyn Vose, Arcadis, presented on the proposed project for 65 First Street.

The proposal takes into consideration the City's guidelines and specifically focuses on enhancing the public realm. The design takes inspiration from the Fraser River, with its ripples and sinuous curves.

Upon first review of the site, the extreme slope was noted. Urban townhomes will line the perimeter to help mitigate the grade change.

This is an area in transition due to the new bridge being built; these two towers will be adjacent to that new infrastructure, along with the park.

Parking is all below grade; 401 spaces total, with over 1,200 spaces for bicycles.

Jill Roberston, landscape architect with DIALOG, presented on the public realm aspect of the landscape design.

The project will include shared pathways, an active zone with a play space, a barbeque zone, passive spaces, and planters for urban agriculture, gardening.

Planting will respond to what's appropriate for the local context; something that tapers into the neighborhood and compliments the park in a meaningful way.

Lighting is an important piece of the design; the urban design is kept in mind, and security is balanced with the desire for warm and welcoming lighting.

In response to questions from the Panel, members of the application team advised:

- the soil volume plan is to maximize depth and volume and structural support;
- vehicles are separated from the fountain feature and won't be in direct conflict; when the site has been activated for play, the site will be closed to vehicular access;
- there is ample real estate for plant material; trees provide separation from play/residential private patio spaces; active amenities are located where they are to provide a buffer;
- the multi-use path in the middle of the development provides greater accessibility as it is a more shallow path of travel;
- due to the aggressive slope, a substantial amount of water will pass through the site; there is storm water capture in the form of a cistern on the bottom of the site; the amount of planking will further allow transference to be the principle way water is dealt with;
- consultation with the Engineering Department has been in progress for over two years to mitigate traffic impact. There has been a large focus on alternative transportation initiatives, like the increase in bike parking, a proposed facility for bike maintenance, and EV charging stations;
- the 30 below-market rental units will have the same access to amenities and balconies as other units; and
- the design currently features no way to get from the circular plaza directly to the park due to grading challenges.

In response to questions from the Panel, staff advised:

- with the provincial Minimum Density Framework (MDF), we might see additional density in that area; we are updating the Official Community Plan (OCP) in 2025 to be cohesive with MDF;
- the lighting plan allows for individual lights for the townhouses which front Albert Crescent Park and bollard-height lighting along the park path; and
- there will be two pet relief areas and dog-friendly facilities.

Additional discussion took place and included comments from the Panel that:

- dog relief areas can be unpleasant long term without proper maintenance;
- potential traffic contamination in the water feature when it becomes a play feature;

- consideration could be given to the human scale and community, with an opportunity to connect the space with the park more; consideration given to a connecting staircase between the plaza and the park instead of being accessible only by elevator;
- potential for tools to help negotiate the slope with regards to accessibility;
- consideration that the access to Tower A entails walking past both loading and parking entry;
- current façade of townhomes is very similar to the towers themselves; potentially explore different material to highlight the juxtaposition of the two shapes;
- extra light along the park path itself, since there is no dog walking area provided;
- the Fraser River shape inspiration not consistent;
- consideration of the impact of volume of traffic being added to Agnes Street; and
- the inability to see the top of the North tower due to balcony waves blocking line of sight.

MOVED and SECONDED

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 support the proposed 65 First Street Rezoning Application and Special Development Permit for Multi-Tower Residential Development.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

None.

6. ADJOURNMENT

MOVED and SECONDED

THAT the December 10, 2024, New Westminster Design Panel meeting be adjourned (4:17 p.m.).

CARRIED UNANIMOUSLY

Certified a true and correct copy of the Minutes of the New Westminster Design Panel meeting held on December 10, 2024.

Eric Cheung
CHAIR

Kristin Unger
COMMITTEE CLERK

REPORT

Planning and Development

To: New Westminster Design Panel **Date:** March 25, 2025

From: Rupinder Basi,
Deputy Director, Planning **File:** #2672717

Item #: 2025-98

Subject: Massey Theatre Upgrades - 735 Eighth Avenue

RECOMMENDATION

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

PURPOSE

The purpose of this report is to provide information to the New Westminster Design Panel (NWDP) in regards to the proposed upgrades to the Massey Theatre 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 designation also supports ancillary commercial and residential uses. The subject site operated as part of the New Westminster Secondary School site before the ownership of the Theatre was transferred to the City. In the future, the OCP designation for the site may be changed to align with the theatre use, but for now, the theatre will continue to operate and the proposed upgrades are to allow for the continued operation of the building.

Development Permit Area

The subject property is not located within a Development Permit Area, hence, no Development Permit is required for this project. This is consistent with other Institutional designated and zoned sites within the city. However, given the importance of the Massey Theatre as a major cultural institution within the city, staff are undertaking a design review, with input from the New Westminster Design Panel.

Zoning

The subject site is zoned Public and Institutional Districts (Medium Rise) (P-2). The intent of this zone is to allow institutional uses at a medium density scale (floor space ratio of 1.0). The proposed upgrades are being considered

Transit Oriented Development Area

The subject site is not located within a Transit Oriented Development Area.

BACKGROUND INFORMATION

Site Characteristics and Context

The subject site is located at the northeast corner of Eighth Avenue and Eighth Street, is approximately 17,499.79 sq. m. (188,365.99 sq.ft.). The site is relatively flat and currently contains surface parking areas, the Massey Theatre building and landscaping/trees.

The site is located in the Moody Park neighbourhood, directly south of the New Westminster Secondary School and memorial park. To the east of the site is the Moody Park Arena. To the west (opposite Eighth Street) are residential properties that are designated RT Infill Residential Townhouse with multi-unit residential properties to the south, which are designated RH Residential High-Rise in the OCP. The site is located diagonally opposite Moody Park, which is at the southwest corner of Eighth Avenue and Eighth Street.

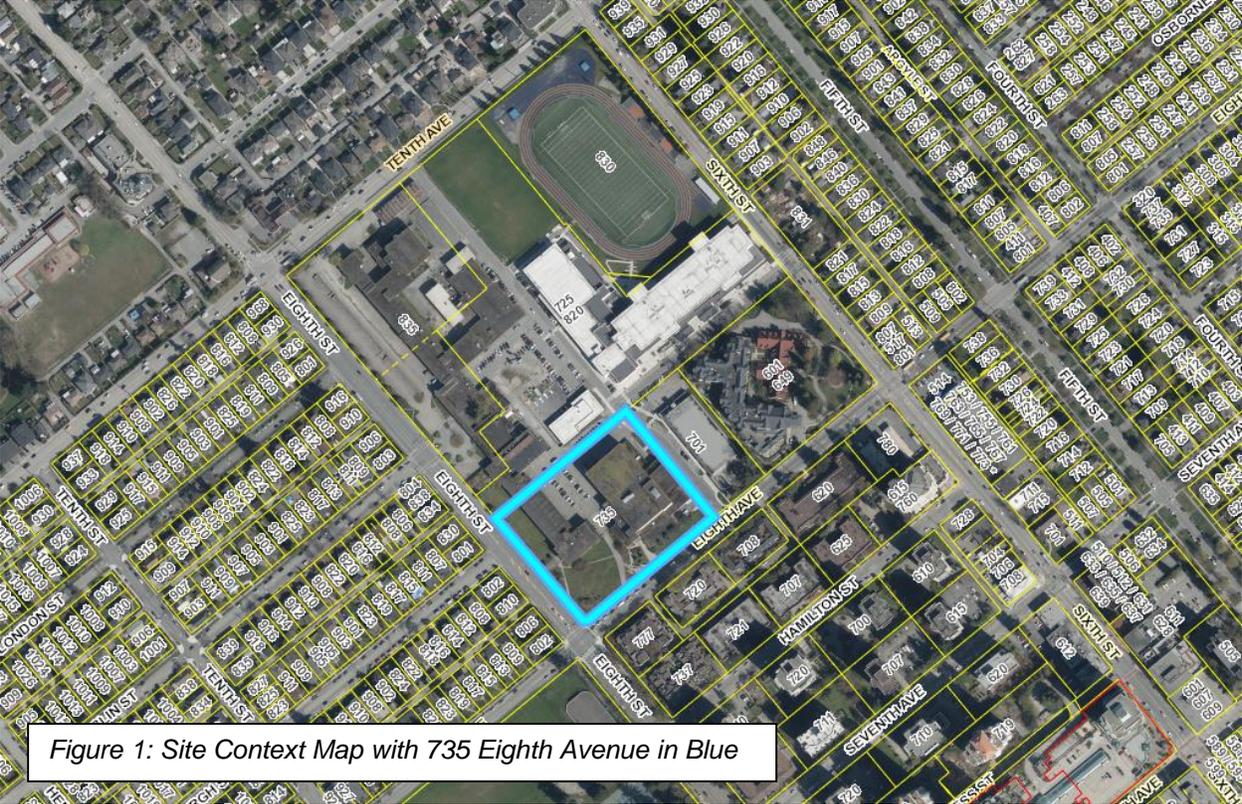


Figure 1: Site Context Map with 735 Eighth Avenue in Blue

Building History

Originally part of the New Westminster Secondary School, when the Secondary School (built in 1949) was demolished in 2023, the Massey Theatre Society was separated from the school during the demolition process and remains as a stand-alone functioning arts centre with Theatre events planned and managed by the Massey Theatre Society.

The City acquired the stand-alone Massey Theatre in [2021](#) and since that time plans have been underway to upgrade the theatre to: upgrade barrier free access, upgrade energy efficiency, and address ongoing facility viability to improve the building’s overall condition.

While functional upgrades have been the key project drivers, this also presents an opportunity to improve the overall appearance and character of the building; a building that is well loved by the community in New Westminster, and a destination arts centre with a theatre that attracts visitors from the region. Massey Theatre’s capacity of 1,260 seats makes it the largest proscenium theatre in the region outside of Vancouver.

From the [Massey Theatre website](#):

“The Massey Theatre was designed and built in 1948 by E. Evans and Son and W.M. Bow Associate Architects of Vancouver. In its original form, the building had a strong modern identity indicative of post war optimism. “Modernism,” as an architectural form, was realized in Canada tentatively in the 1930s and only became firmly entrenched in the 1950s coincident with the post war economic boom.

The original streamlined interior plasterwork of parallel lines and curved planes is intact and retains a geometric elegance. “Cosmetic” changes, however, have introduced a monochromatic color scheme and the original grand glass entry tower has been covered over. Additions such as the 8th Avenue band rooms have resulted in the loss of the theatre’s initial modern clarity”.

The image below shows the original glass entry that has been covered up.



Figure 2. Image of Massey Theatre, in its current condition.

Proposal

The City is undertaking upgrades to both the exterior and interior of the Massey Theatre. The focus of the review from the panel is on the exterior upgrades which include:

- re-introducing a glass entry tower, reminiscent of the original 1948 design (see photo on the following page),
- upgrading the colour scheme to move away from the current monochromatic colour by:
 - selecting a colour palette with high contrast and complementary but distinct tones, to provide greater visual distinction between building elements to help accentuate the strong lines and clear forms of the massing while also providing the façade with a fresh and contemporary look, and
 - introducing ‘pops’ of colour at strategic locations near the building entrances to enhance the entry way expressions, improve the overall visual expression of the building/add an element of play to façade and support intuitive wayfinding at the site.
- re-introducing the round feature windows facing Eighth Street that have since been filled in (See Figure 2,3,4) to enhance the overall character of the building and reference its original expression.



Figure 3 (top): Image of Massey Theatre c. 1949. Source: City of New Westminster Archives
Figure 4 (below) and Figure 5 (next page): Rendering of Massey Theatre after the current renovations from Design Panel Package. 'Pops' of colour are proposed to activate the entry expressions..





Other proposed upgrades to the building include:

- improved ramp access to areas of the building.
- accessible washrooms and a performers lift to the backstage
- addition of an elevator between floors,
- site wide upgrades improving access at all three entrances, incorporating space left vacant by the demolition of the gym, and integrating with ongoing work by the school board on adjacent memorial park; note: the site improvements are still being designed.

The applicant’s design rationale and project drawings are included as Attachment 1.

Project Statistics

The size of the building is decreased as the gymnasium attached to the theatre has been demolished.



Figure 6. Red in the image above shows the Gymnasium portion of the building that has been demolished through this project.

	Permitted / Required Under P-2 Zoning
Site Area	17,499.79 sq.m. (188,365.99 sq.ft.)
Site Coverage	Existing Coverage - 27 % Proposed Coverage – 18%
Density FSR	Existing 1.0 Proposed FSR – 0.38
Building Height	The height of a building shall not exceed 4 storeys
Building Setbacks	Apart from the gymnasium portion of the building being demolished, there are no other proposed changes to the existing setbacks of the Massey Theatre
Off-Street Parking Theatre Total	Existing: 340 on site shared between CoNWSS & Moody Arena
Accessible Parking	Under review through project
Off-street Loading	Under review through project
Bicycle Parking Long-term Short-term	Under review through project

Access and Parking

The primary access for the Massey Theatre is off of Eighth Avenue. The proposed upgrades would not change the access arrangements or the parking lot configuration. Vehicle and cyclist access would remain approximately as currently existing. A total of 340 parking spaces currently exist on the site, which includes a number of accessible parking spaces. Long-term bicycle storage is currently not contemplated by the facility. Short-term bicycle parking spaces could be provided as part of the site improvement scope, which is currently under design.

DESIGN CONSIDERATIONS

An overview of the design changes and rationale by the project architect is included in Attachment 1. Staff would appreciate comments from the NWDP on the proposed upgrades, specifically pertaining to the re-introduction of the glass entry tower, exterior colour scheme changes and the round windows facing Eighth Avenue that would be re-opened (currently filled in).

ATTACHMENTS

Attachment 1: Applicant’s Architectural and Landscape Submission Package

APPROVALS

This report was prepared by:
Rupinder Basi, Deputy Director, Planning

This report was reviewed and approved by:
Demian Rueter, Manager, Development Planning

Attachment 1

Applicant's Architectural and Landscape Submission Package



PROSCENIUM

2025.03.12

MASSEY THEATRE RENEWAL

DESIGN PANEL

Originally part of the New Westminster Secondary School, when the Secondary School (built in 1949) was demolished in 2023, the Massey Theatre Society was separated from the school during the demolition process and remains as a stand-alone functioning arts centre with Theatre events planned and managed by the Massey Theatre Society. The City acquired the stand-alone Massey Theatre in 2021 and since that time plans have been underway to upgrade the theatre to:

- upgrade barrier free access,
- upgrade energy efficiency,
- address ongoing facility viability

From the [Massey Theatre website](#): *"The Massey Theatre was designed and built in 1948 by E. Evans and Son and W.M. Bow Associate Architects of Vancouver. In its original form, the building had a strong modern identity indicative of post war optimism. The original streamlined interior plasterwork of parallel lines and curved planes is intact and retains a geometric elegance. "Cosmetic" changes, however, have introduced a monochromatic color scheme and the original grand glass entry tower has been covered over..."*

The City is undertaking upgrades to both the exterior and interior of the Massey Theatre. The focus of the review from the panel is on the exterior upgrades which include:

- re-introducing a glass entry tower
- upgrading the colour scheme by:
 - selecting a colour palette with high contrast and complementary but distinct tones, provide greater visual distinction between building elements to clarify the massing
 - introducing rich colour at strategic locations near the building entrances to
 - enhance entry way expressions,
 - add an element of play to the façade and
 - support intuitive wayfinding at the site.
- re-introducing round feature windows facing Eighth Street that have since been filled in

Other proposed upgrades to the building include improved ramp access, enhanced accessible washrooms and a performers lift to the backstage, the addition of an elevator between floors and site wide upgrades improving access at all three entrances, incorporating space left vacant by the demolition of the gym, and integrating with ongoing work by the school board on adjacent memorial park.

- PART 1:
Challenges
- PART 2:
Demolition
- PART 3:
Expression



REVITALIZE ENTRY

REPAIR STUCCO FINISH



STRUCTURAL WALL REPAIR



WINDOW REPLACEMENTS



REPLACE DOORS/WINDOWS



TRUSS UPGRADE
THEATRE WINDOW FEATURE



LOWER ROOF UPGRADES





ROOF SEPARATION/DRAIN REPLACEMENT



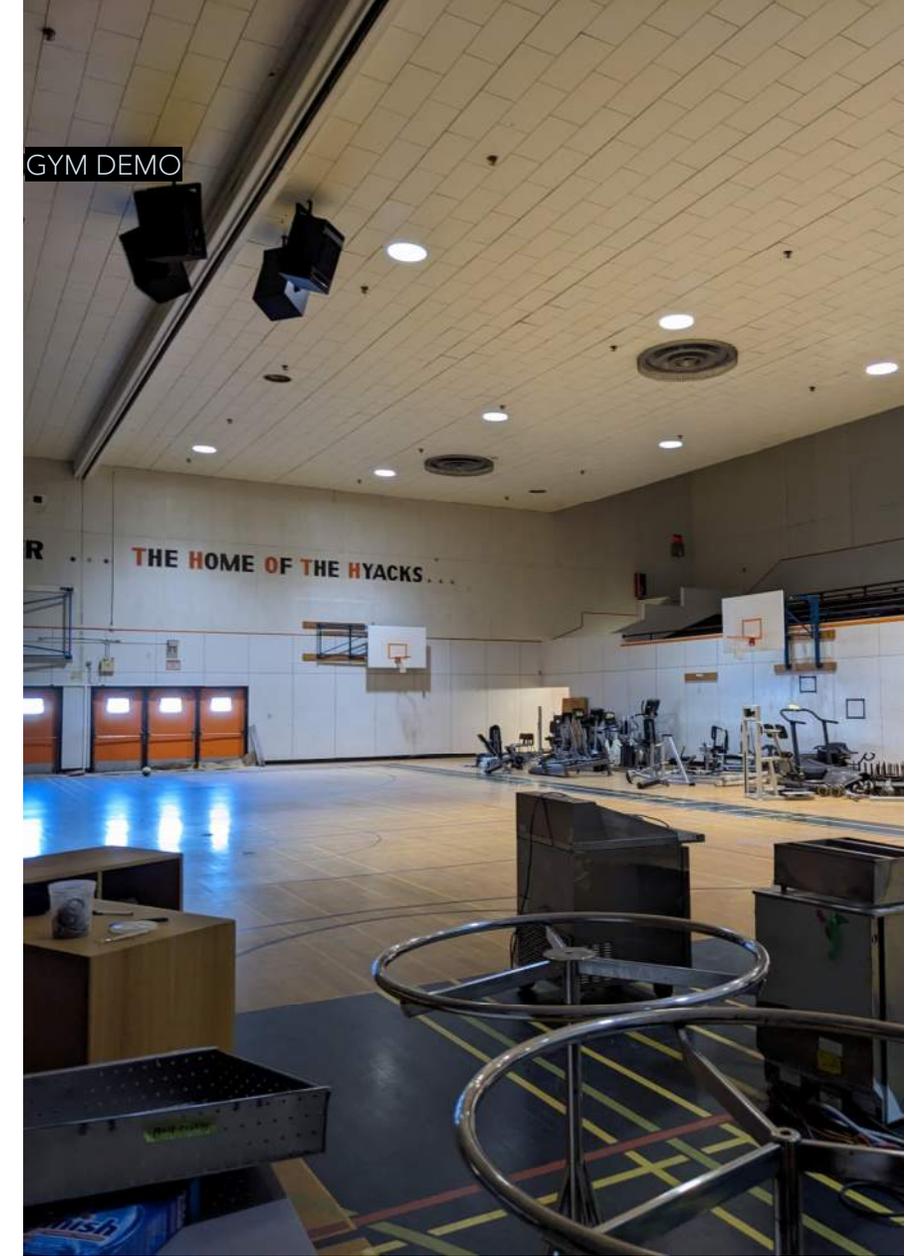
RELOCATION OF FIRE DEPARTMENT CONNECTION



FIRE PANEL REPLACEMENT



THEATRE TRUSS REPAIR



GYM DEMO



REPLACE AREAS OF ROT/WATER DAMAGE



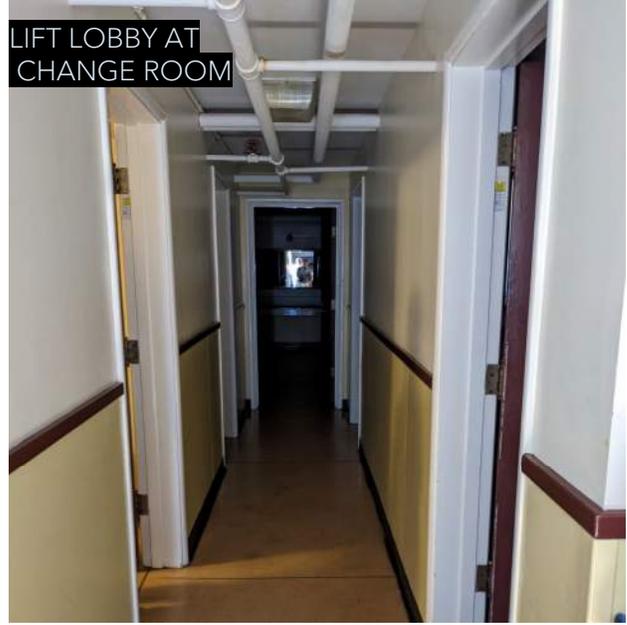
ELECTRICAL ROOM SWITCHOVER



SOUTH WALL WATERPROOFING



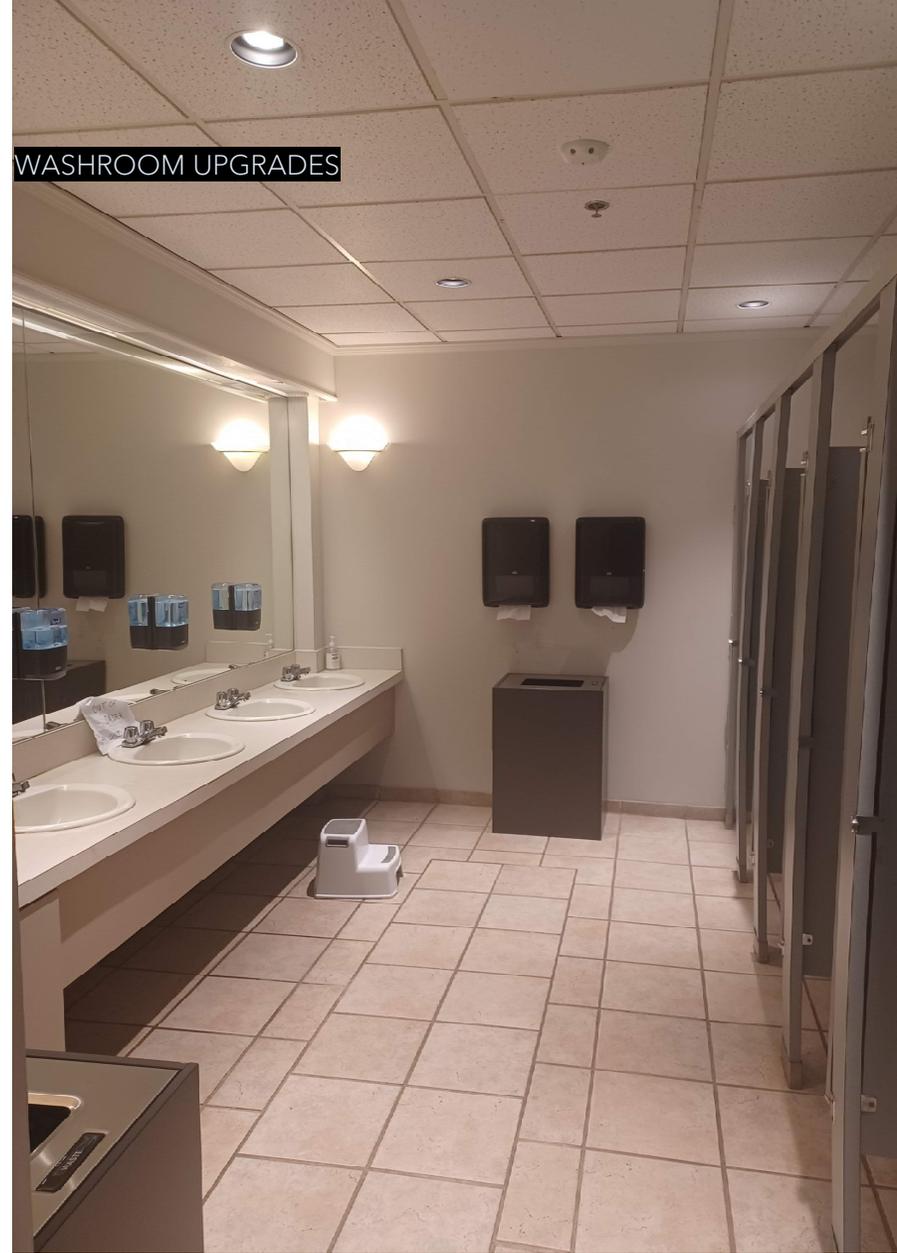
STAGE LIFT INSTALLATION



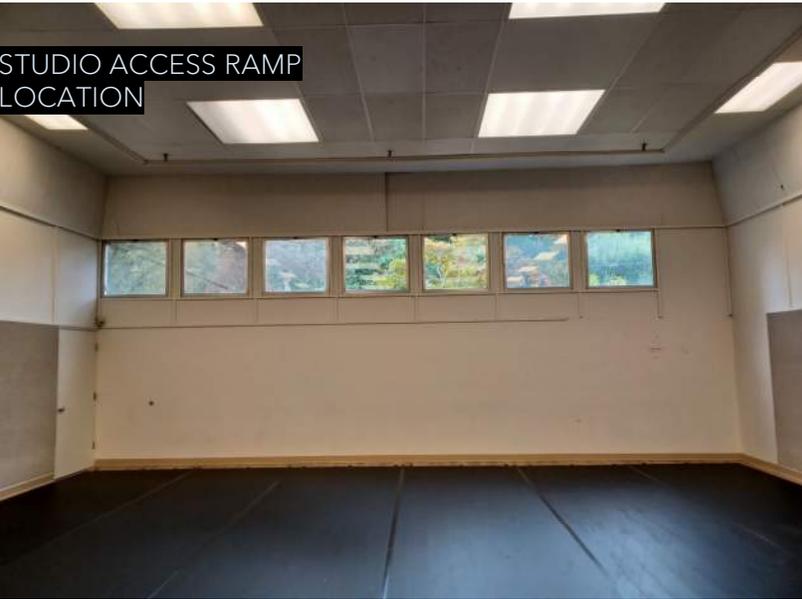
LIFT LOBBY AT CHANGE ROOM



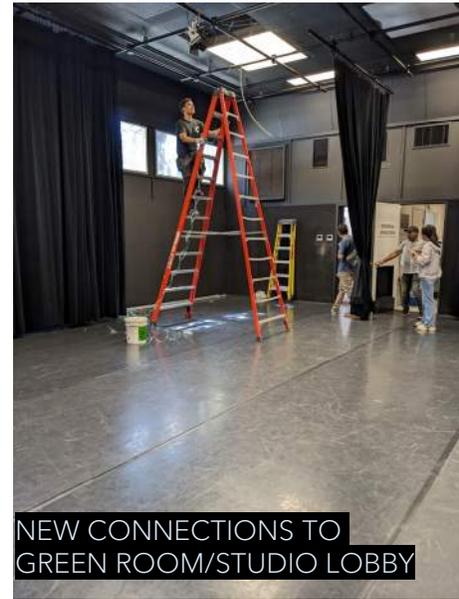
STORAGE EXTENSION TO NEW KITCHEN



WASHROOM UPGRADES



STUDIO ACCESS RAMP LOCATION



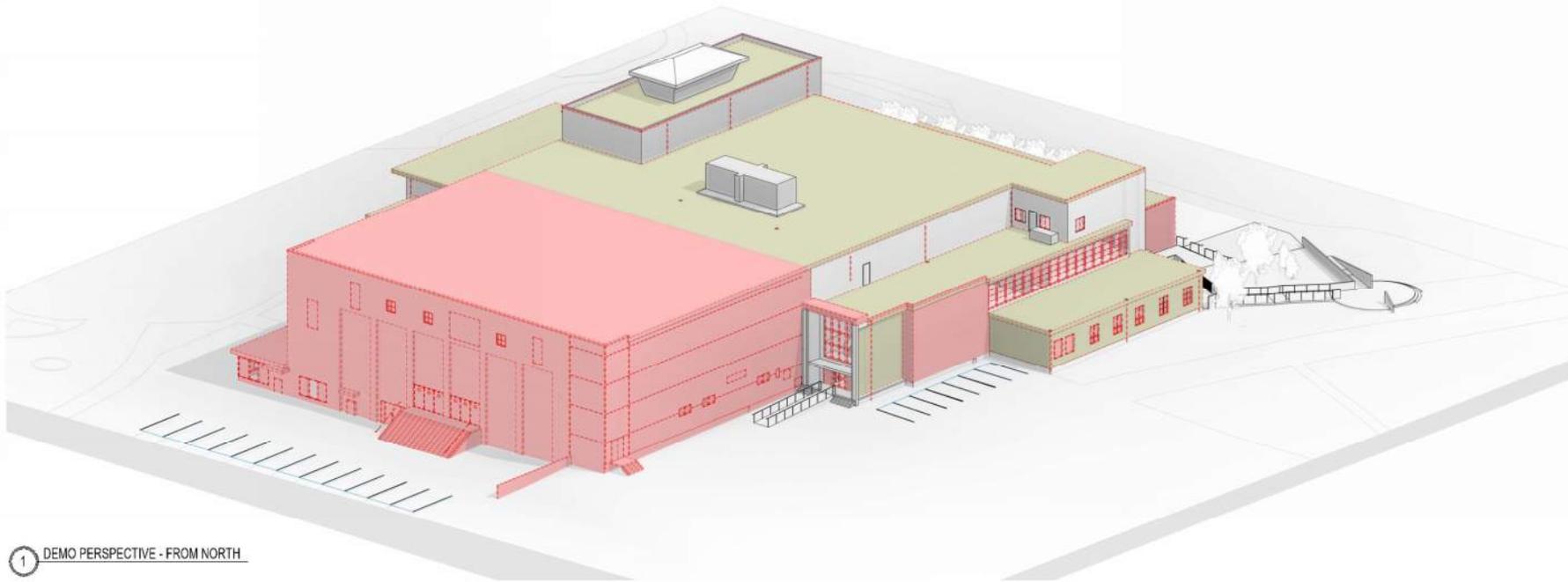
NEW CONNECTIONS TO GREEN ROOM/STUDIO LOBBY



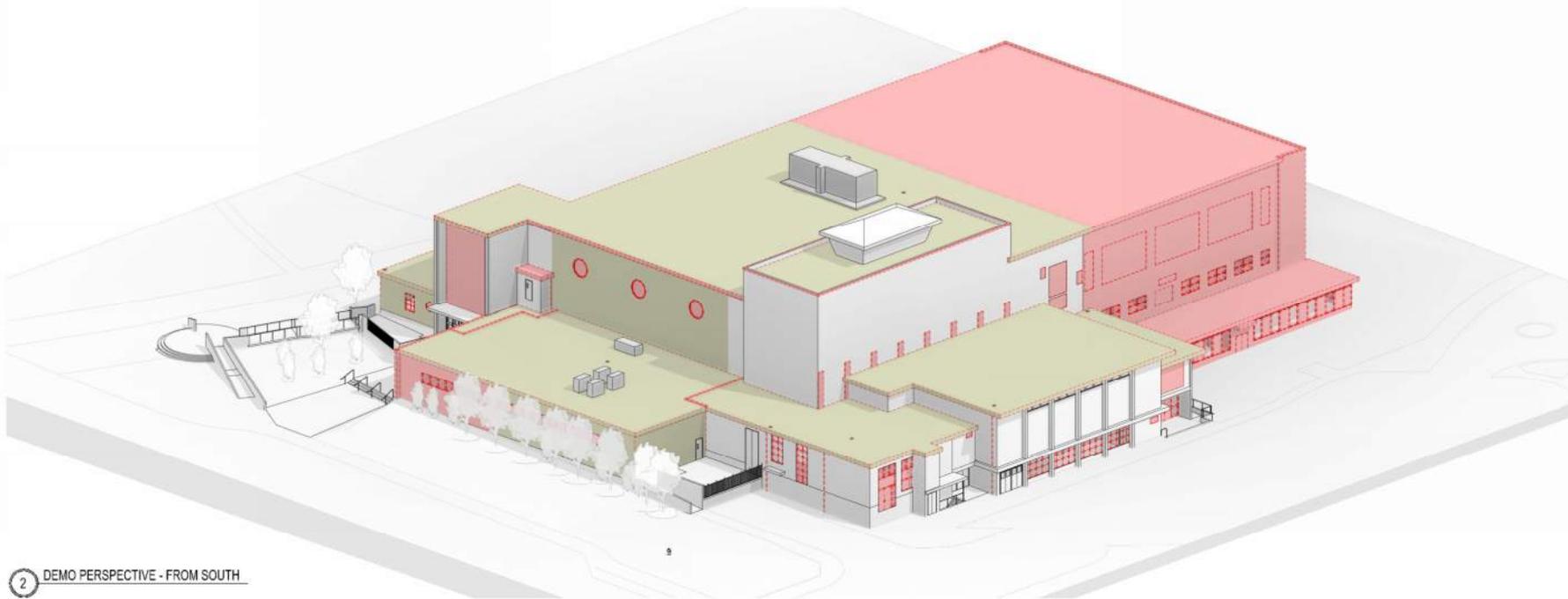
UTILITY RELOCATION

Exterior Overview

- DEMOLITION OF GYM
- DEMOLITION OF TEMP WALL
- DEMO OF EXISTING WINDOWS
- RELOCATION OF BLDG UTILITIES



1 DEMO PERSPECTIVE - FROM NORTH



2 DEMO PERSPECTIVE - FROM SOUTH

COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT

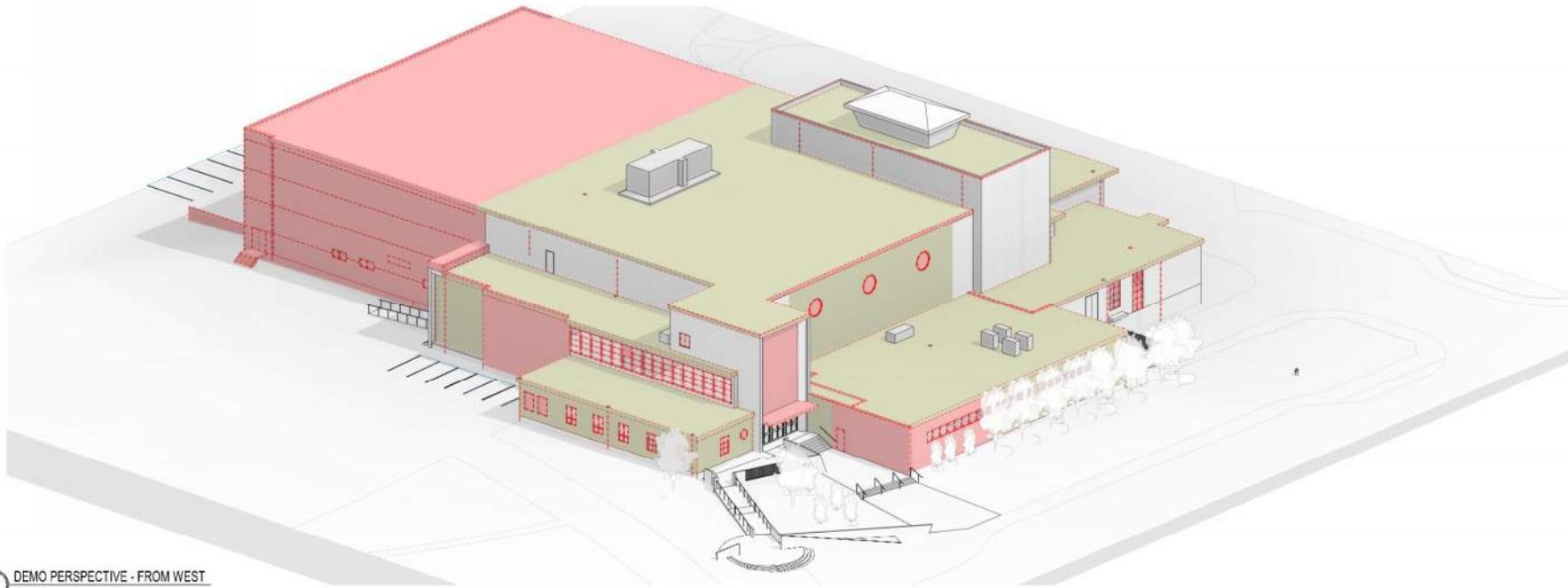
Exterior Overview

- DEMOLITION OF GYM
- DEMOLITION OF TEMP WALL
- DEMO OF EXISTING WINDOWS
- RELOCATION OF BLDG UTILITIES

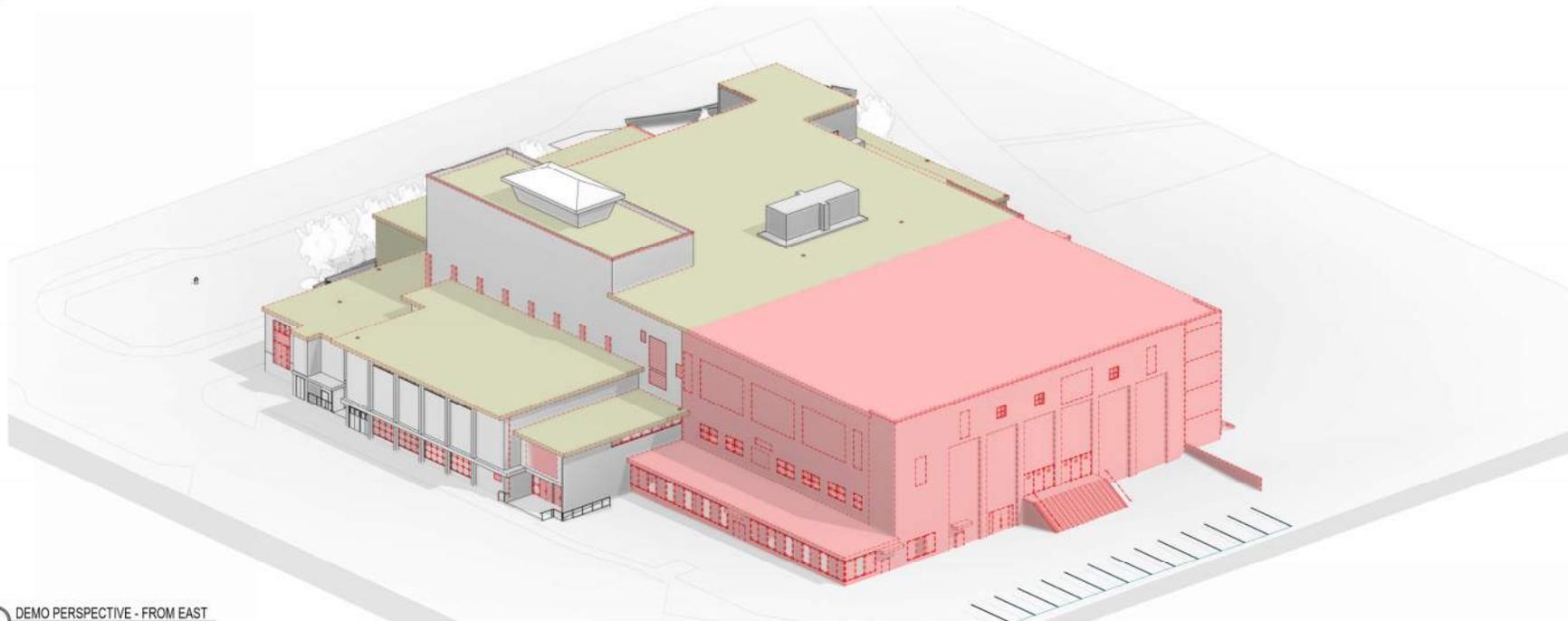
COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT

1 DEMO PERSPECTIVE - FROM WEST



2 DEMO PERSPECTIVE - FROM EAST



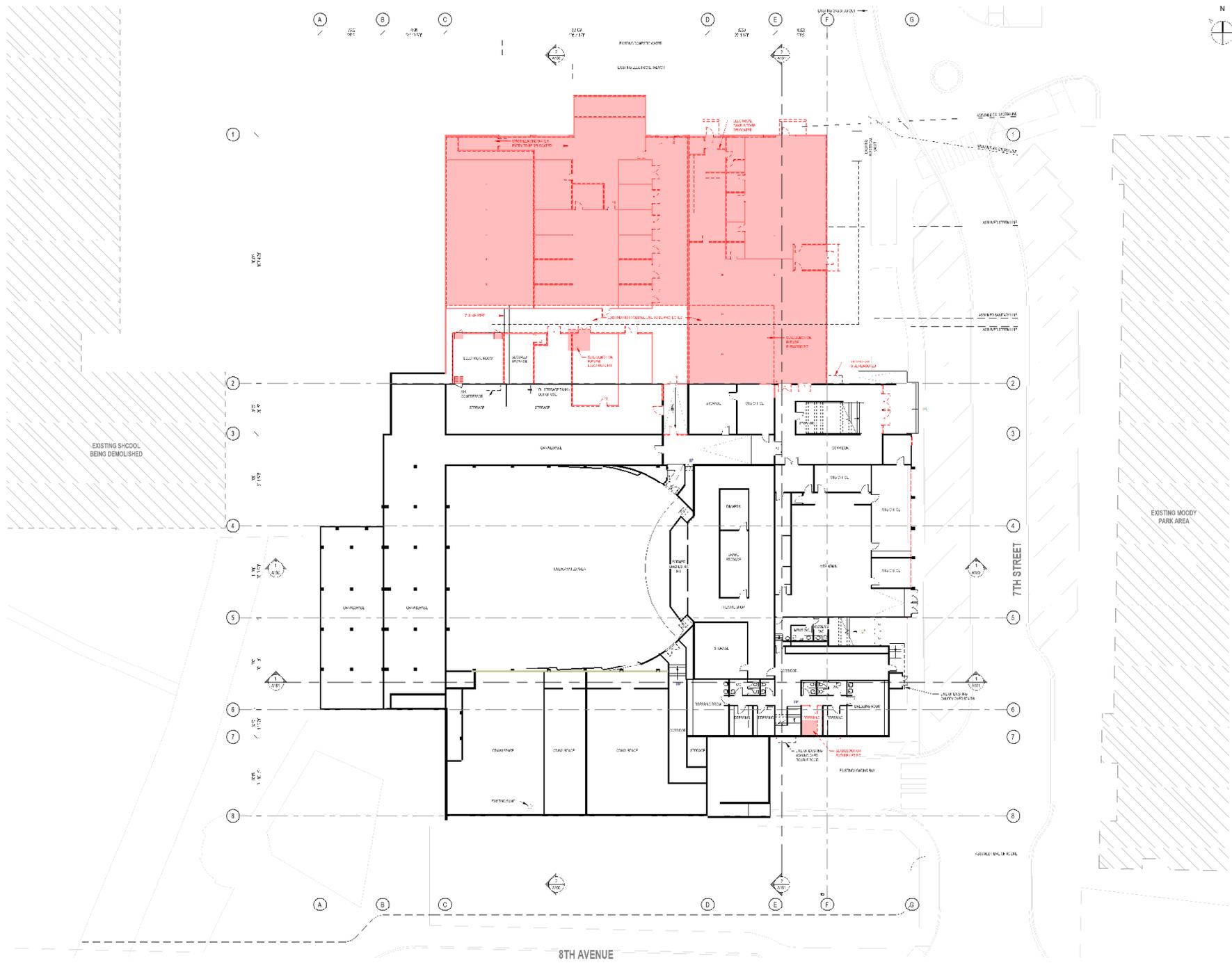


Demo Zones

DEMOLITION OF GYM
RELOCATION OF UTILITIES

COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT



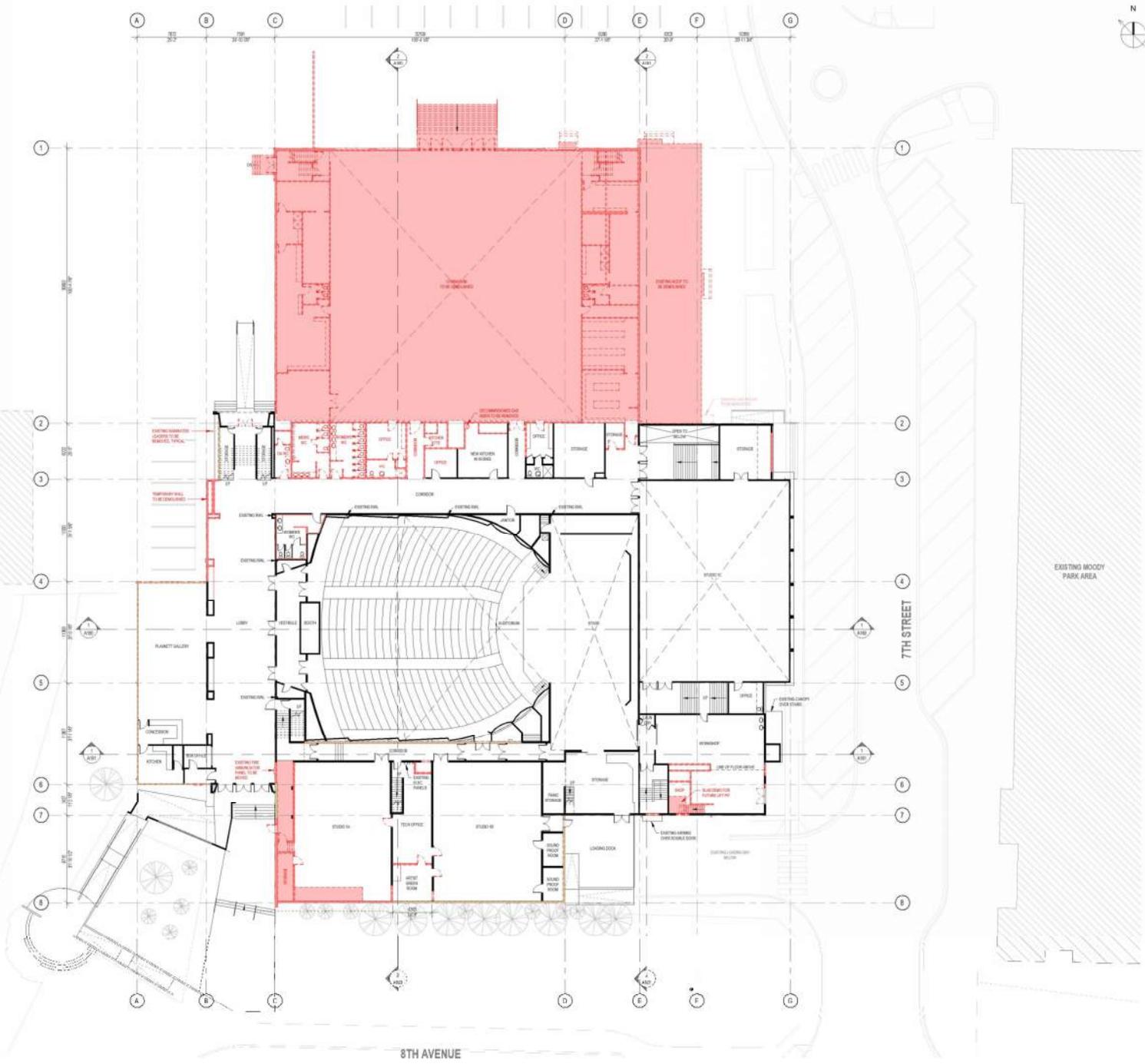


Demo Zones

- DEMOLITION OF GYM
- WASHROOM DEMO
- ENVELOPE UPGRADE
- INTERIOR PROJECTS

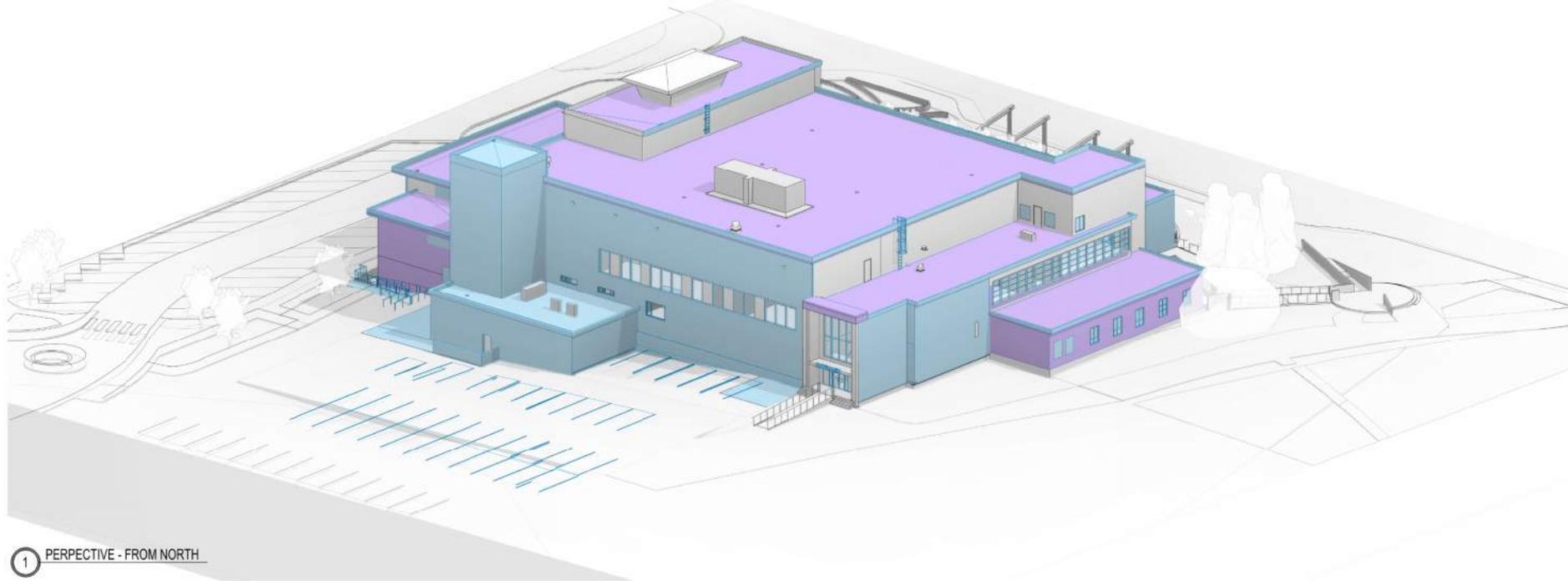
COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT



EXISTING MOODY PARK AREA

EXISTING SCHOOL BEING DEMOLISHED



1 PERSPECTIVE - FROM NORTH



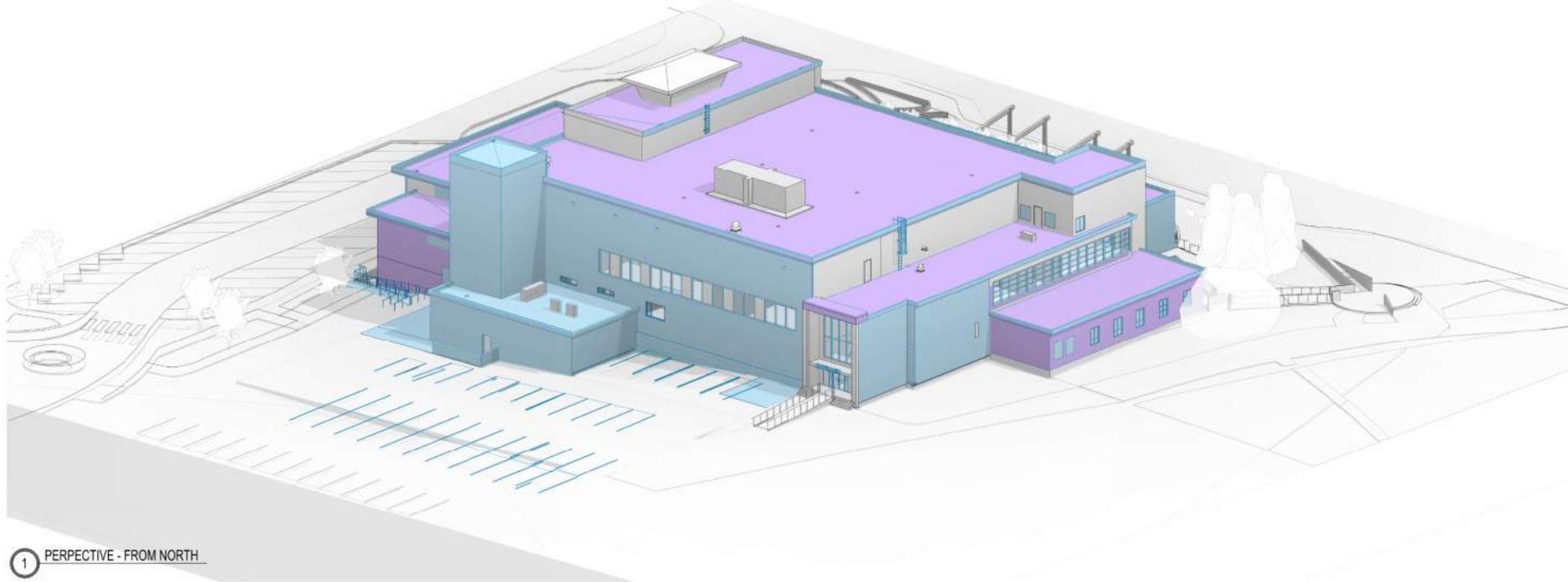
2 PERSPECTIVE - FROM SOUTH

New Exterior

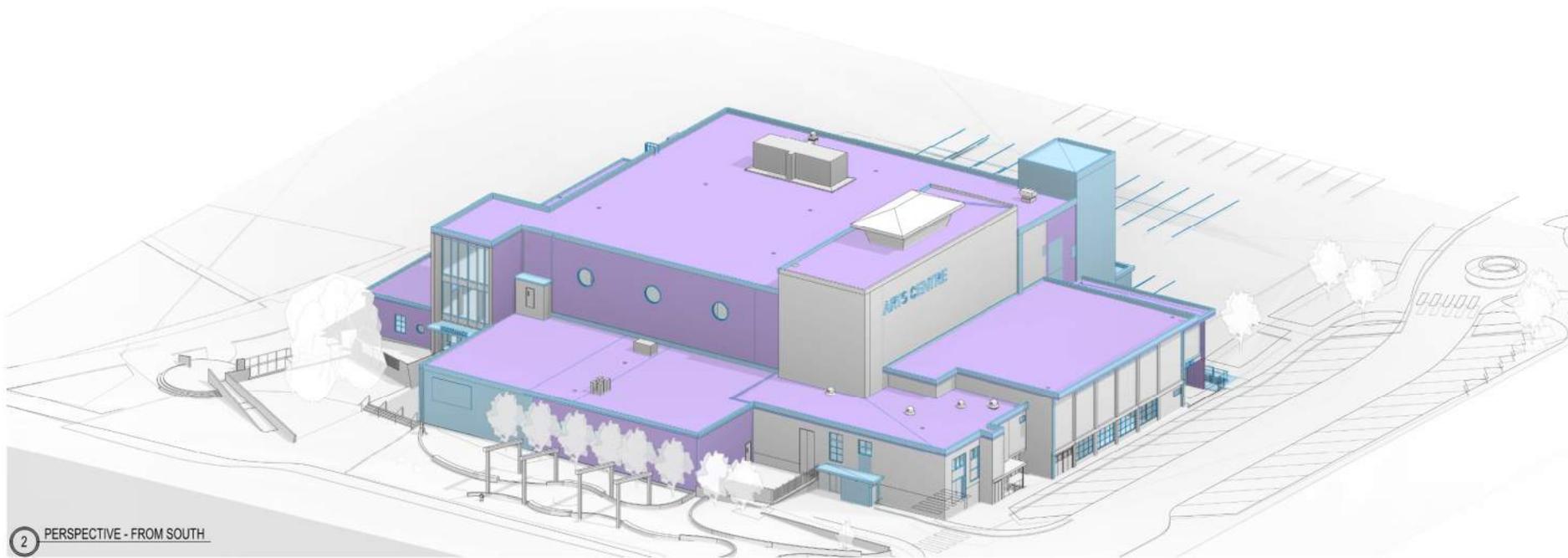
- NEW ADDITION/STAIR TOWER
- UPGRADES TO ROOFS
- NEW WINDOWS
- STUCCO AND PAINTING

COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- NEW ENVELOPE, EX. STRU
- PAINT



1 PERSPECTIVE - FROM NORTH



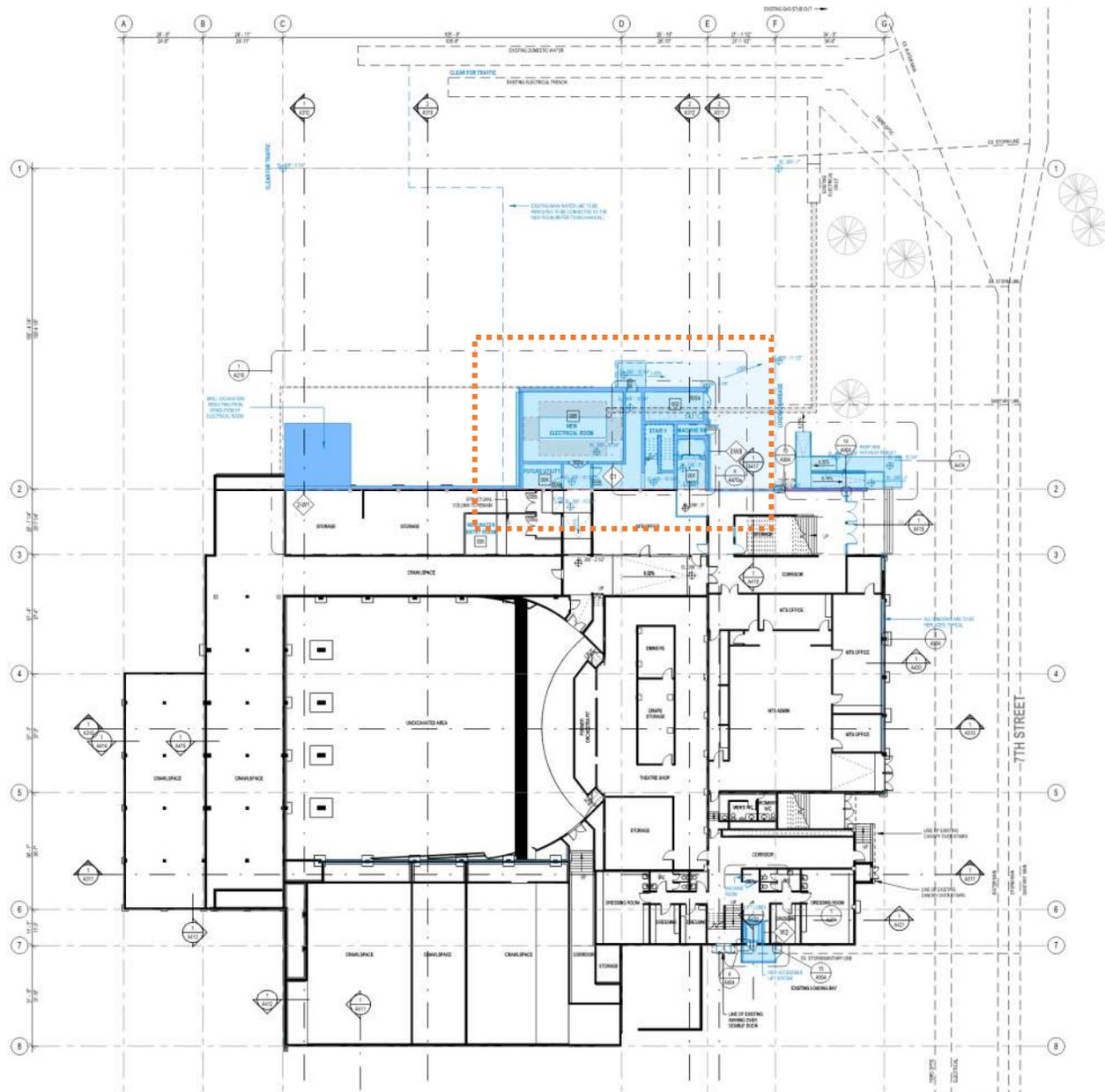
2 PERSPECTIVE - FROM SOUTH

New Exterior

- NEW ADDITION/STAIR TOWER
- UPGRADES TO ROOFS
- NEW WINDOWS
- STUCCO AND PAINTING

COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- NEW ENVELOPE, EX. STRU
- PAINT



New Building

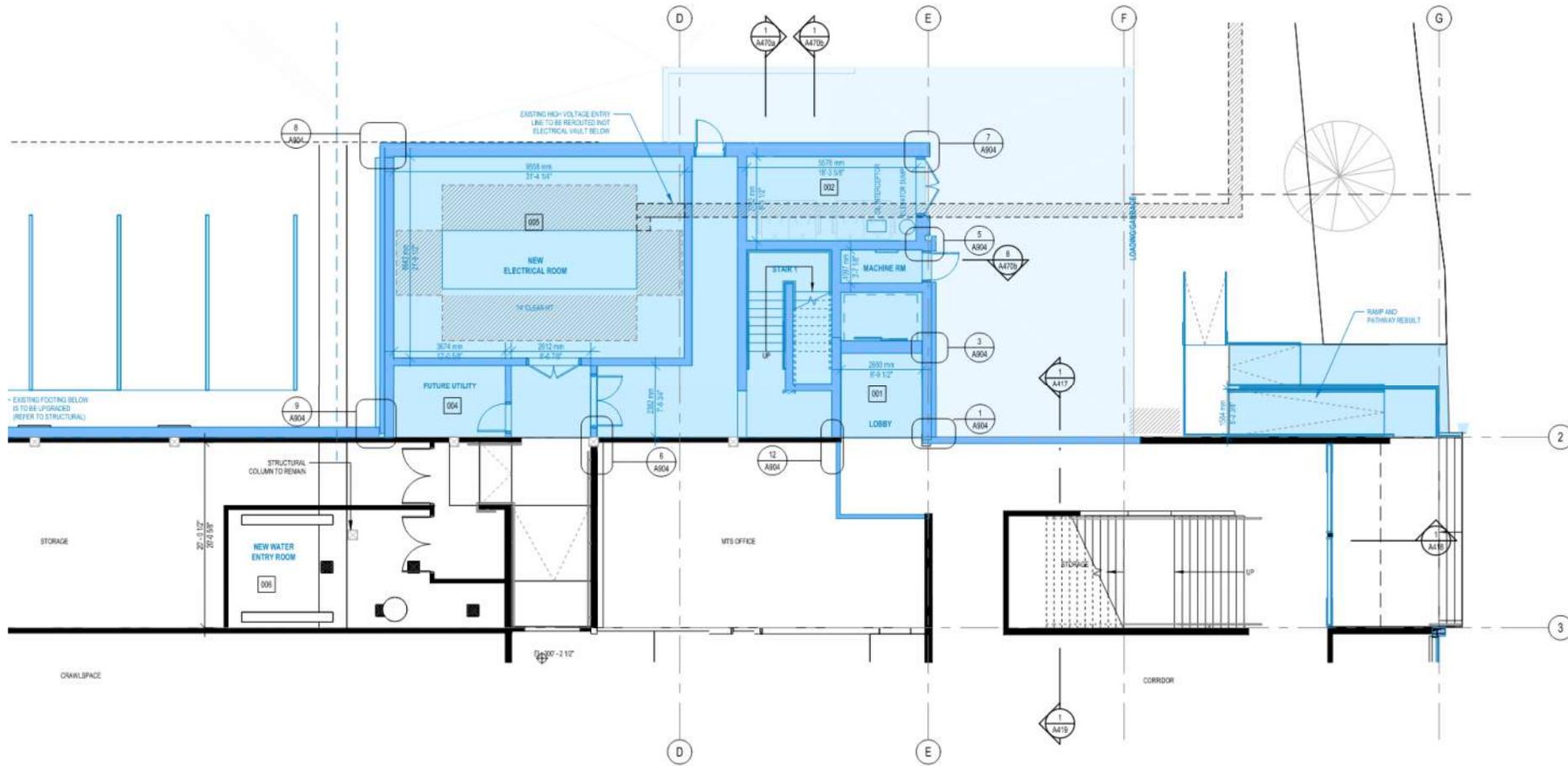
1. NEW UTILITY ADDITION
2. NEW ELEVATOR CORE + STAIR

COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- NEW ENVELOPE, EX. STRU
- PAINT

Key Upgrades

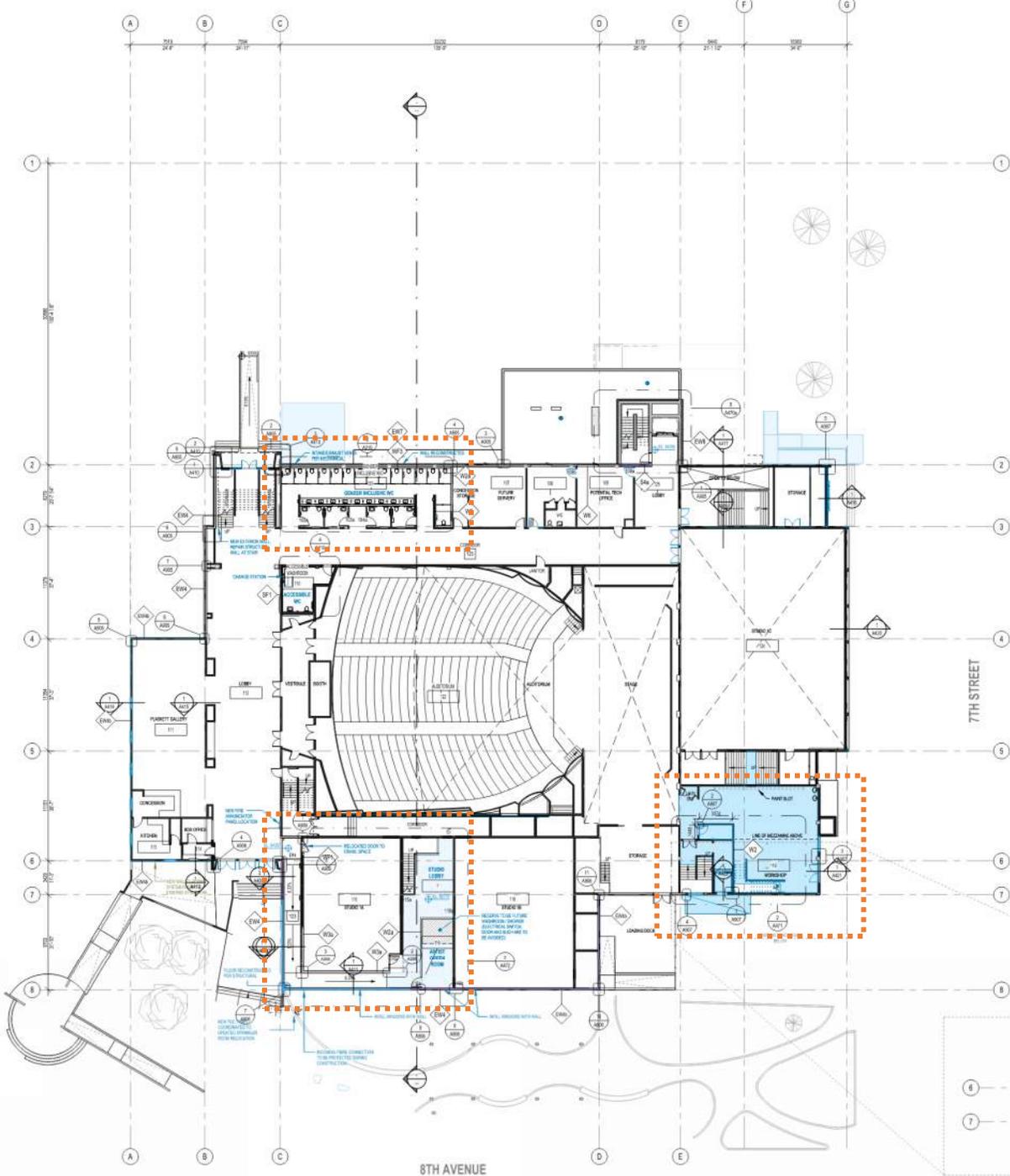
- WATER SPRINKLER RELOCATION
- NEW UTILITY ADDITION
- NEW ELEVATOR CORE + STAIR
- INDOOR GARBAGE ROOM



COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT

GROUND LEVEL UPGRADES.



Interior Areas

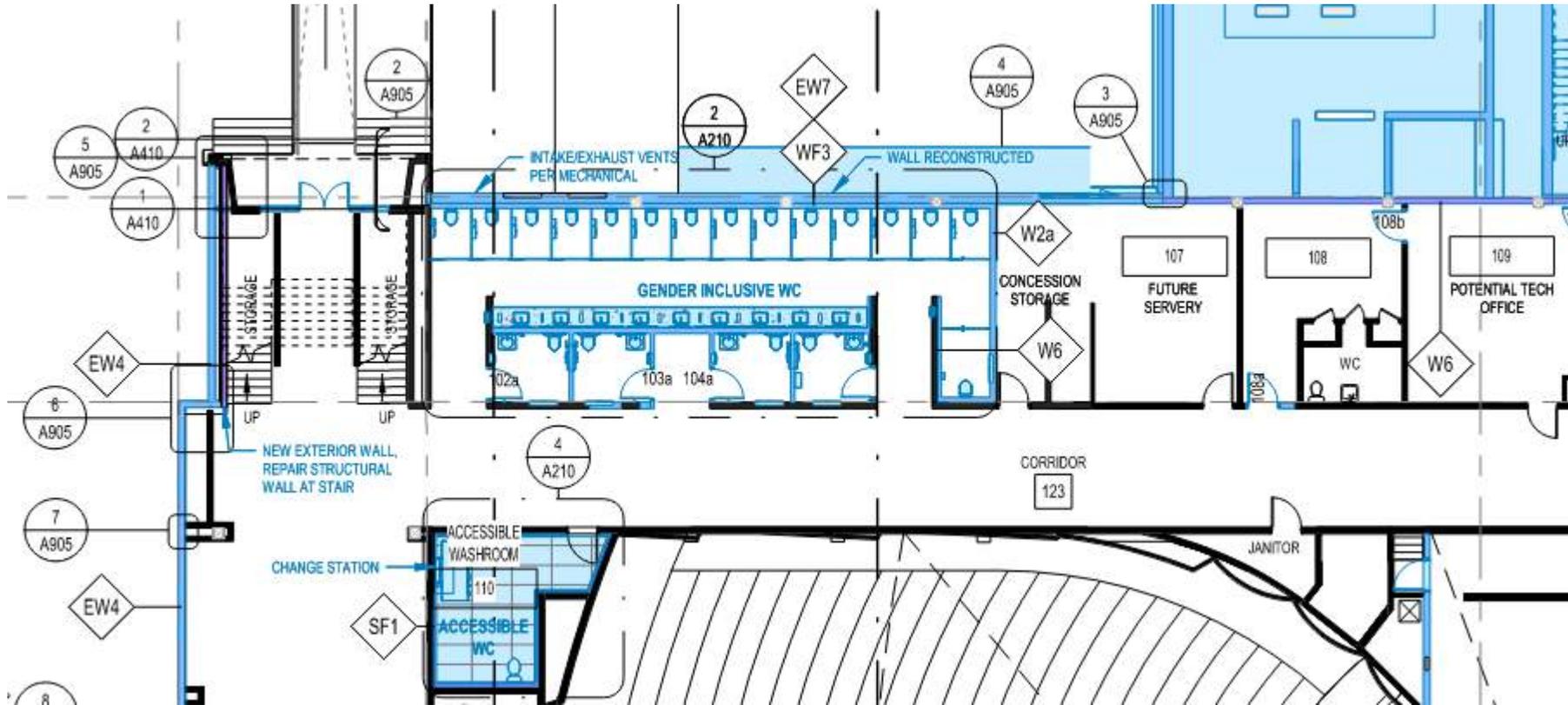
- 1. WASHROOM UPGRADES
- 2. RAMP INSTALLATION
- 3. NEW STAGE LIFT

COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT



LEVEL 1 - WASHROOM DEMO



LEVEL 1 - WASHROOM UPGRADE

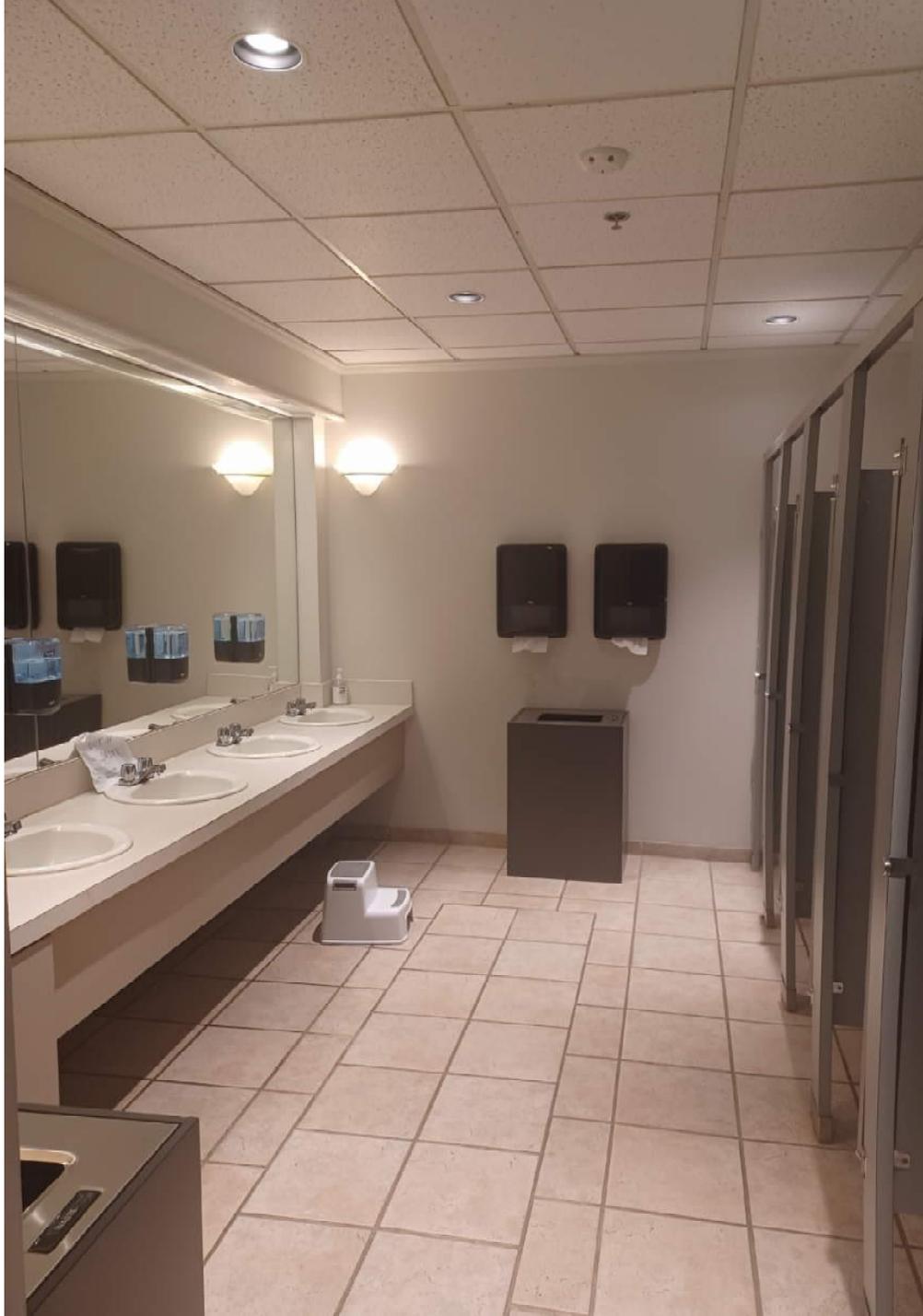
Washroom Areas

GENDER INCLUSIVE WASHROOMS
 UPDATE WOMEN'S WASHROOM

COLOUR LEGEND

- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT

LEVEL 1 UPGRADES.



Washroom Areas

GENDER INCLUSIVE WASHROOMS

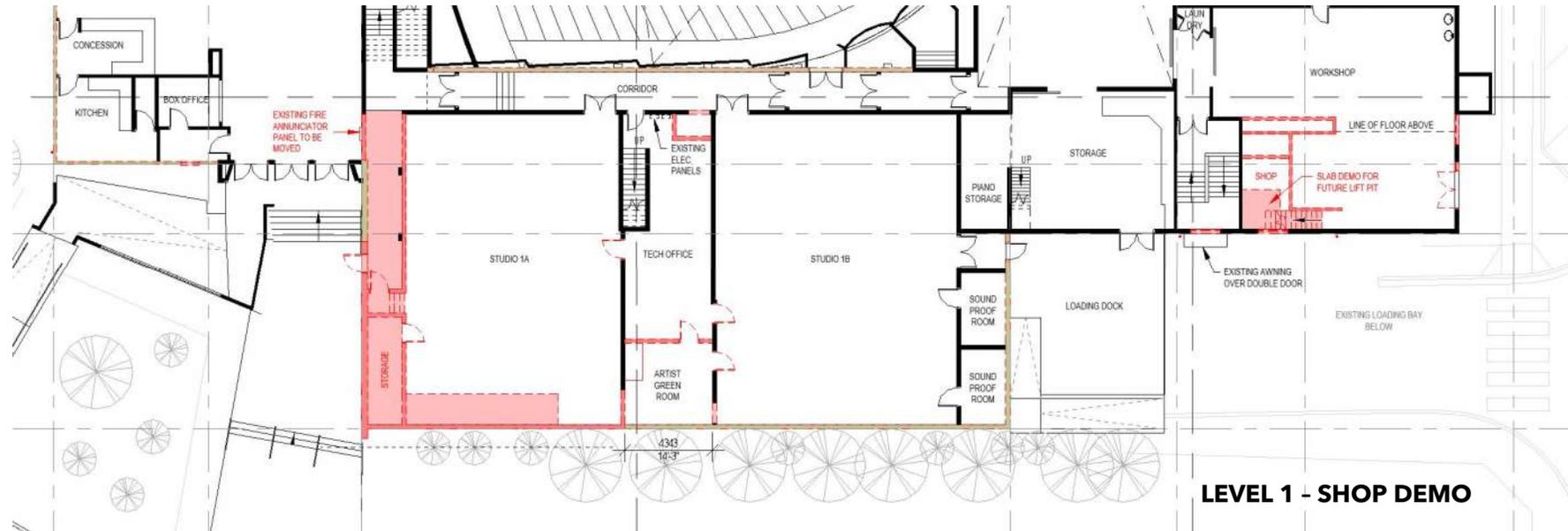


Washroom Areas

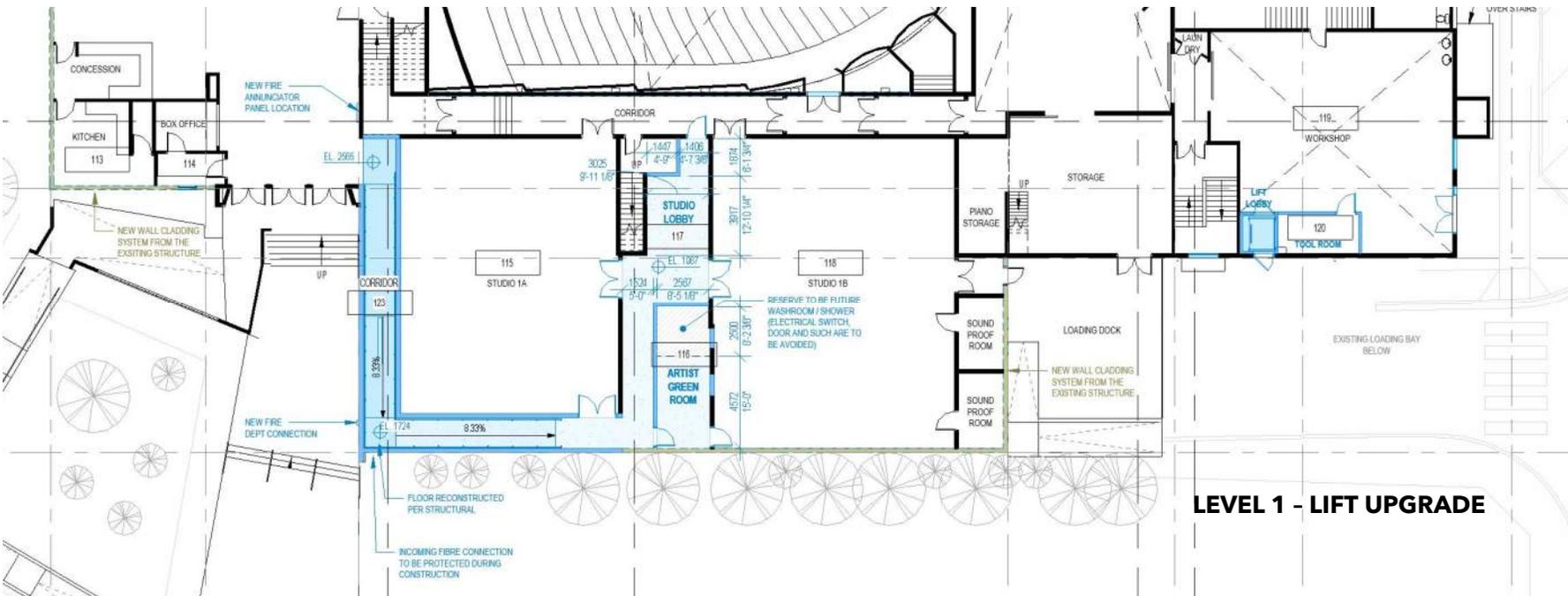
GENDER INCLUSIVE WASHROOMS

Studio/Back of House Upgrades

STUDIO ACCESS RAMP
EXTERIOR ACCESS LIFT



LEVEL 1 - SHOP DEMO

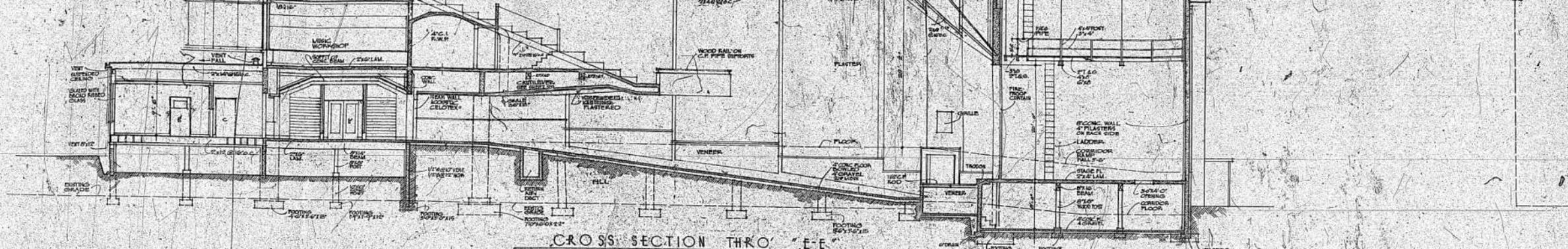


LEVEL 1 - LIFT UPGRADE

COLOUR LEGEND

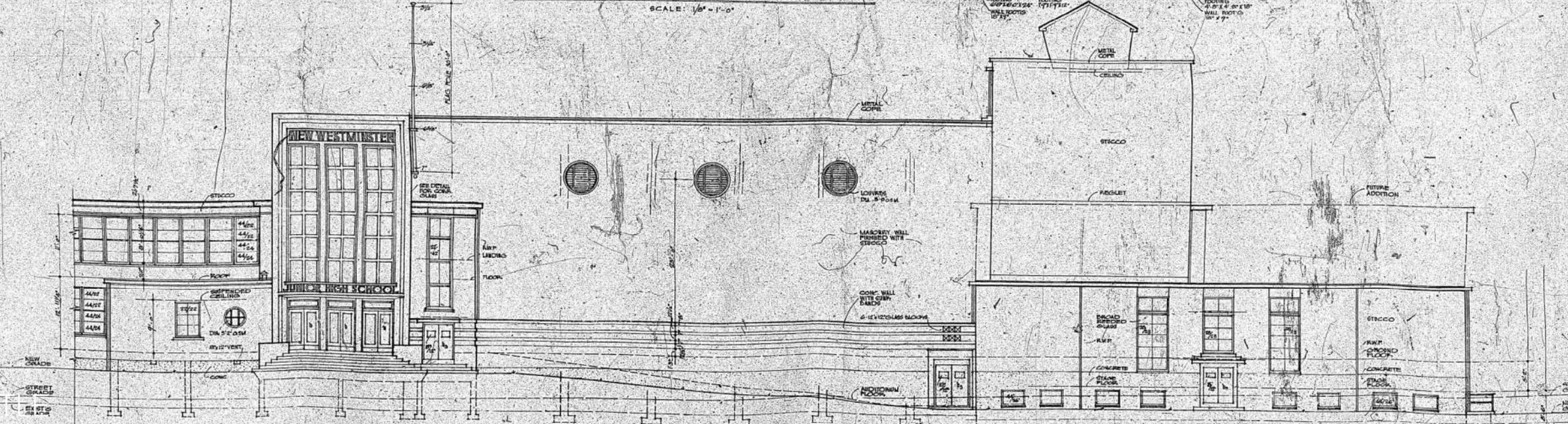
- DEMOLITION
- EX. ENVELOPE UPGRADE
- NEW UPGRADE
- PAINT

LEVEL 1 UPGRADES.



CROSS SECTION THRU "E-E"

SCALE: 1/8" = 1'-0"



FRONT ELEVATION OF MAIN ENTRANCE AND AUDITORIUM

SCALE: 1/8" = 1'-0"

JUNIOR HIGH SCHOOL AT THE CORNER OF 8TH AND 8TH AVENUE NEW WESTMINSTER B.C.

JULY 10 1948 CHAIRMAN EVANS & SON & WM BOW SHEET



CONTEXT: SOUTH ENTRANCE
MASSEY THEATRE RENOVATION: AESTHETIC



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MASSEY THEATRE RENOVATION: AESTHETIC



CONTEXT: NORTH ENTRANCE
MASSEY THEATRE RENOVATION: AESTHETIC



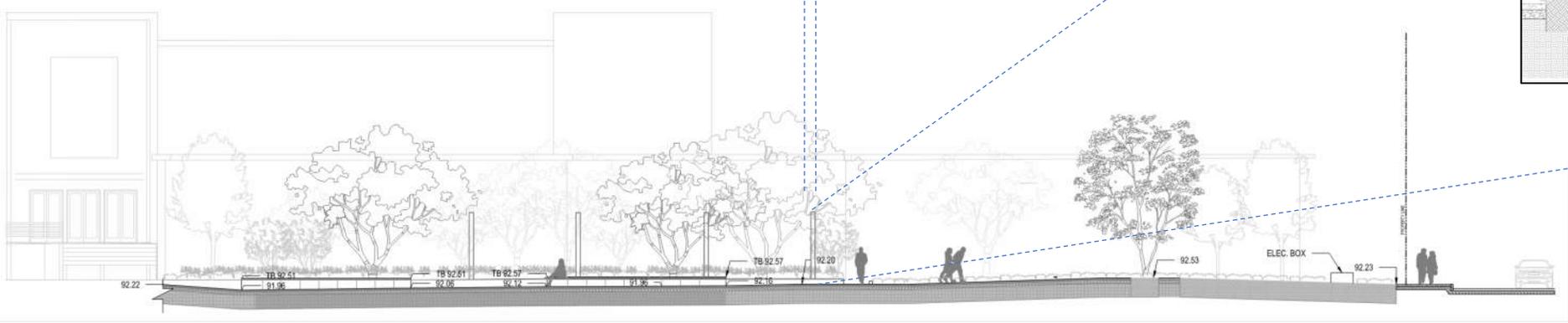
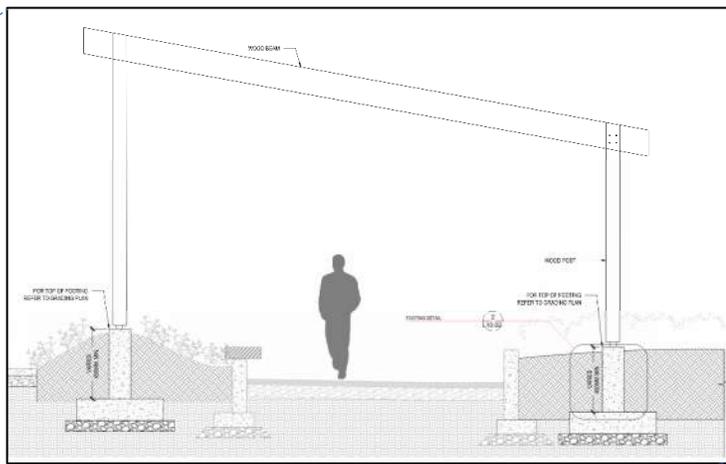
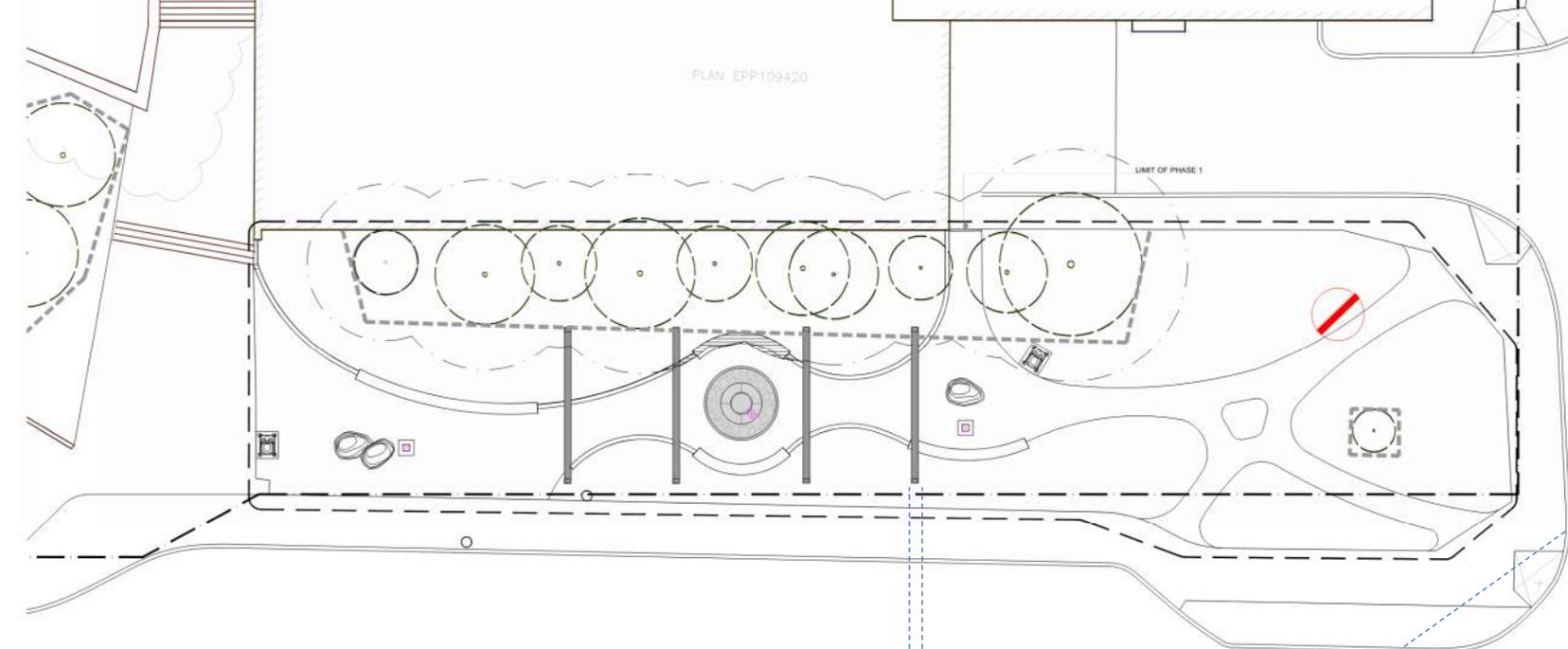
CURRENT: EAST ENTRANCE
MASSEY THEATRE RENOVATION: AESTHETIC

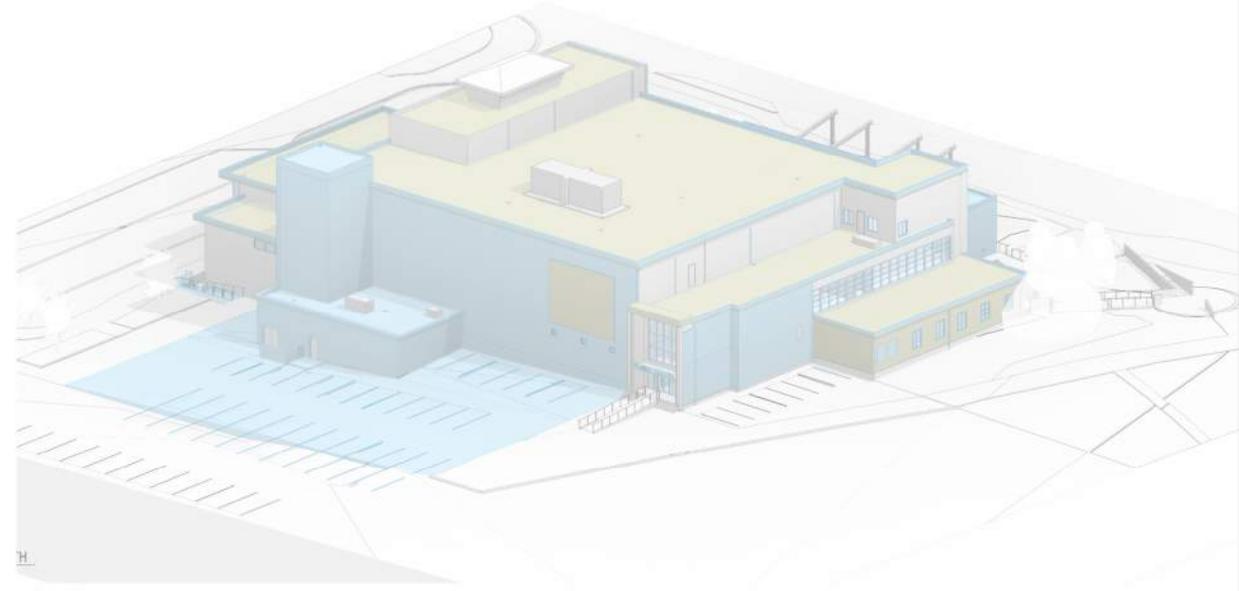
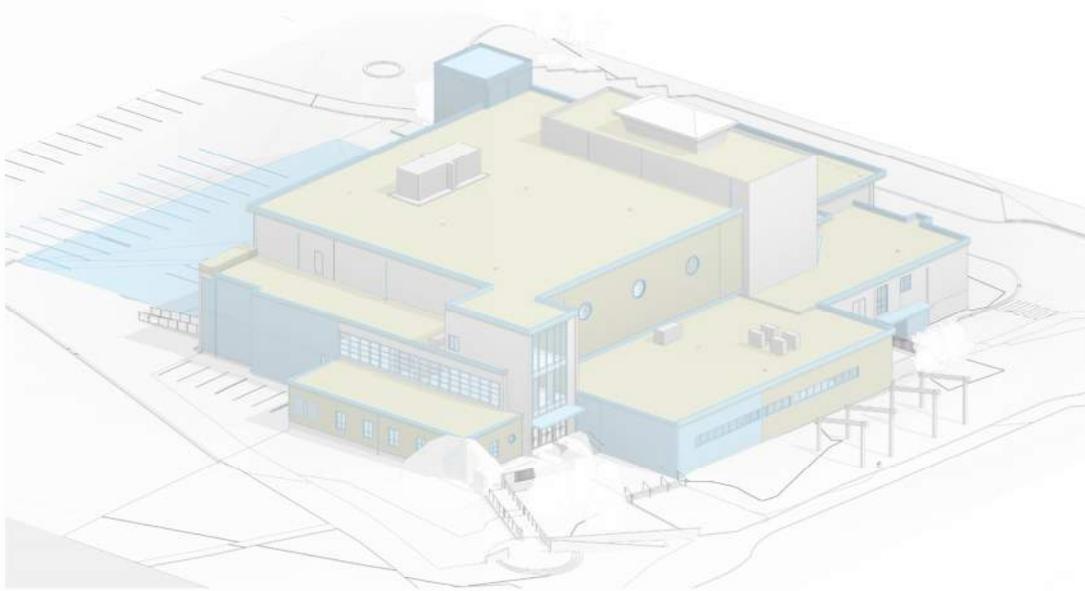


TITLE
Note
Note



CONTEXT: MOODY PARK ARENA
MASSEY THEATRE RENOVATION: AESTHETIC





+ CONSTRAINTS

EXTERIOR CLADDING

irregular replacement requirements make options outside of stucco difficult to implement without a 'patched' result

GLAZING

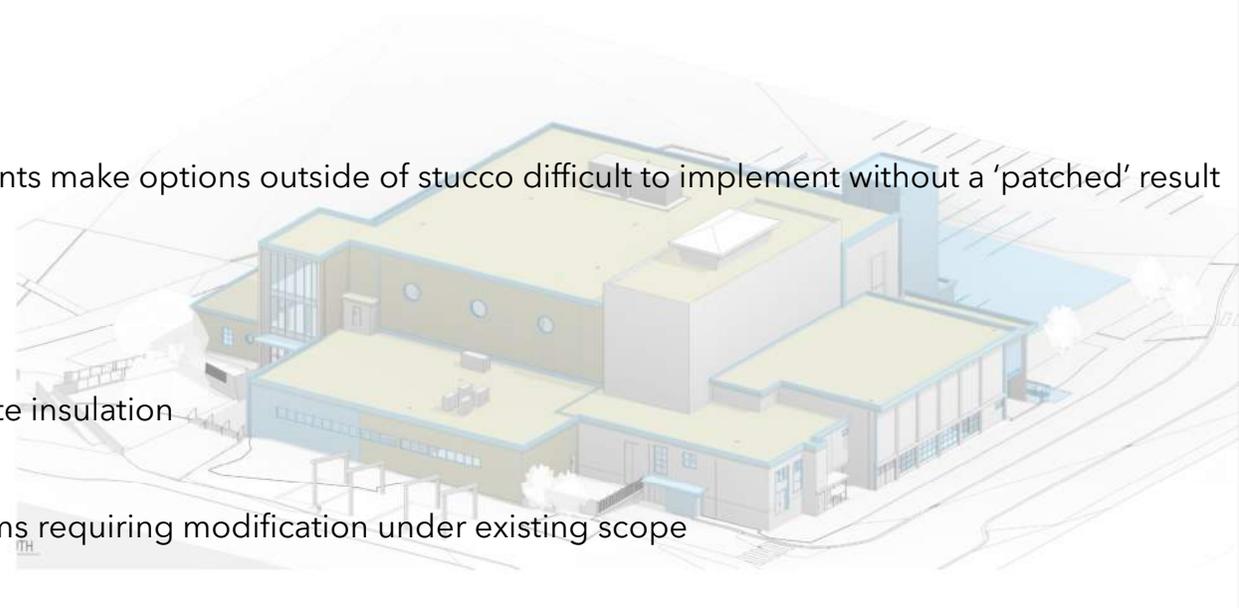
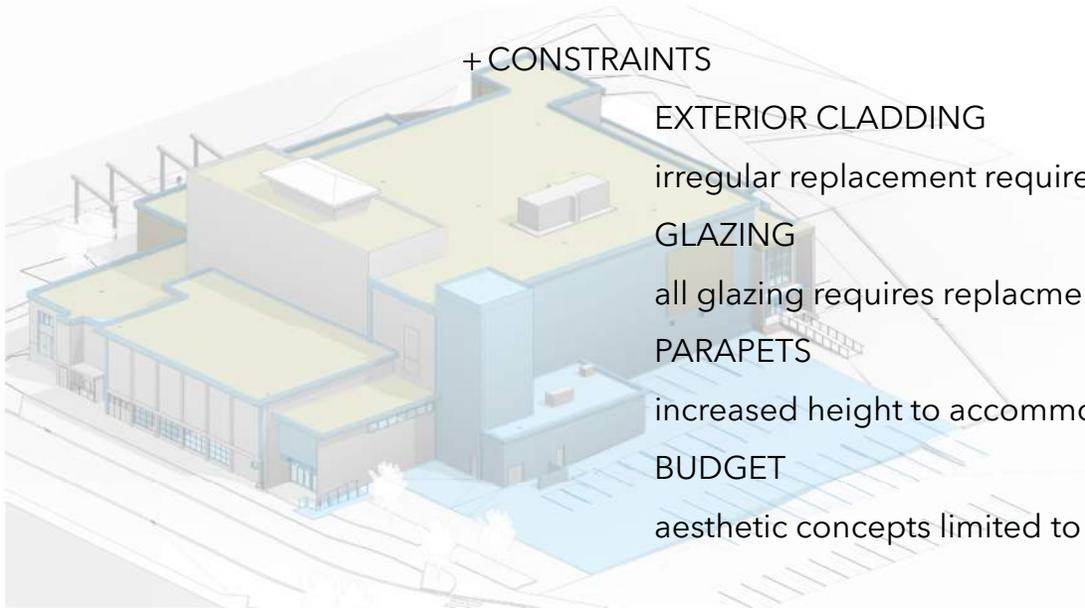
all glazing requires replacment

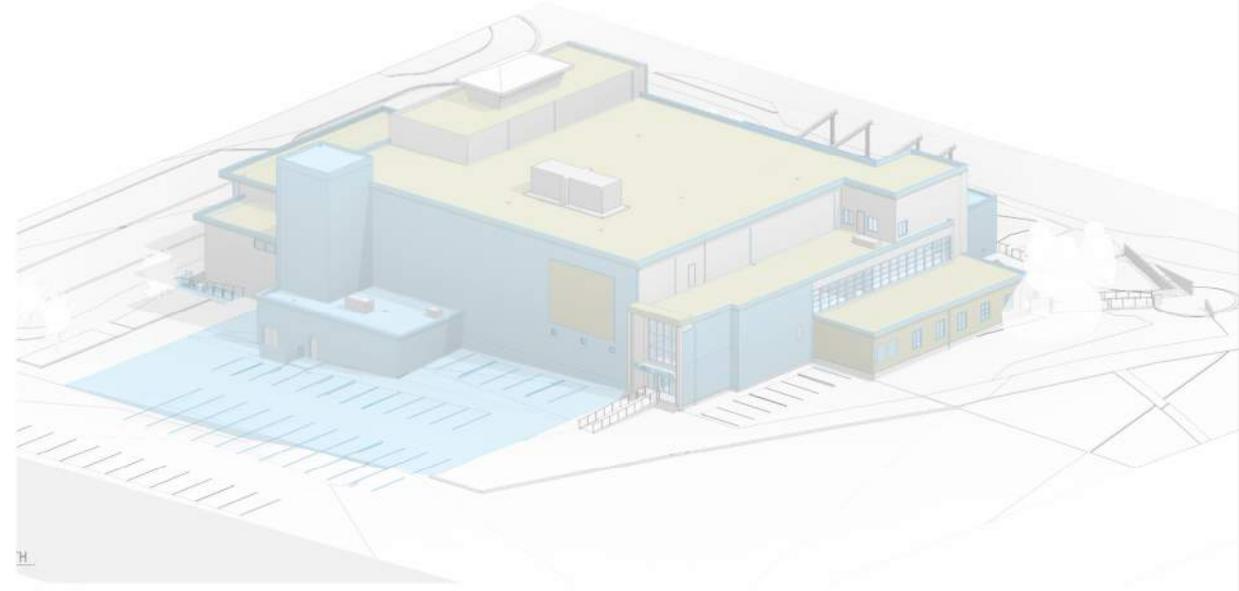
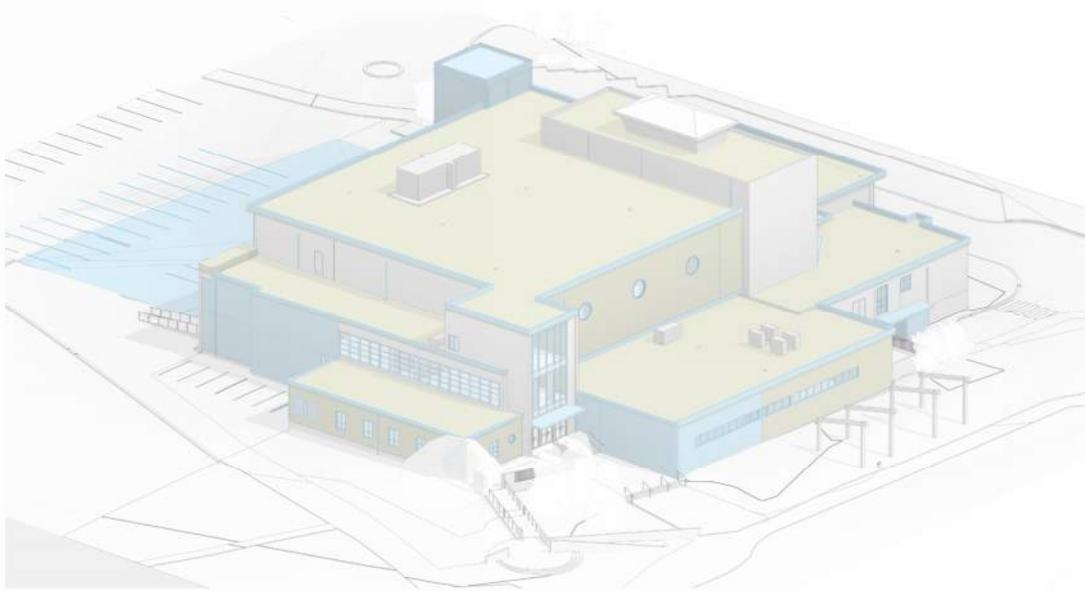
PARAPETS

increased height to accommodate insulation

BUDGET

aesthetic concepts limited to items requiring modification under existing scope





+ OPPORTUNITIES

MASSING

large discrete volumes offer opportunities to create visual interest

COLOUR

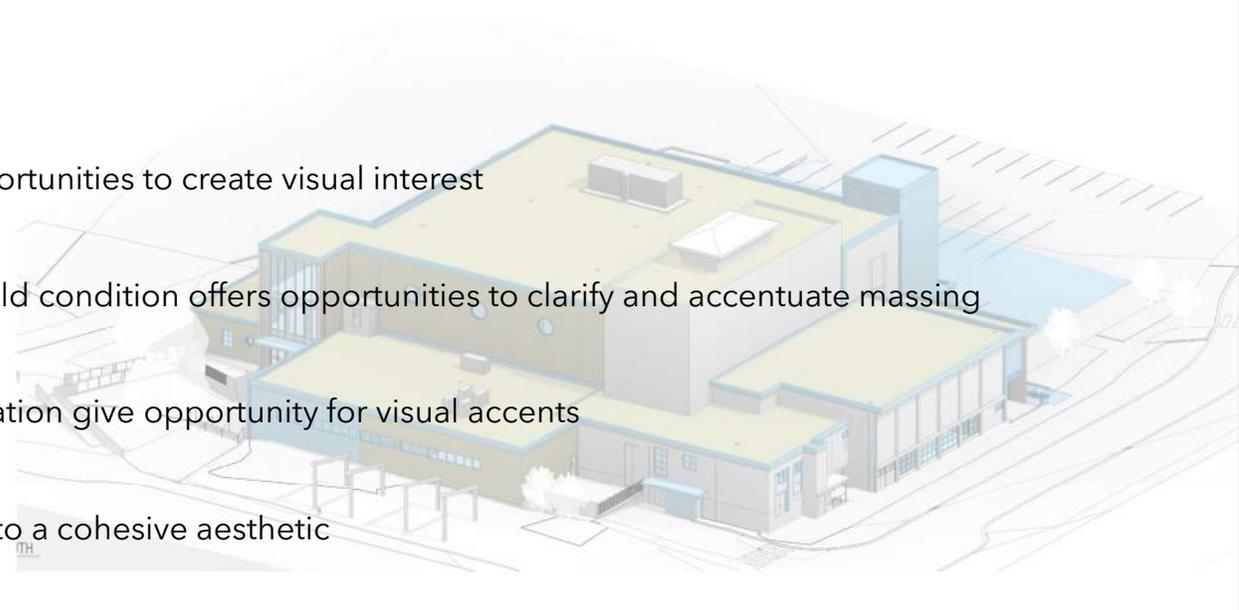
contrast between accents and field condition offers opportunities to clarify and accentuate massing

PARAPETS

increases to accommodate insulation give opportunity for visual accents

GLAZING

unified glazing strategy will add to a cohesive aesthetic



ESTABLISHING PRINCIPLES: OPPORTUNITIES



Mussey
THEATRE

Peter Pan
Dance Jun 2
Richmond Ac















ARTS CENTRE



ARTS CENTRE



An architectural rendering of a modern building's entrance at dusk. The building features a prominent glass entrance with the word "ENTRANCE" visible above the steps. Several people are shown walking on the paved plaza and stairs. The sky is a deep blue with scattered clouds, and the overall scene is dimly lit, suggesting twilight. A large tree is on the left, and a landscaped area with plants and a walkway is on the right.

THANK YOU

PROSCENIUM
ARCHITECTURE + INTERIORS INC.