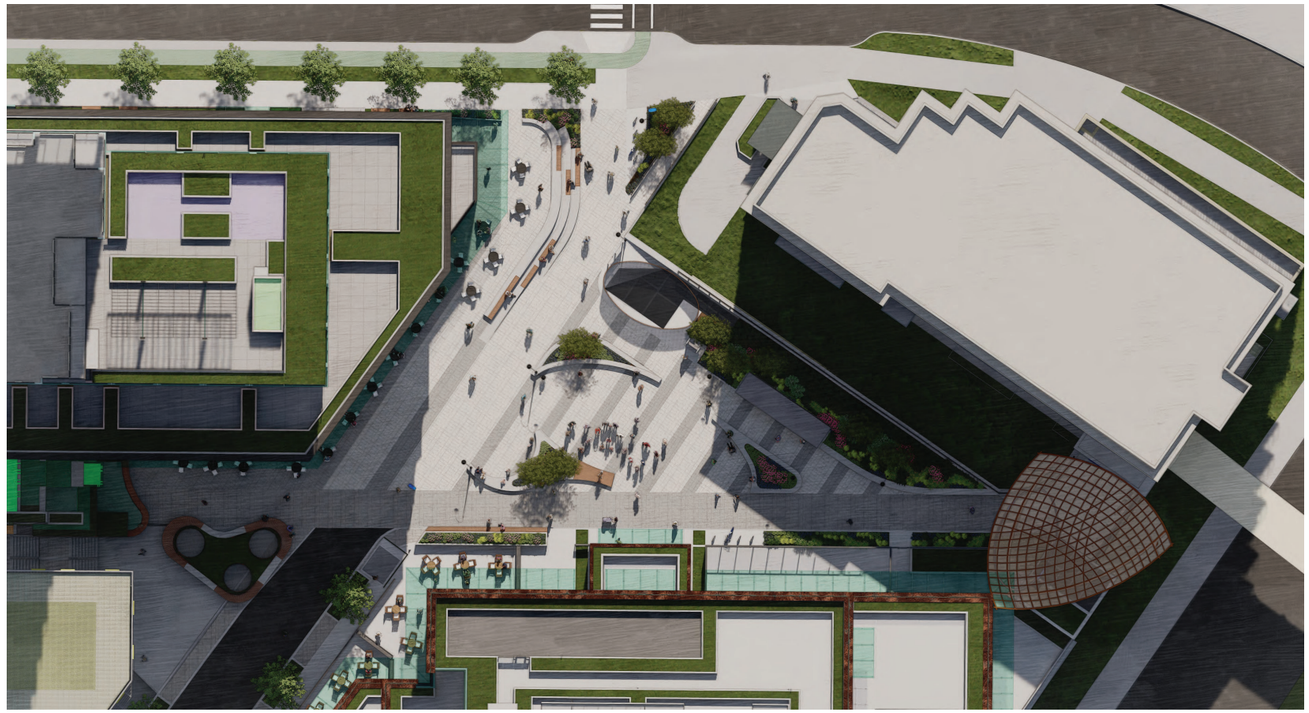
Corporation of the City of
NEW WESTMINSTER

Appendix A

Applicant Submission Package



BREWERY DISTRICT TRANSIT PLAZA

NEW WESTMINISTER, BC

Drawing Lists

L0	Cover
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L2	Overall Context and Site Plan
L3	Wayfinding Plan
L4	Materials Plan
L5.1	Grading and Layout Plan
L5.2	Elevations
L5.3	Sections
L6	Sun and Shade Analysis
L7	Planting Plan
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L9.1	Details
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L9.3	Details
L9.4	Details
L10	3D Renders

ISSUED FOR DEVELOPMENT PERMIT DOCUMENTS

DATE: 2022.02.04

SPACE2PLACE PROJECT NO.: 21-002

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REVISIONS:

Date	Rev.	Description
2022.02.04		ISSUED FOR DEVELOPMENT PERMIT

CLIENT:

wesgroup

LANDSCAPE ARCHITECT:

space2place

Suite 200, 291 East 2nd Avenue, Vancouver, BC, V5T 1B8
604.646.4110 Studio@ space2place.ca

PROJECT:

Brewery District
Transit Plaza
New Westminster

TITLE:

COVER

DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: N.T.S. @ archD

SHEET: L0

PROJECT SUMMARY

The Transit Plaza establishes a place of arrival at the North Entry to the Brewery District along Keary street. It will be the primary point of arrival for residents and visitors arriving via the Sky Train through Sapperton Station and an important connection between the Royal Columbian Hospital to the North. The plaza is designed as a flexible space that provides clear routes of circulation to destinations throughout the Brewery District while also serving as a destination hub providing opportunities for gathering, people watching and respite.

OBJECTIVES FOR THE PLAZA

Connectivity CONNECTIVITY

- Accessibility
- Pedestrian connections to Royal Columbian Hospital, Sapperton Station and Brewery District
- Improving clarity of circulation

Placemaking

- A unique sense of place, with strong historical references
- High quality robust urban design to act as central node

Technical Requirements

- Wayfinding, Translink signage, screens and maps
- Air Vent location, CPTED, fire response, and security
- Cycling facilities
- Grading to integrate with surrounding uses

SITE CONTEXT

The transit plaza will complete the network of public spaces at the Brewery District, complementing the existing plaza at the centre of the Brewery District. The plazas are connected by a generous pedestrian promenade extending North South through the heart of the District.

The transit plaza is an important public space that interfaces with a variety of conditions along its edges. The south edge of the plaza interfaces with the residential Building 7 (currently under construction). The primary pedestrian access for Building 7 opens to the plaza along the south edge. The majority of the plaza is constructed on the slab of Building 7's parking garage.

The west side of the plaza is framed by Building 8 (construction to start in the near future). Building 8 has a retail/restaurant frontage along the ground floor. If the ground floor space becomes a cafe/restaurant/brew-pub it is anticipated that an outdoor patio will occupy the available space along the building frontage. This patio will provide public life along the west side of the plaza space.

Directly to the north of the plaza is the existing residential Anvil Building/200 Keary Street. The proposed plaza design removes the access ramp from the Anvil property and establishes the new entry to Sapperton Station through the Plaza. Additionally a generous planting area will be established providing separation between the residential units in the Anvil Building and the proposed plaza.

A key consideration in the circulation design of the plaza is access to the Royal Columbian Hospital across Keary Street from the site.

PLACE MAKING AND IDENTITY

The plaza has been designed to establish a memorable place that marks the point of arrival from Sapperton Skytrain station. The perimeter of the plaza is defined by the circulation connecting the Skytrain station, Keary Street, the Royal Columbian hospital, Brewery District pedestrian network and the surrounding buildings. The plaza is centrally situated to provide opportunities for gathering and seating away from the busy circulation routes. The plaza is designed to be a high quality public space and will become part of the Brewery District Public space network.

An elliptical metal screen sits on top of the parking garage vent at the pivot point of the pathway circulation along the north edge of the plaza. This screen will camouflage the air vent infrastructure and provide a space to integrate imagery or graphics referencing the heritage and historical uses of the site. Materials for site elements and landscape features will allude to the site's industrial past.

The blank concrete walls between Building 1 and Building 8 present an opportunity for showcasing an annotated historical timeline, likely reaching from the Stó:lō who gathered seasonally along the banks of the river to fish for salmon via the Keary family to the Lucky Lager and Labatt Breweries.

UNIVERSAL ACCESS AND CIRCULATION

The plaza provides safe and direct paths of access for people of all abilities and modes of travel. The proposed design improves the clarity of circulation across the site, removes awkward barriers to movement and improves accessibility. Some of the key accessibility features include:

- Maximum slopes of 5% on all slopes for all major circulation routes through the plaza.
- Removal of awkward switchback ramp west of the Anvil Building that connects the Brewery District public open space network with the Skytrain and replace with a more gradual slope on the pathway through the transit plaza. This improves clarity of circulation and provides a more accessible entrance to the skytrain.
- Direct and unobstructed access paths to key crossing points are provided at Keary Street to Royal Columbia Hospital, and Nelson's Court.
- Safe and secure bike and micro mobility parking is provided along the north side of the plaza.
- The paths of travel are clearly defined.

Physical, visual and cognitive connections of the public spaces have been carefully considered. The flow of activity is enhanced by providing a hierarchy of spaces that link site features and orchestrate movement through the site at various speeds. Primary paths of circulation around the plaza accommodate various modes of mobility and larger gatherings of users, while the protected open space in the middle offers opportunities for refuge.

* attached to this submission is a memo prepared by Marco Pasqua, our accessibility consultant.

INTEGRATION OF OCCUPIABLE SPACE

The Transit Plaza is designed as a "glue" place. A place that facilitates the connection between many routes of travel and buildings. It is also serves as a destination hub. The heart of the plaza is designed as a flexible open space. This space will be able to accommodate congregations of groups, and a variety of programmed and/or unprogrammed activities. Additionally, there are a variety of seating opportunities throughout the site. A range of spaces at different scales that accommodate larger groups and private niches for intimate experiences.

The public realm is designed to be welcoming and comfortable. There are clear sightlines throughout and across the plaza enabling users to feel safe and comfortable spending time in this place. The design of the plaza considers the micro climates within the site. The sun study shows that large portions of the plaza are shades throughout the day and throughout the year. The plaza is designed to make the most of the available sunlight, while providing opportunities for shade in the summer months.

HARDSCAPE VS SOFTSCAPE

In order to accomplish the circulation and social goals for the Transit Plaza, a majority of the site it paved. Concrete planter walls, steps and retaining walls are necessary to provide soil depth for plants, negotiate the significant grade changes on the site and to provide a variety of seating opportunities. The design carefully integrates softscape areas to help define the edges of the public spaces and provide visual interest throughout the plaza. The gathering space at the centre of the plaza is defined by planters with integrated seat walls. These planters help provide separation between the gathering space and the main routes of circulation. The planting is selected to reflect the seasonal cycles of vegetation.

LIGHTING AND EVENING OPPORTUNITIES

The plaza is an important part of the Brewery District public space network and public access to the Sapperton Skytrain. The plaza has been designed to facilitate movement throughout the site during daylight and evenings. The plaza is lit through the use of lights integrated with the planter walls and pole mounted fixtures at strategic locations.

TRANSIT PLAZA

The layout of the plaza was developed in close collaboration with Translink and the City of New Westminster. Through this collaboration a number of design considerations have been integrated into the design of the plaza. These considerations include:

- Removal of the existing access ramp on the Anvil Property and create new circulation to Sapperton Station through the Transit Plaza.
- Pedestrian connection between the plaza and Keary Street will be reconstructed to improve the clarity and flow of the circulation between Sapperton Station and Royal Columbia Hospital
- A new entry gate and covered access point will be built at the NE corner of the new plaza.
- Translink Map Kiosks and Signage are integrated into the design of the plaza.
- Covered bicycle and micro mobility parking are provided at the entry of Sapperton Station along the north side of the plaza.

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Suite 200, 291 East 2nd Avenue, Vancouver, BC, V5T 1B8
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PROJECT:

Brewery District
Transit Plaza
New Westminster

TITLE:

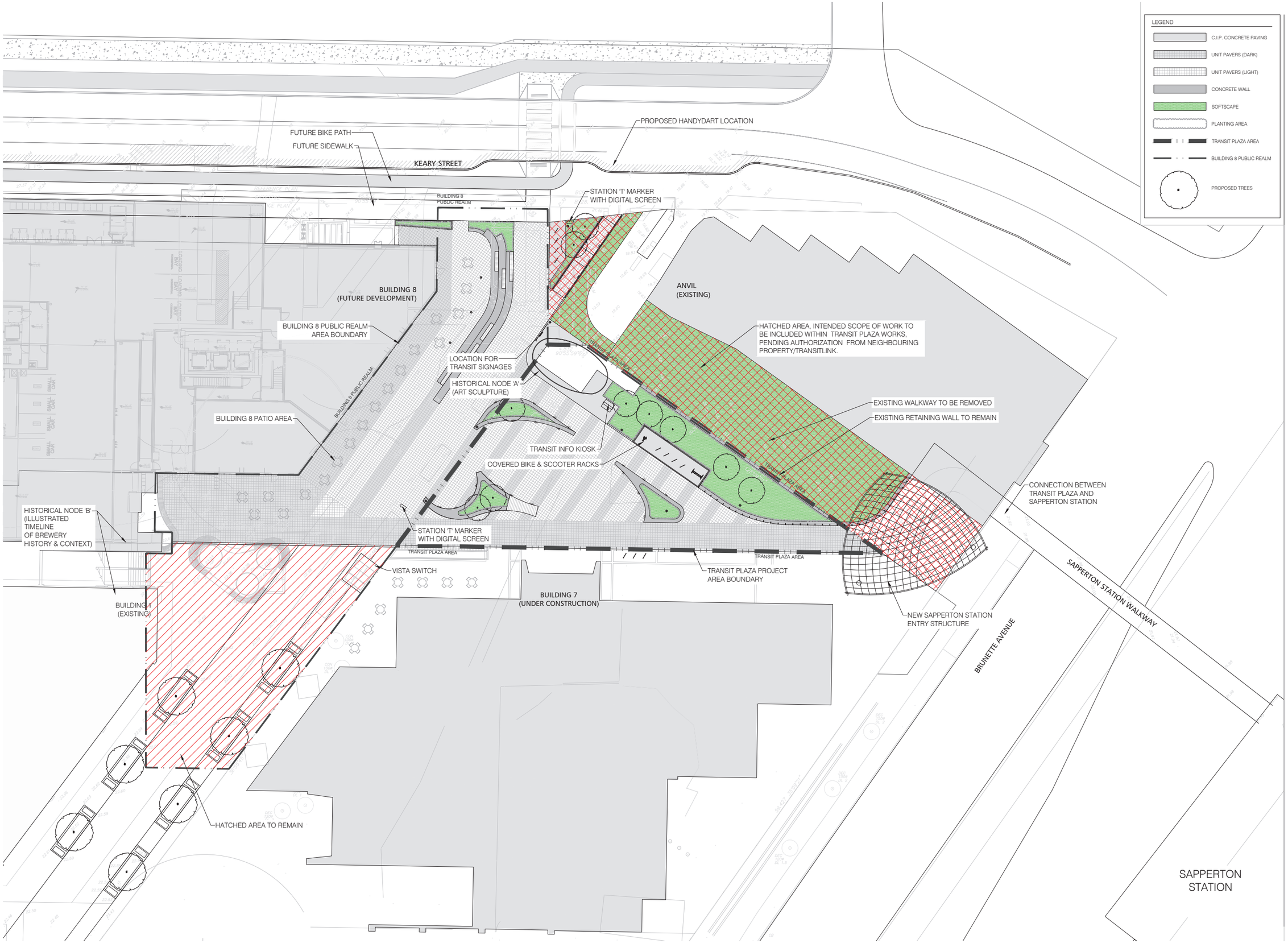
PROJECT SUMMARY & DESIGN RATIONALE

DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: N.T.S. @ archD

SHEET: L1



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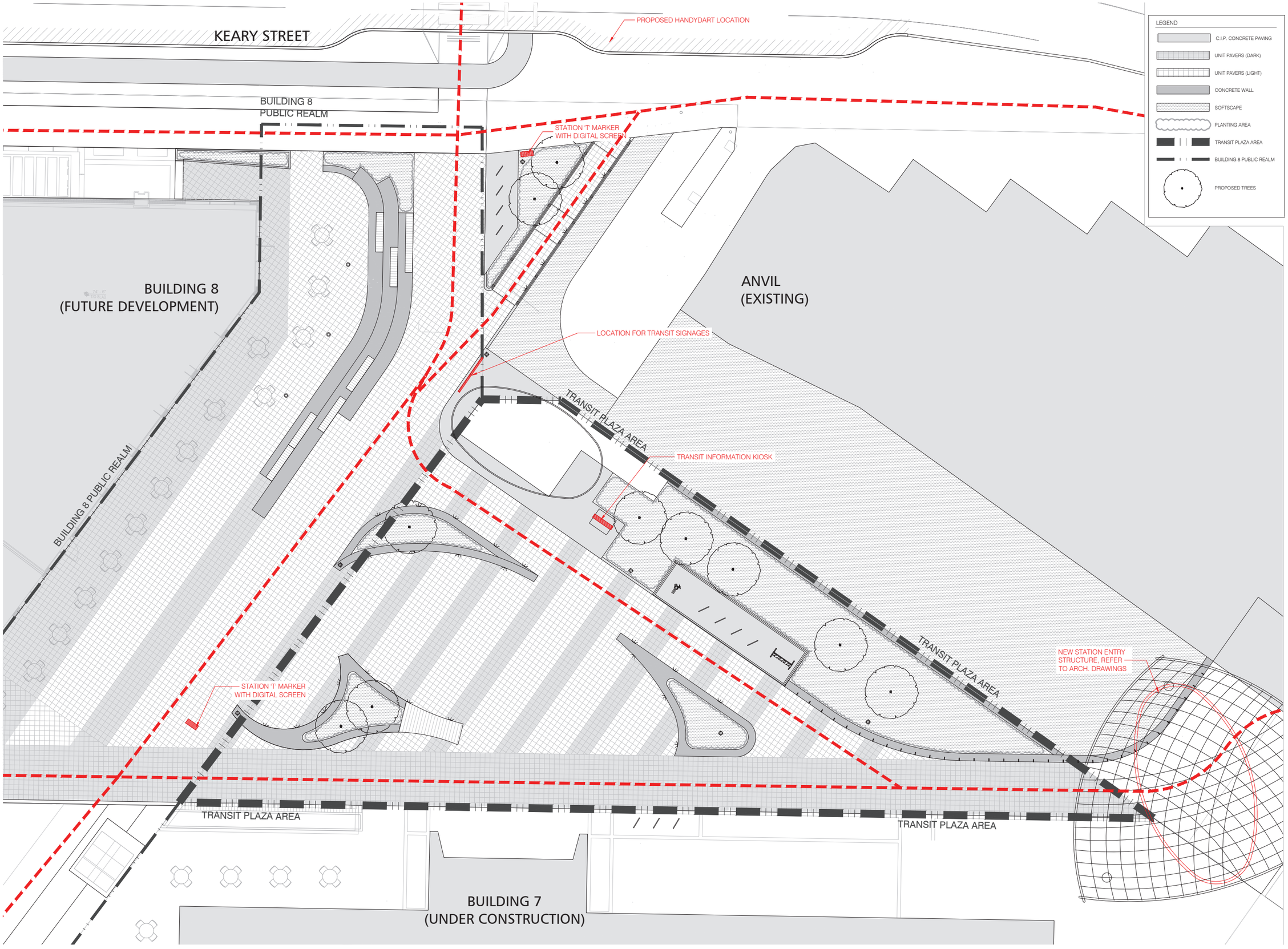
Brewery District Transit Plaza
New Westminster

TITLE:

OVERALL CONTEXT AND SITE PLAN

DRAWN BY: JC/LJ
DATE: 2022.02.04
SCALE: 3/4" - 1-0" @ archD
SHEET: L2



LEGEND

- C.I.P. CONCRETE PAVING
- UNIT PAVERS (DARK)
- UNIT PAVERS (LIGHT)
- CONCRETE WALL
- SOFTSCAPE
- PLANTING AREA
- TRANSIT PLAZA AREA
- BUILDING 8 PUBLIC REALM
- PROPOSED TREES

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New Westminster

TITLE:

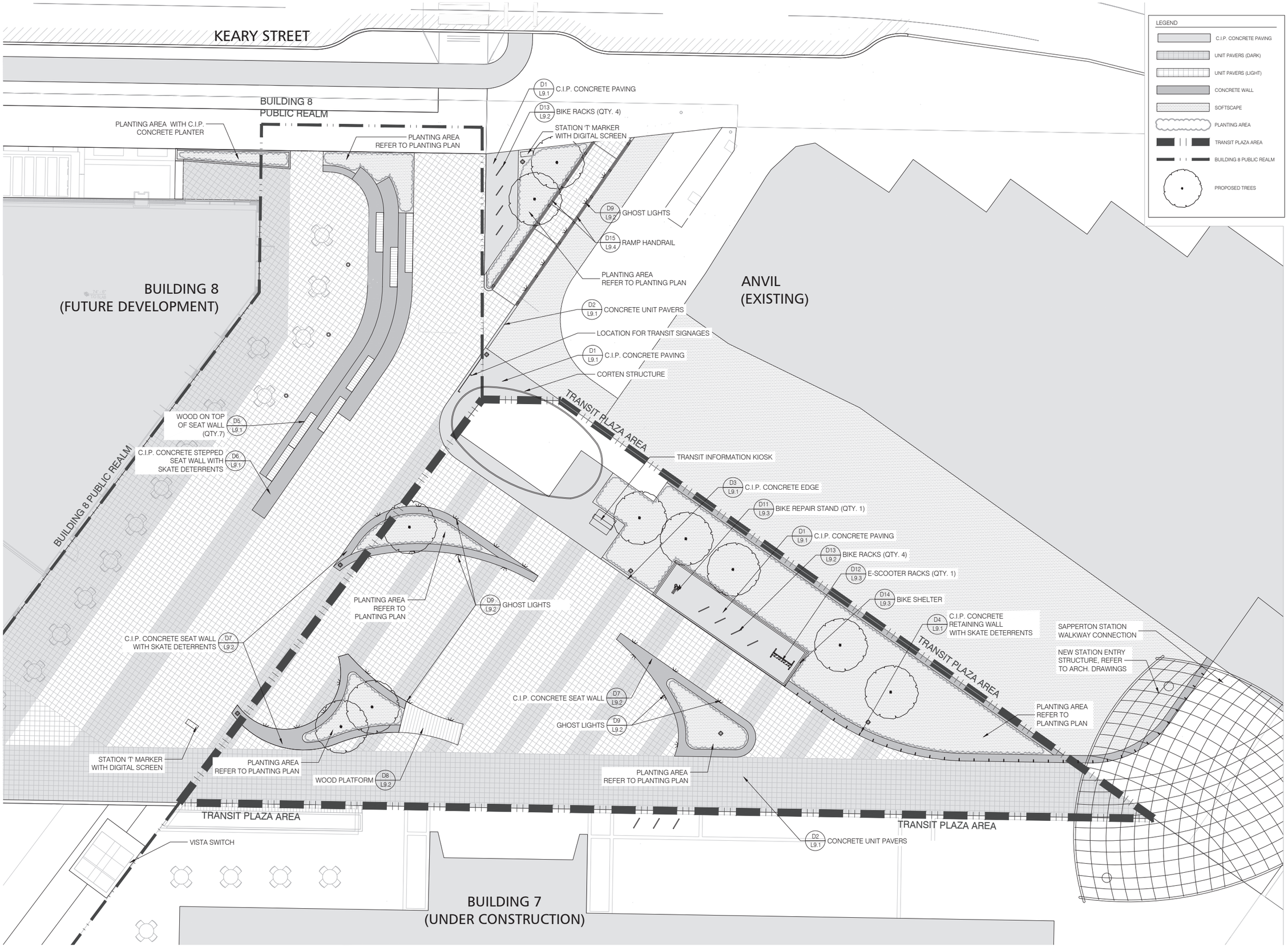
WAYFINDING PLAN

DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: 1-1/2" - 1-0' @ archD

SHEET: L3



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Transit Plaza
New Westminster

TITLE:

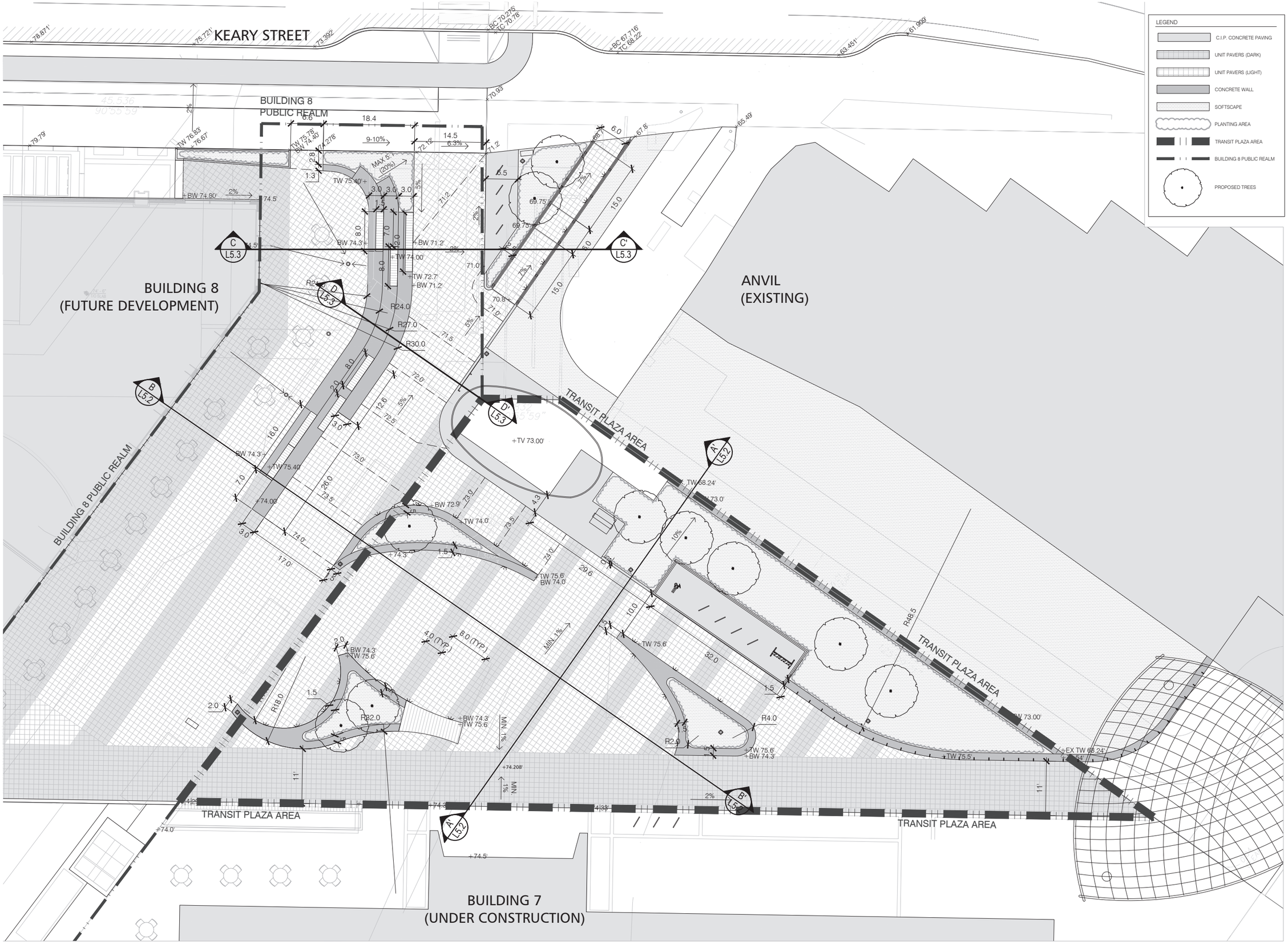
MATERIALS PLAN

DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: 1-1/2" - 1-0" @ archD

SHEET: L4



LEGEND

- C.I.P. CONCRETE PAVING
- UNIT PAVERS (DARK)
- UNIT PAVERS (LIGHT)
- CONCRETE WALL
- SOFTSCAPE
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Brewery District
Transit Plaza
New Westminster

TITLE:

GRADING AND LAYOUT PLAN

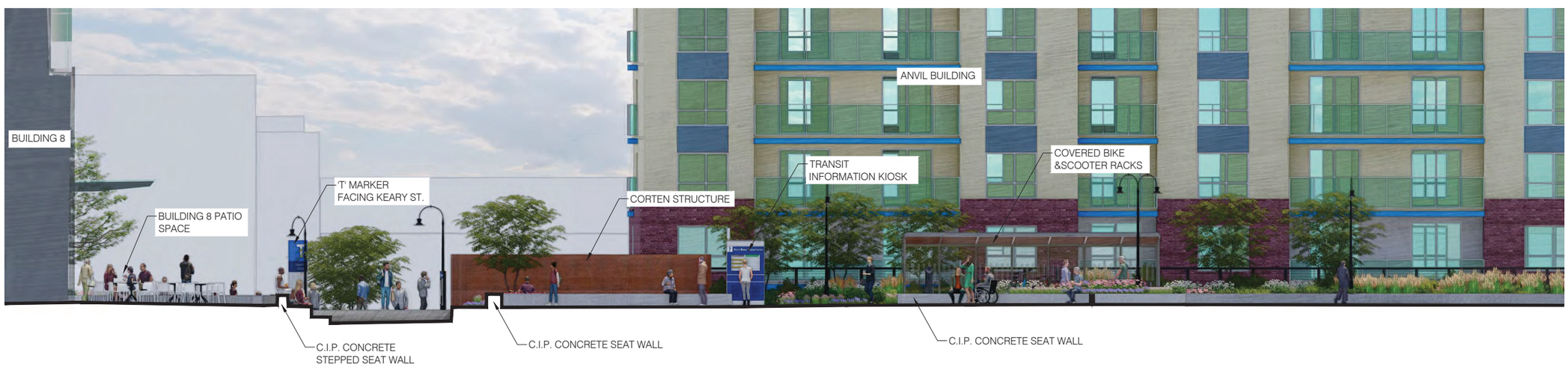
DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: 1-1/2" - 1-0" @ archD

SHEET: L5.1

ELEVATION A-A'



ELEVATION B-B'

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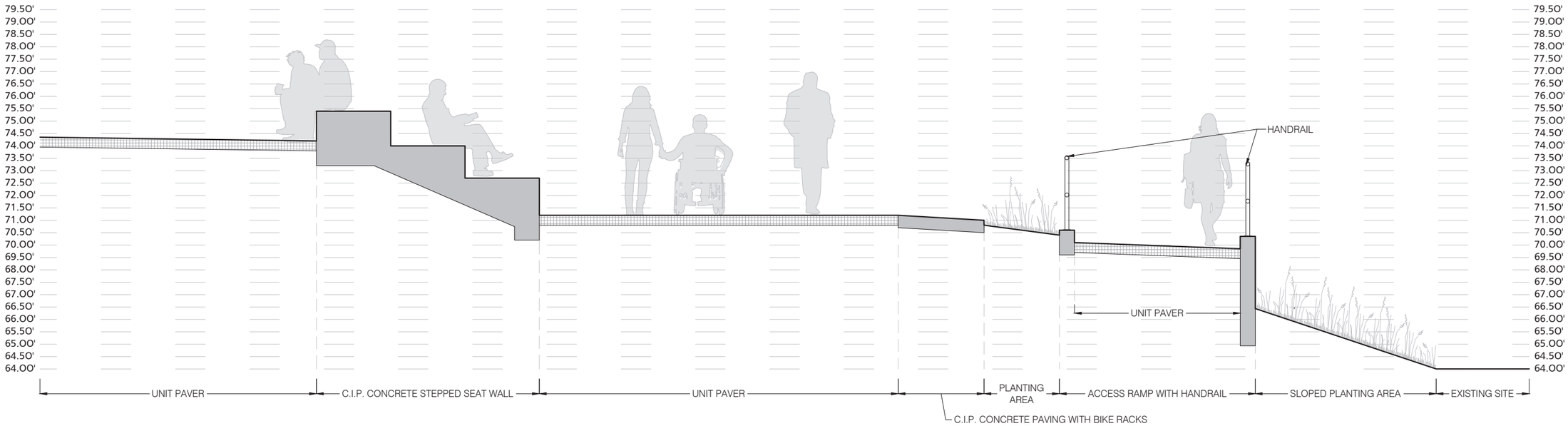
PROJECT:

Brewery District Transit Plaza
New Westminster

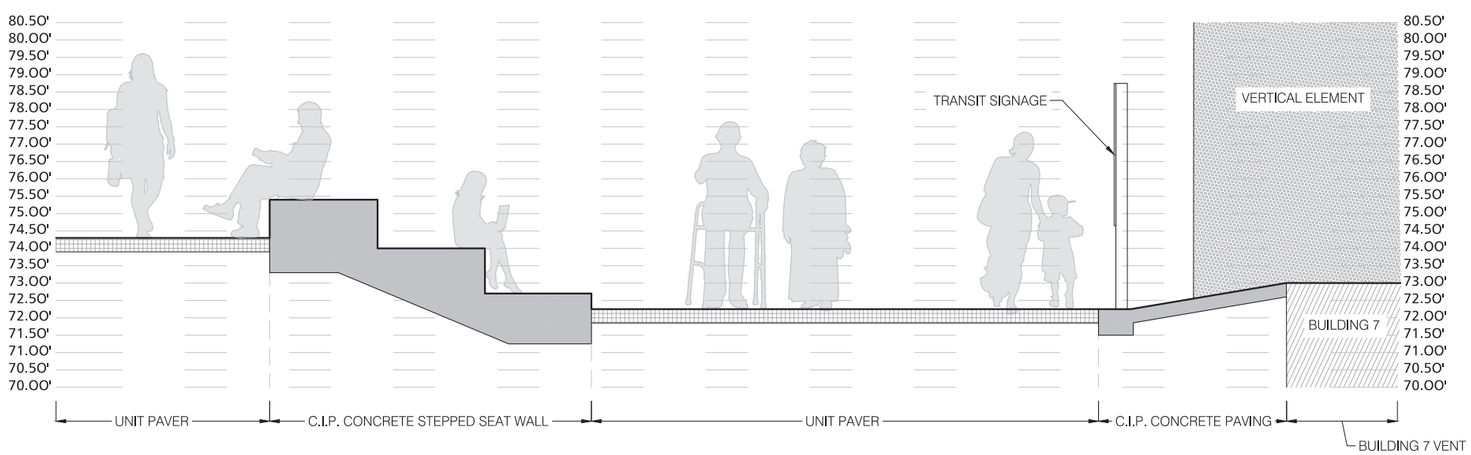
TITLE:

ELEVATIONS

DRAWN BY: JC/LJ
DATE: 2022.02.04
SCALE: N.T.S. @ archD
SHEET: L5.2



SECTION C-C'



SECTION D-D'

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PROJECT:

Brewery District
Transit Plaza
New Westminster

TITLE:

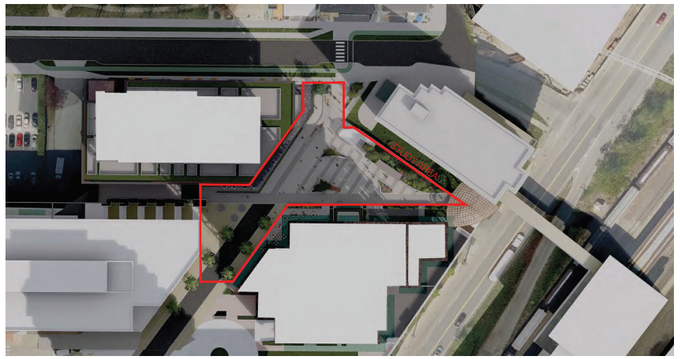
SECTIONS

DRAWN BY: JC/LJ

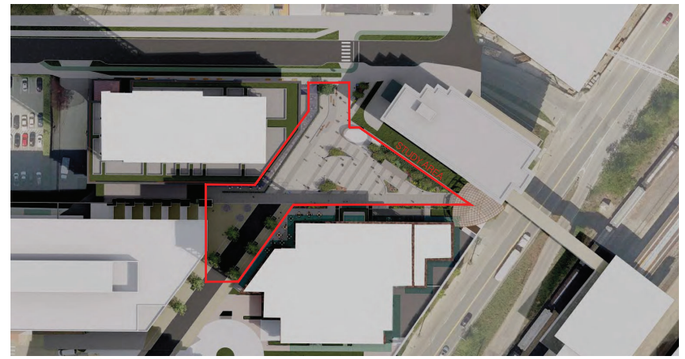
DATE: 2022.02.04

SCALE: 6" = 1'-0" @ archD

SHEET: L5.3



MARCH (10AM)



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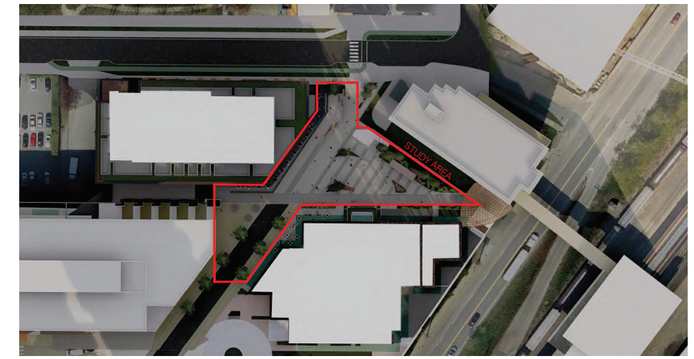

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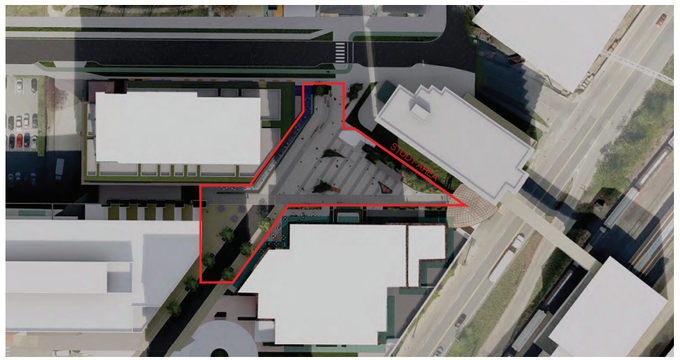

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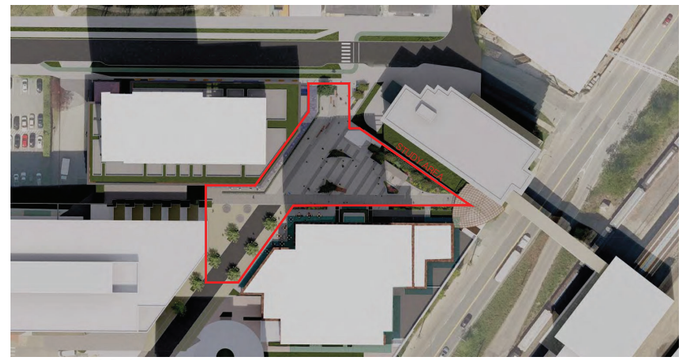

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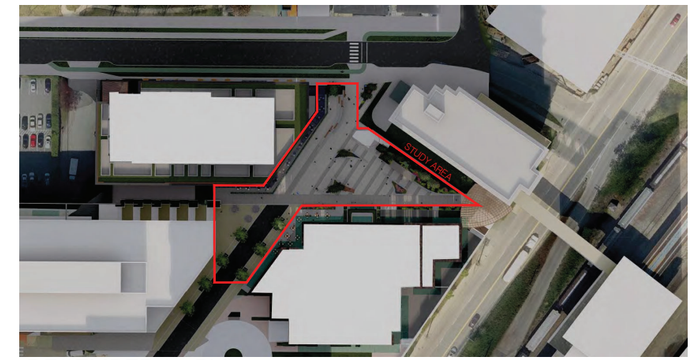

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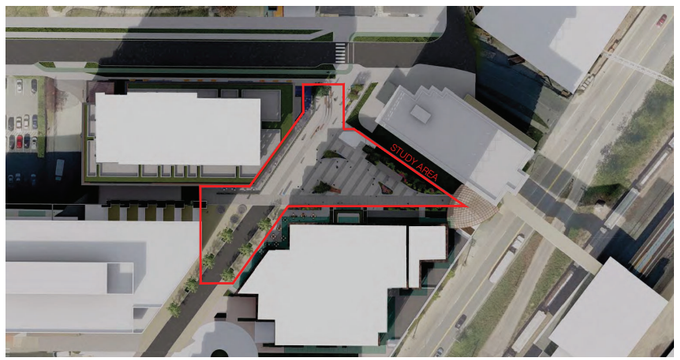
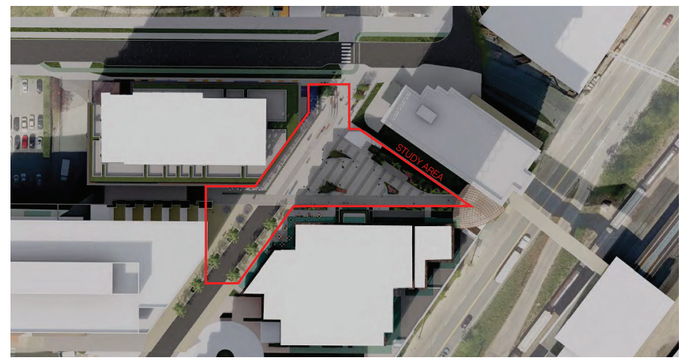


MARCH (2PM)



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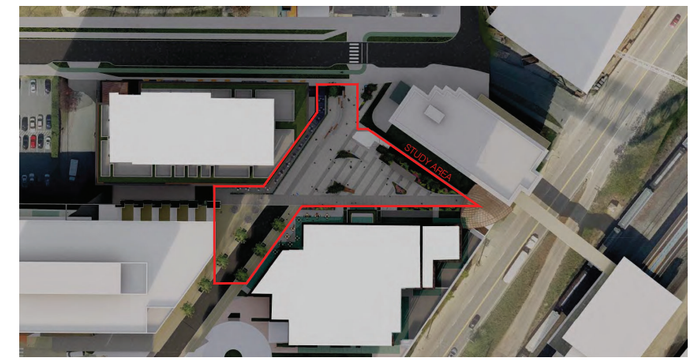

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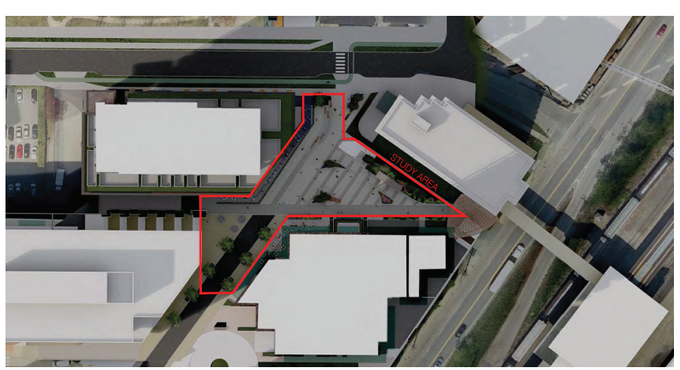

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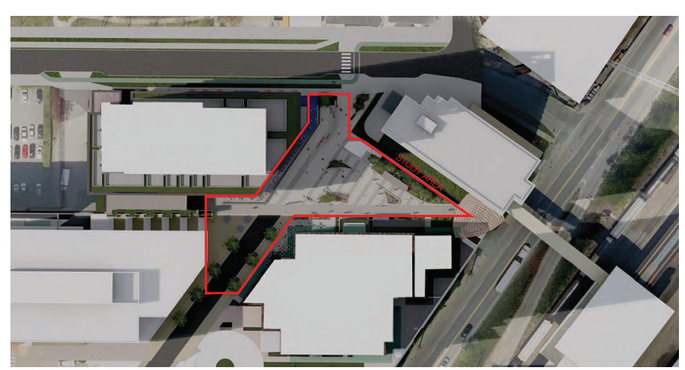

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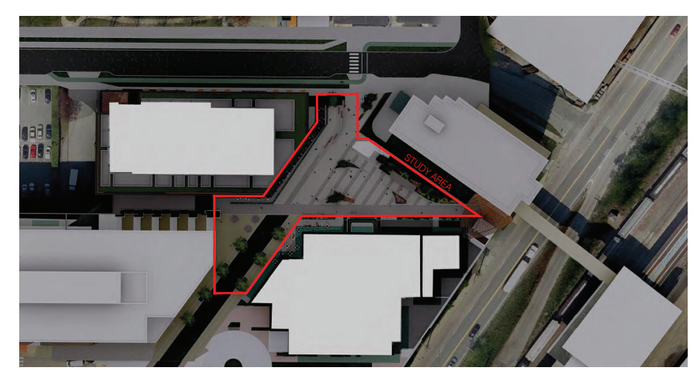

DECEMBER (4PM)

N

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PROJECT:

Brewery District
Transit Plaza
New Westminster

TITLE:

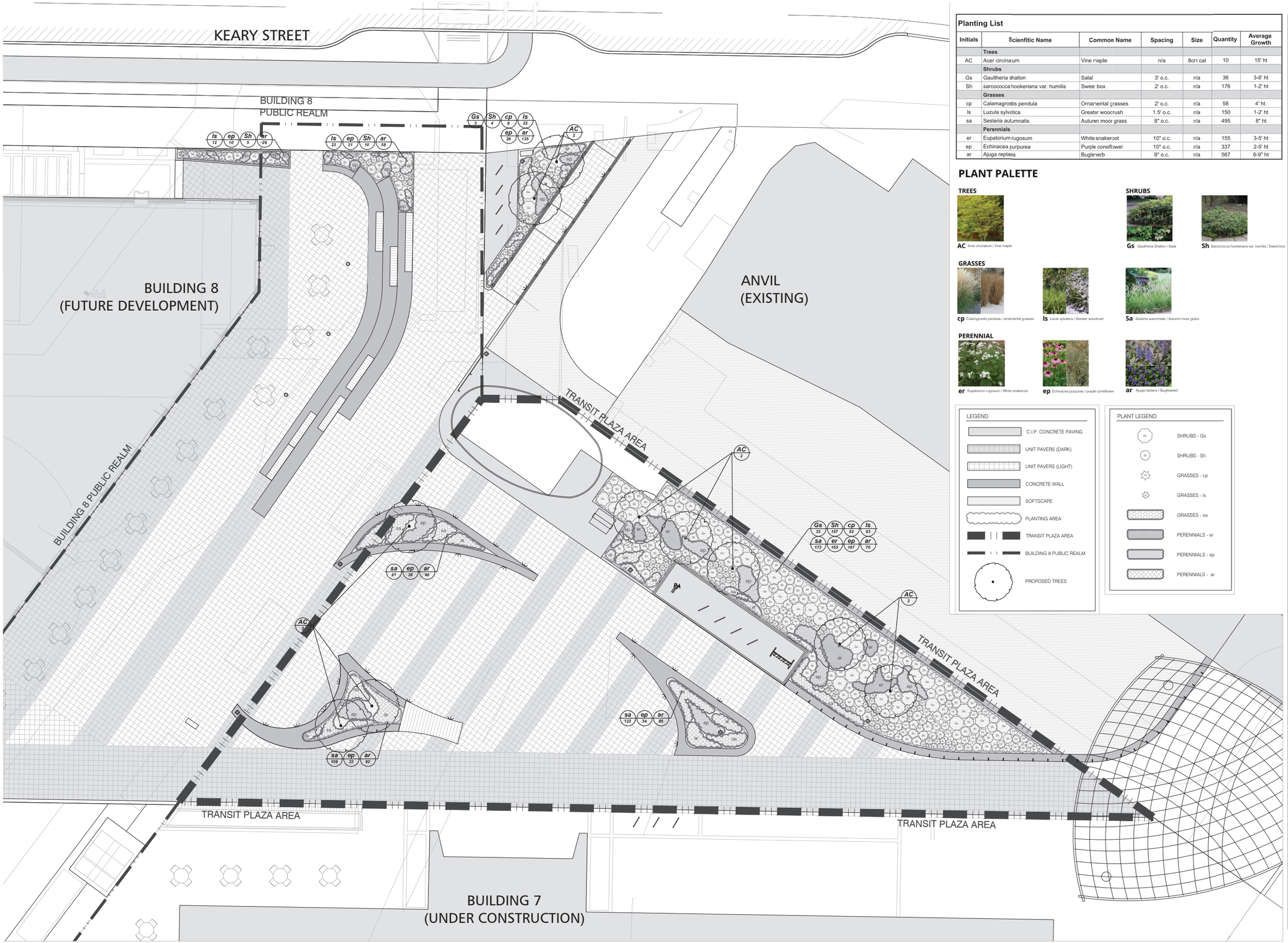
SUN AND
SHADE
ANALYSIS

DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: N.T.S. @ archD

SHEET: L6



Planting List

Initials	Scienfitic Name	Common Name	Spacing	Size	Quantity	Average Growth
	Trees					
AC	Acer circinatum	Vine maple	n/a	8cm cal	10	15' ht
	Shrubs					
Gs	Gaultheria shallon	Salal	3' o.c.	n/a	36	3-6' ht
Sh	sarcococca hookeriana var. humilis	Sweet box	2' o.c.	n/a	176	1-2' ht
	Grasses					
cp	Calamagrostis pendula	Ornamental grasses	2' o.c.	n/a	58	4' ht.
Is	Luzula sylvatica	Greater woodrush	1.5' o.c.	n/a	150	1-2' ht
sa	Sesleria autumnalis	Autumn moor grass	8" o.c.	n/a	495	8" ht
	Perennials					
er	Eupatorium rugosum	White snakeroot	10" o.c.	n/a	155	3-5' ht
ep	Echinacea purpurea	Purple coneflower	10" o.c.	n/a	337	2-5' ht
ar	Ajuga reptans	Bugleherb	8" o.c.	n/a	567	6-9" ht

PLANT PALETTE

TREES

AC Acer circinatum / Vine maple

SHRUBS

Gs Gaultheria Shallon / Salal

Sh Sarcococca hookeriana var. humilis / Sweet box

GRASSES

cp Calamgrostis pendula / ornamental grasses

Is Luzula sylvatica / Greater woodrush

Sa Sesleria autumnalis / Autumn moor grass

PERENNIAL

er Eupatorium rugosum / White snakeroot

ep Echinacea purpurea / purple coneflower

ar Ajuga reptans / Bugleweed

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604.646.4110 Studio@ space2place.ca

PROJECT:

Brewery District
Transit Plaza
New Westminster

TITLE:

PLANTING PLAN

DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: 1-1/2" - 1-0' @ archD

SHEET: L7

KEARY STREET

BUILDING 8
PUBLIC REALM

BUILDING 8
(FUTURE DEVELOPMENT)

ANVIL
(EXISTING)

TRANSIT PLAZA AREA

BUILDING 8 PUBLIC REALM

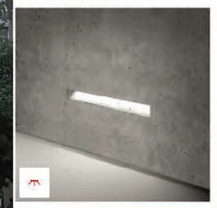
TRANSIT PLAZA AREA

TRANSIT PLAZA AREA

TRANSIT PLAZA AREA

BUILDING 7
(UNDER CONSTRUCTION)

Ghost Linear L 430mm



C.8036W

2 housings in aluminium
with locking system

+

Lighting element with white led
3000K CRI80 1000lm
Rated luminaire luminous flux 317lm
Rated input power flux 12W 230V
Computer-simulated photometrics

LEGEND

- C.I.P. CONCRETE PAVING
- UNIT PAVERS (DARK)
- UNIT PAVERS (LIGHT)
- CONCRETE WALL
- SOFTSCAPE
- PLANTING AREA
- TRANSIT PLAZA AREA
- BUILDING 8 PUBLIC REALM
- PROPOSED TREES

NIGHT TIME 3D RENDER

N

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2022.02.04		ISSUED FOR DEVELOPMENT PERMIT

CLIENT:

wesgroup

LANDSCAPE ARCHITECT:

space2place

Suite 200, 291 East 2nd Avenue, Vancouver, BC, V5T 1B8
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PROJECT:

Brewery District
Transit Plaza
New Westminster

TITLE:

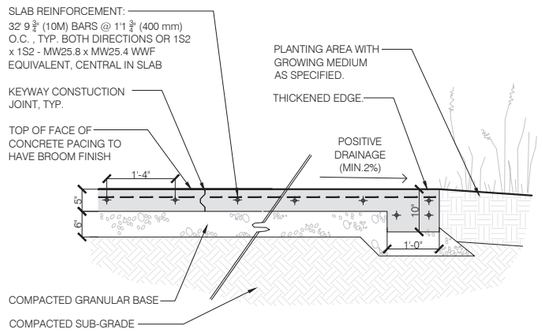
LIGHTING
PLAN

DRAWN BY: JC/LJ

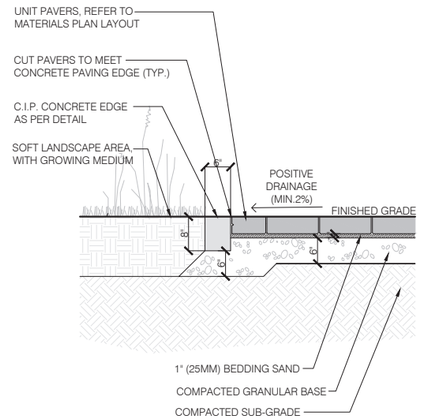
DATE: 2022.02.04

SCALE: 1-1/2" - 1-0" @ archD

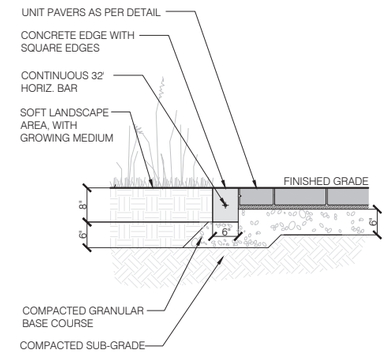
SHEET: L8



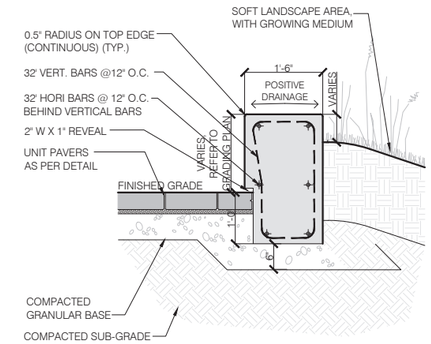
D1 C.I.P. CONCRETE PAVING W/THICKED EDGE
SCALE 3/4"=1'-0"



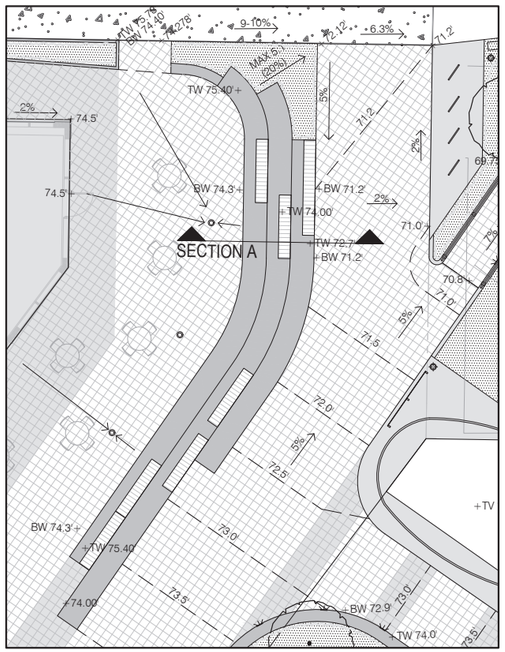
D2 UNIT PAVERS
SCALE 3/4"=1'-0"



D3 C.I.P. CONCRETE EDGE
SCALE 3/4"=1'-0"

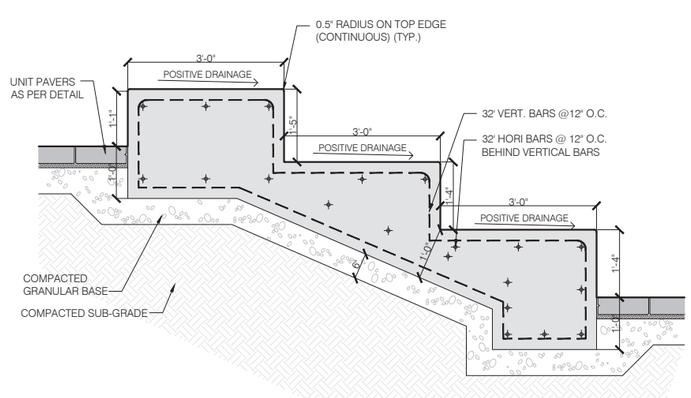


D4 C.I.P. CONCRETE RETAINING WALL
SCALE 3/4"=1'-0"

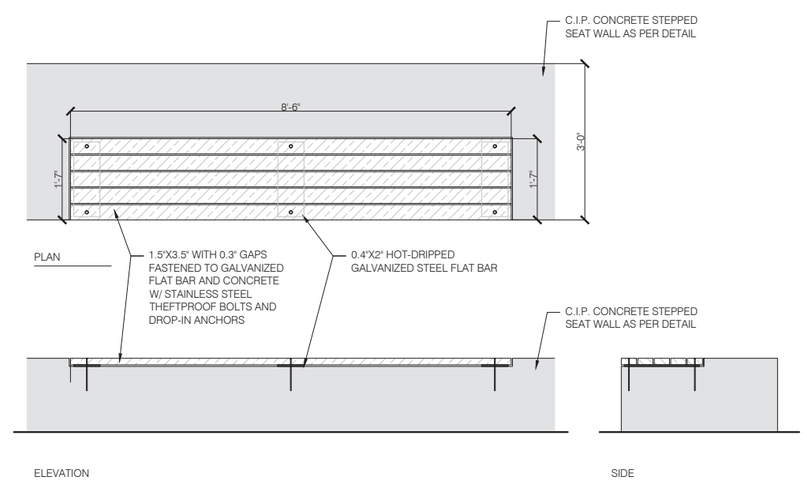


PLAN - NOT TO SCALE

D5 C.I.P. CONCRETE STEPPED SEAT WALL
SCALE 3/4"=1'-0"



SECTION A



PLAN

ELEVATION

SIDE

D6 WOOD ON TOP OF SEAT WALL
SCALE 3/4"=1'-0"

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CLIENT:

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LANDSCAPE ARCHITECT:

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604.646.4110 Studio@ space2place.ca

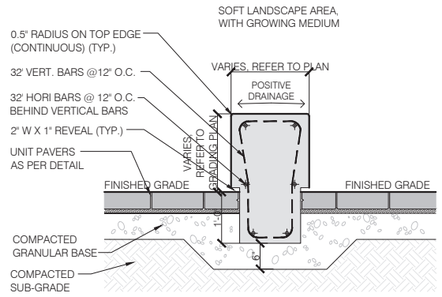
PROJECT:

Brewery District Transit Plaza
New Westminster

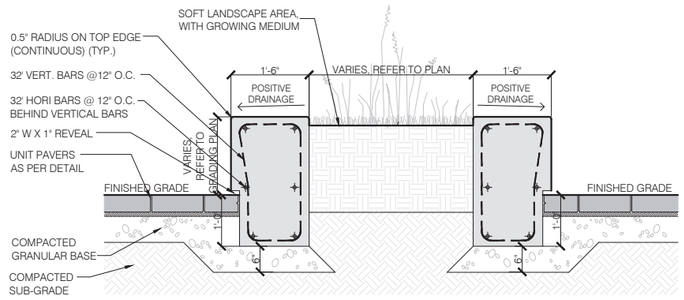
TITLE:

DETAILS

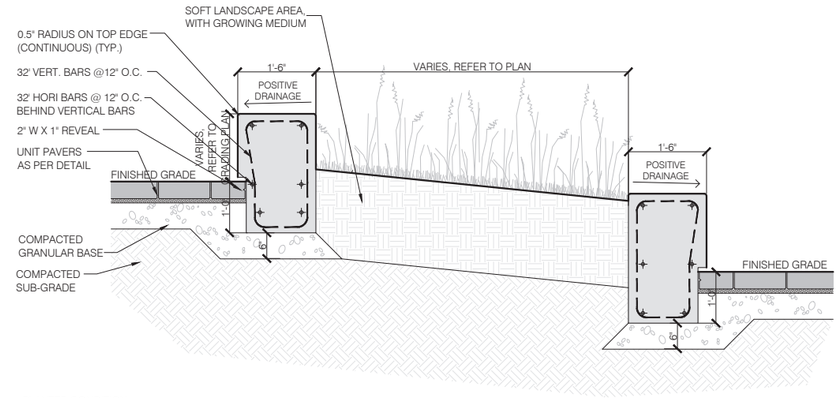
DRAWN BY: JC/LJ
DATE: 2022.02.04
SCALE: AS NOTED @ archD
SHEET: L9.1



FREE-STANDING CONDITION

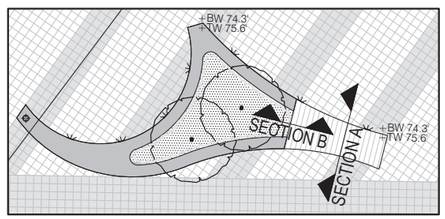


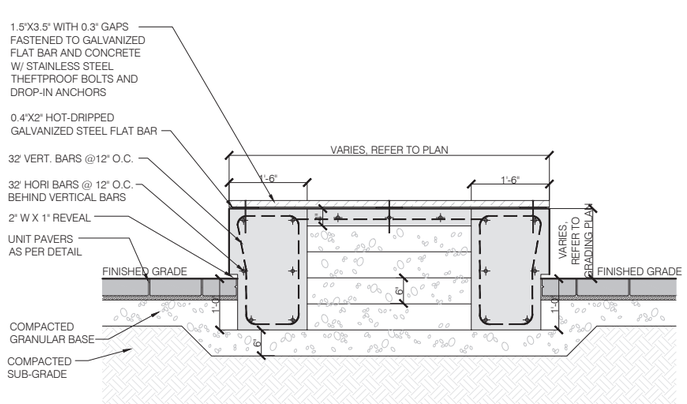
PLANTER CONDITION



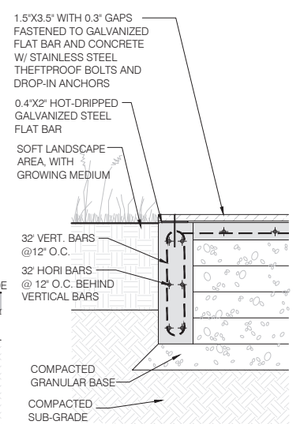
PLANTER CONDITION

D7 C.I.P. CONCRETE SEAT WALL
SCALE 3/4"=1'-0"





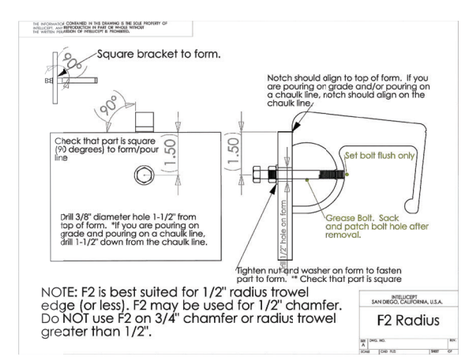
SECTION A



SECTION A

D8 WOOD PLATFORM
SCALE 3/4"=1'-0"

D9 GHOST LIGHTS
NOT TO SCALE



D10 SKATE DETERRENTS
NOT TO SCALE

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New Westminster

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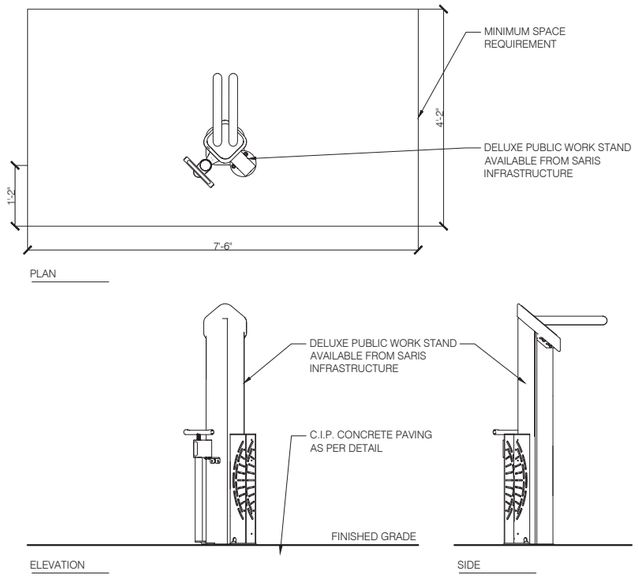
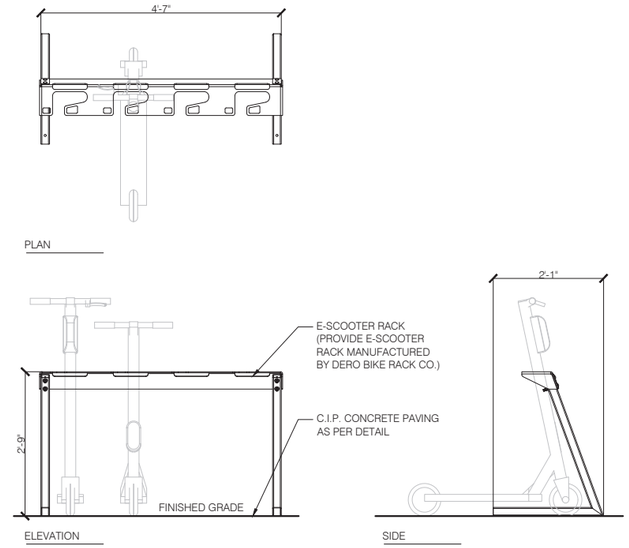
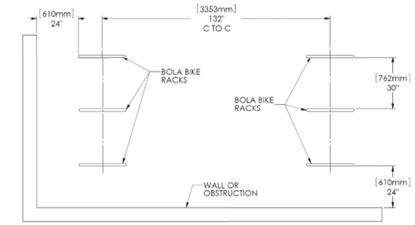
DRAWN BY: JC/LJ
DATE: 2022.02.04
SCALE: AS NOTED @ archD
SHEET: L9.2



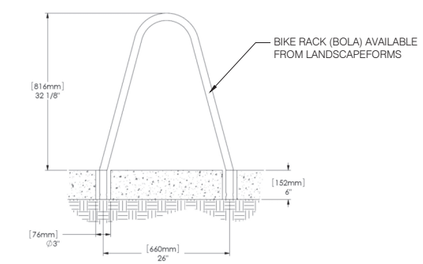
D11 BIKE REPAIR STAND
SCALE 3/4"=1'-0"



D12 E-SCOOTER RACK
SCALE 3/4"=1'-0"

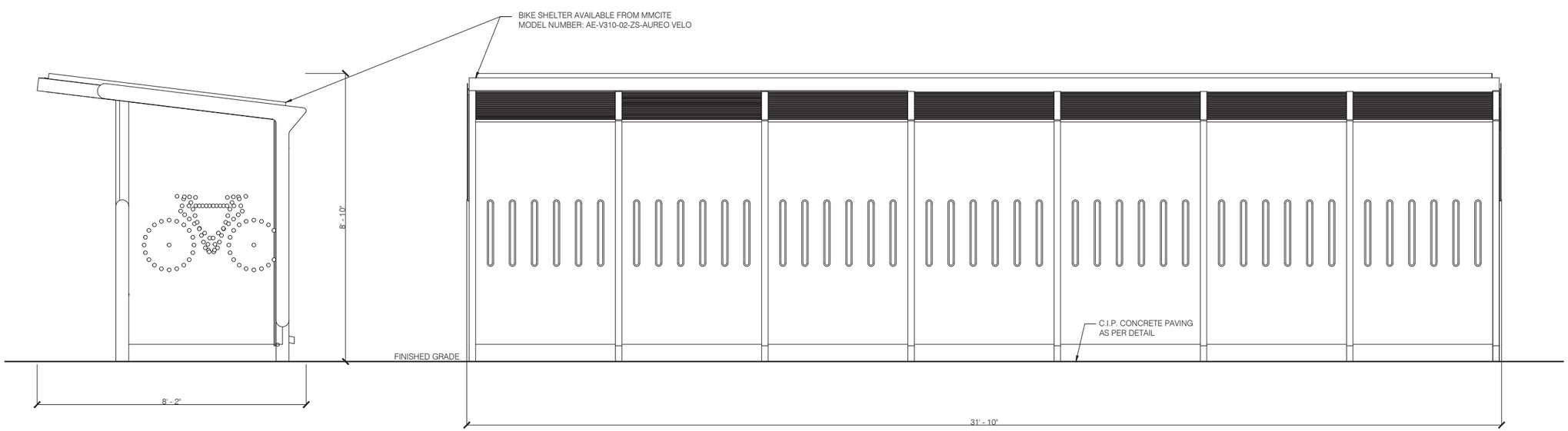


Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)



Side Elevation, showing core drill sizes

D13 BIKE RACK
NOT TO SCALE



D14 BIKE SHELTER
NOT TO SCALE

N

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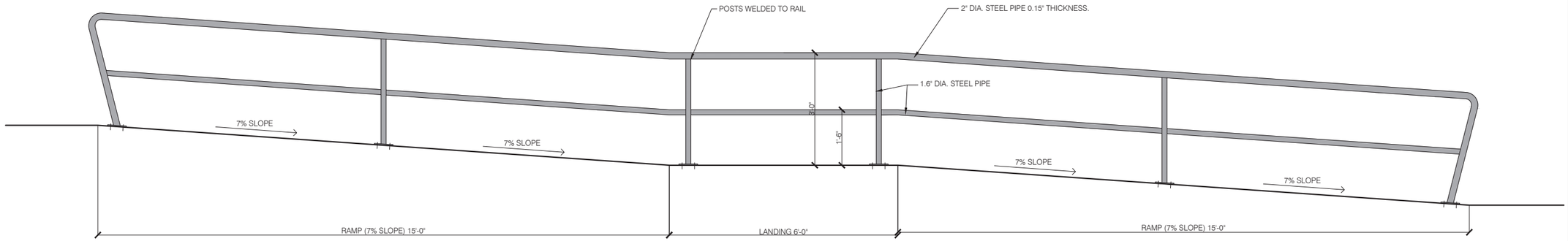
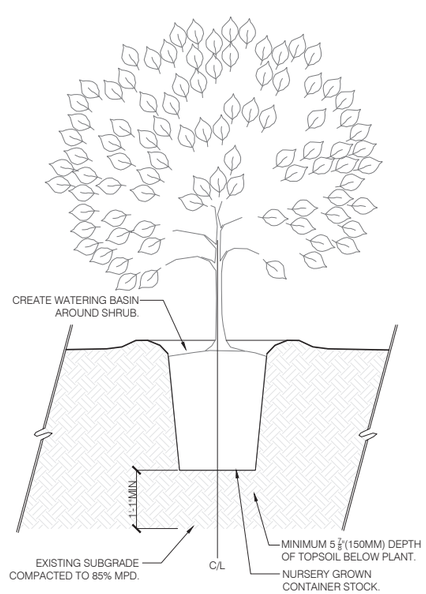
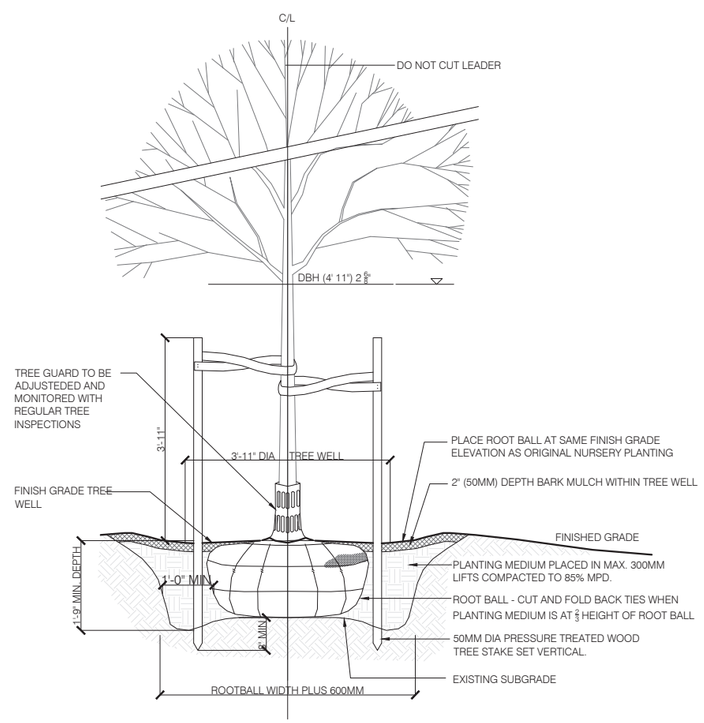
SHEET: L9.3



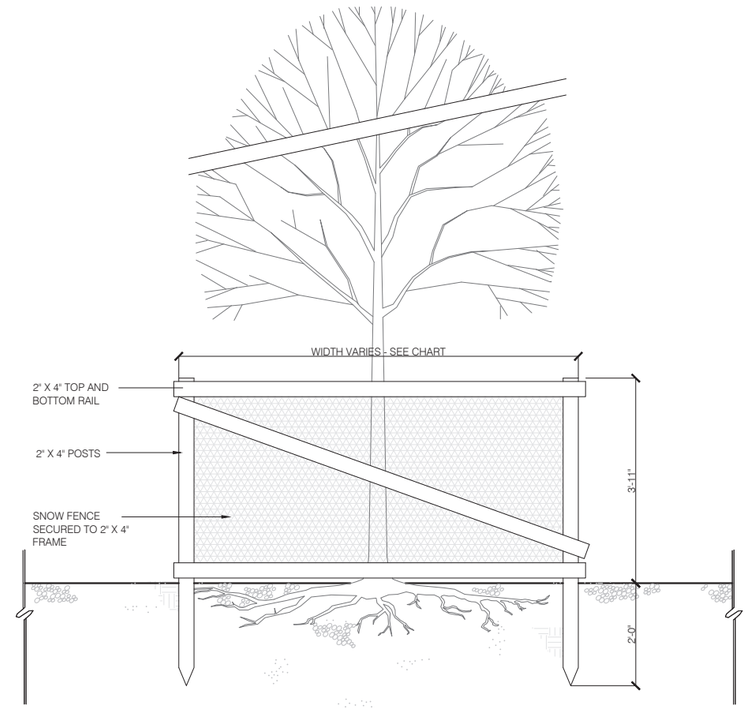
D15 RAMP HANDRAIL
SCALE 3/4"=1'-0"



D16 SHRUB PLANTING
SCALE 3/4"=1'-0"



D17 TREE PLANTING
SCALE 3/4"=1'-0"



D18 TREE PROTECTION BARRIER
SCALE 3/4"=1'-0"

N

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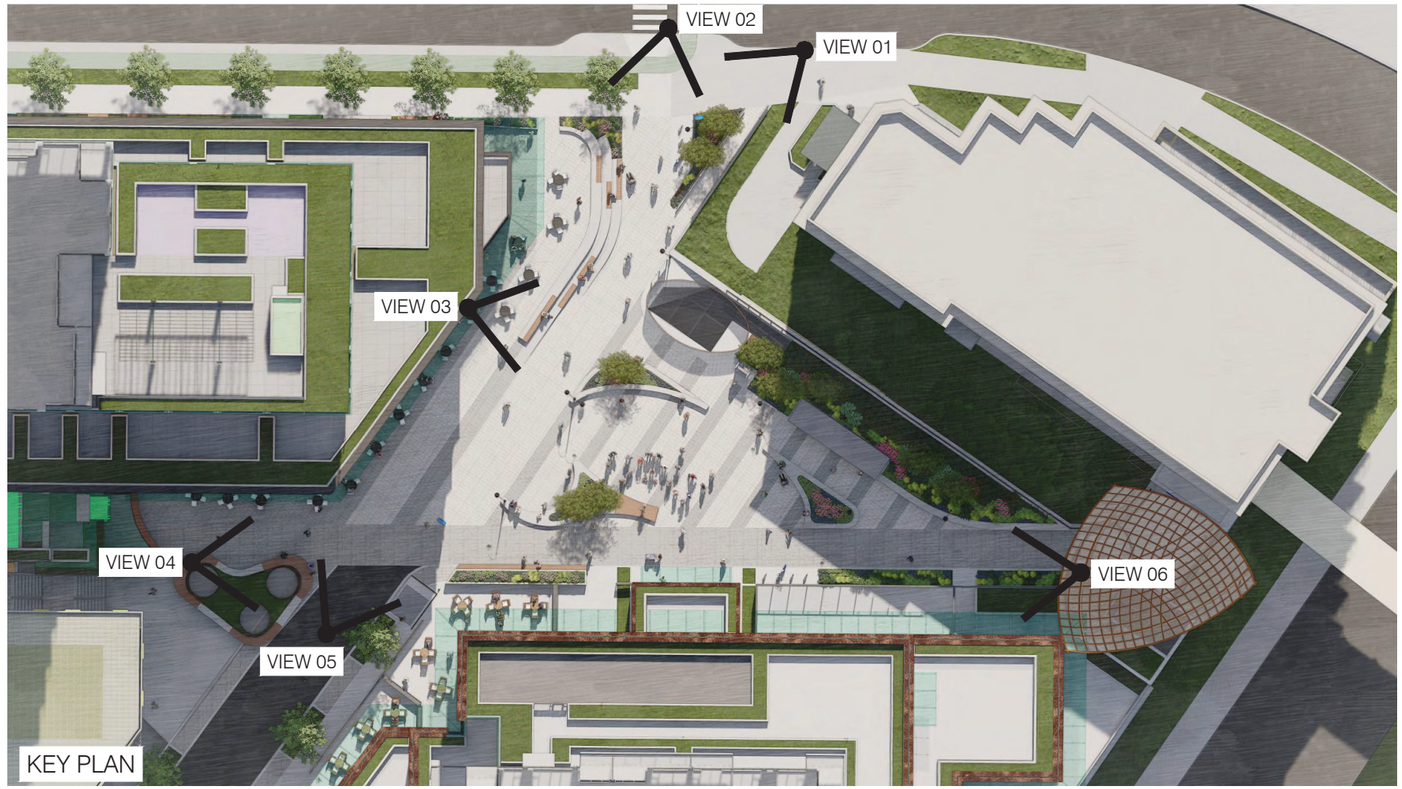
New Westminster

TITLE:

DETAILS

DRAWN BY: JC/LJ
DATE: 2022.02.04
SCALE: AS NOTED @ archD
SHEET: L9.4



KEY PLAN

VIEW 01

VIEW 02

VIEW 03

VIEW 04

VIEW 05

VIEW 06

N

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New Westminster

TITLE:

3D RENDERS

DRAWN BY: JC/LJ

DATE: 2022.02.04

SCALE: N.T.S. @ archD

SHEET: L10