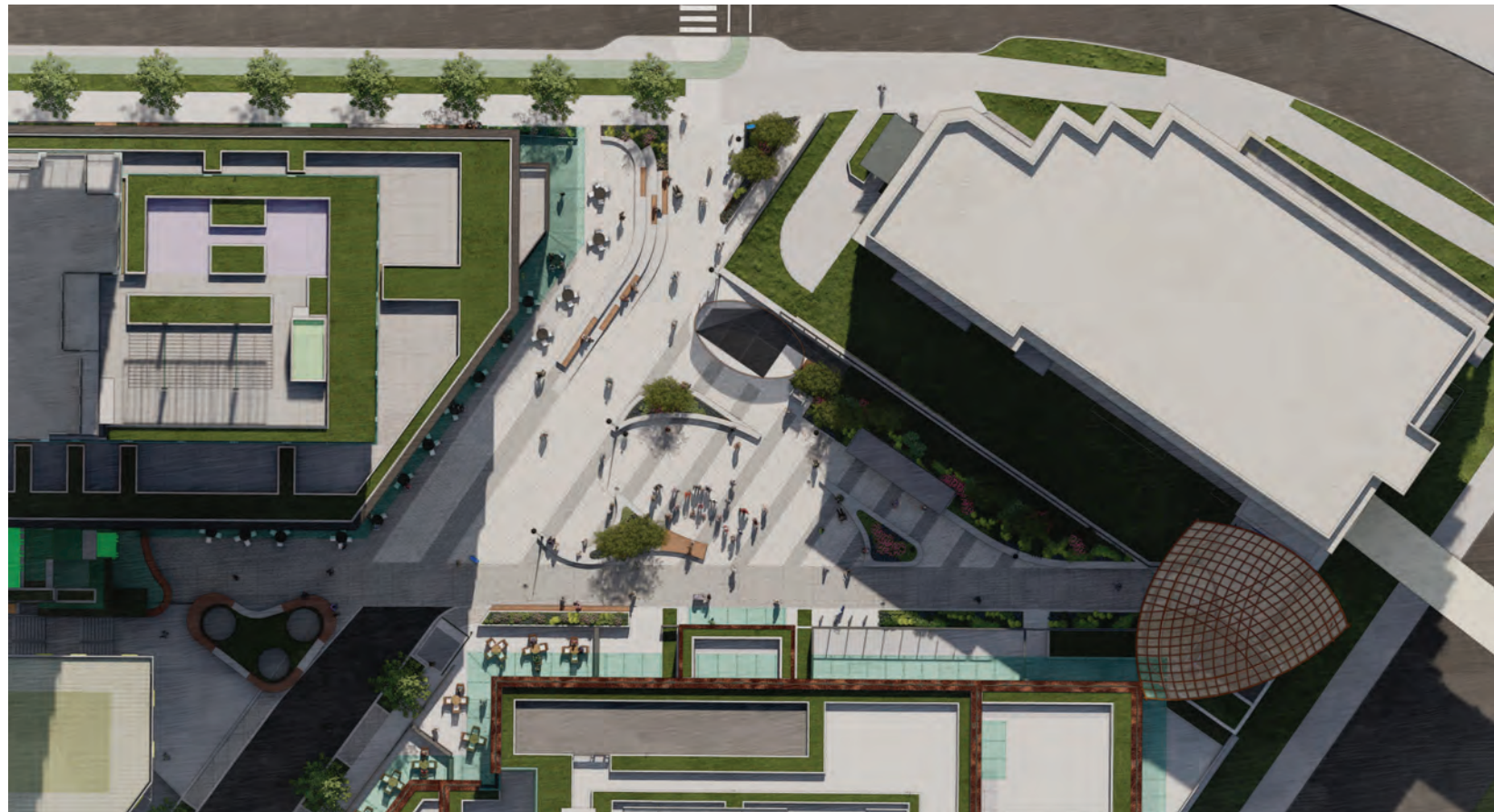


## Attachment 2

### *Applicant Design Rationale and Select Project Drawings*



# BREWERY DISTRICT TRANSIT PLAZA

## NEW WESTMINSTER, BC

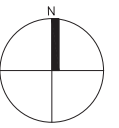
### Drawing Lists

- L0 Cover
- L1 Project Summary & Design Rationale
- 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
- L8 Lighting Plan
- L9.1 Details
- L9.2 Details
- 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	1	ISSUED FOR DEVELOPMENT PERMIT

#### CLIENT:

**wesgroup**

#### LANDSCAPE ARCHITECT:



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#### 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- A unique sense of place, with strong historical references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.

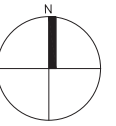
# LIGHTING AND EVENING OPPORTUNITIES

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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2022 02 04		ISSUED FOR DEVELOPMENT PERMIT

#### CLIENT:



#### LANDSCAPE ARCHITECT:



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#### PROJECT:

Brewery District  
Transit Plaza  
New Westminster

#### TITLE:

PROJECT  
SUMMARY &  
DESIGN  
RATIONALE

#### DRAWN BY:

JC/LJ

#### DATE:

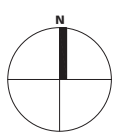
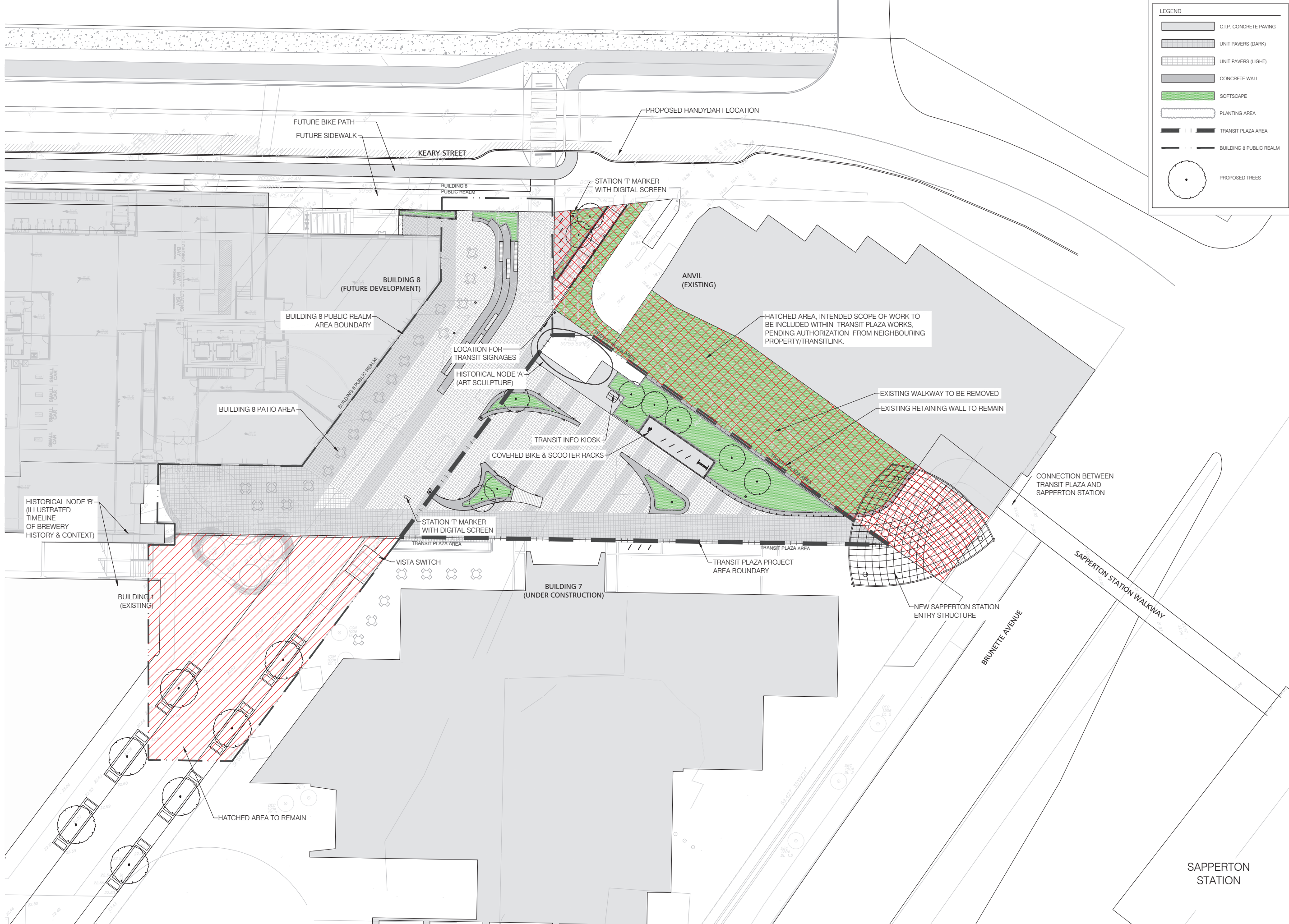
2022 02 04

#### SCALE:










N.T.S. @ archD

#### SHEET:

L1



**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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PROJECT:  
**Brewery District  
Transit Plaza  
New Westminster**

TITLE:  
**OVERALL  
CONTEXT AND  
SITE PLAN**

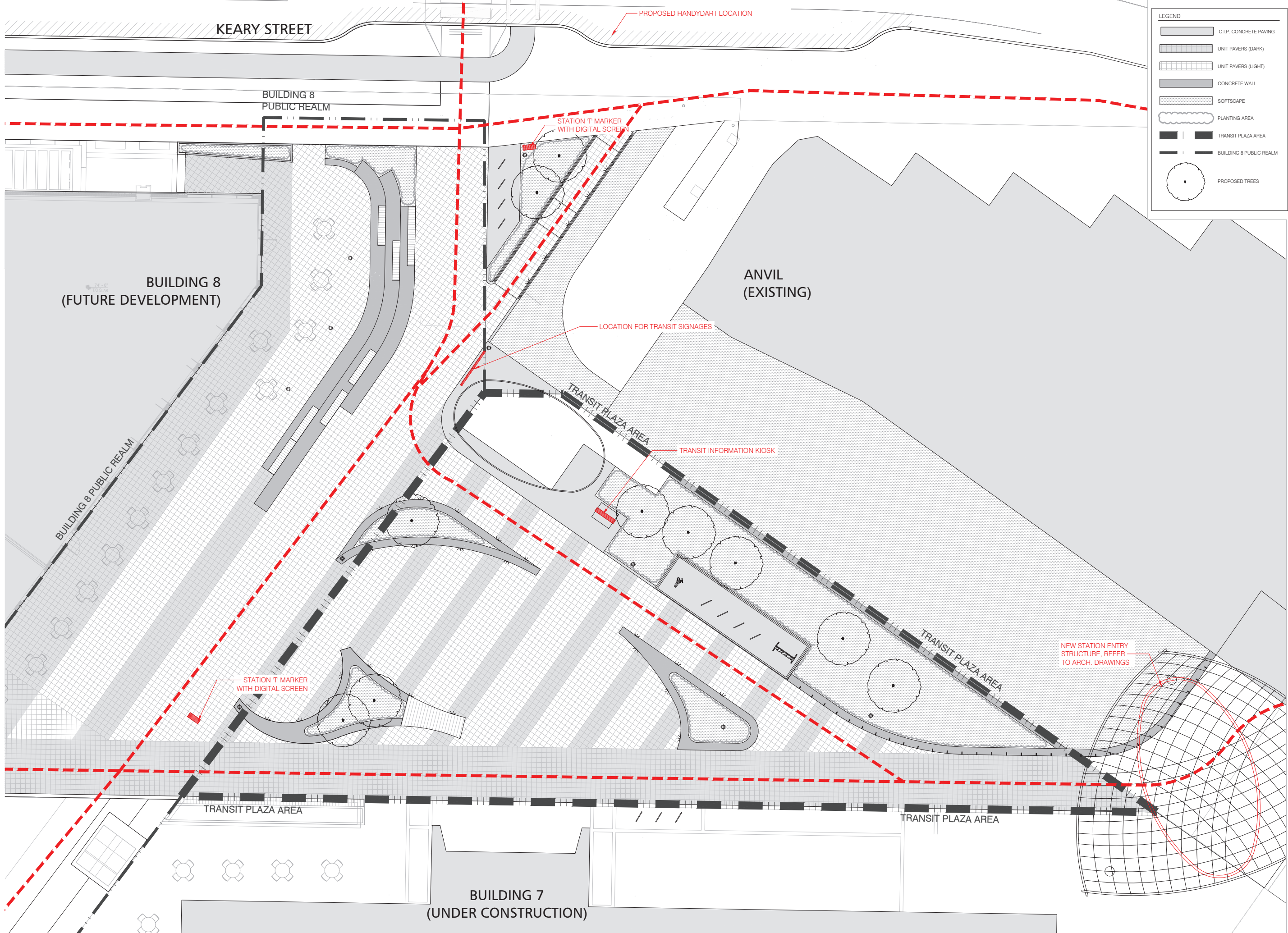
DRAWN BY:  
JCL/LJ

DATE:  
2022.02.04



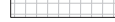






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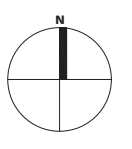
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**L2**

SAPPERTON STATION



**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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PROJECT:  
**Brewery District  
 Transit Plaza  
 New Westminster**

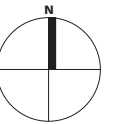
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 PLAN**

DRAWN BY:  
 JCL/LJ

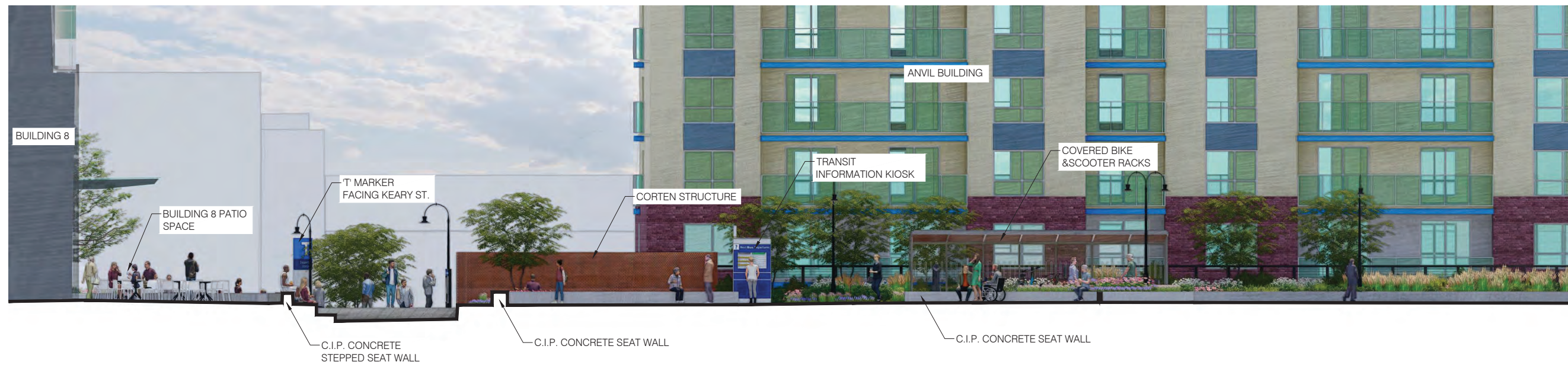
DATE:  
 2022.02.04

SCALE:  
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SHEET:  
**L3**



ELEVATION A-A'



ELEVATION B-B'

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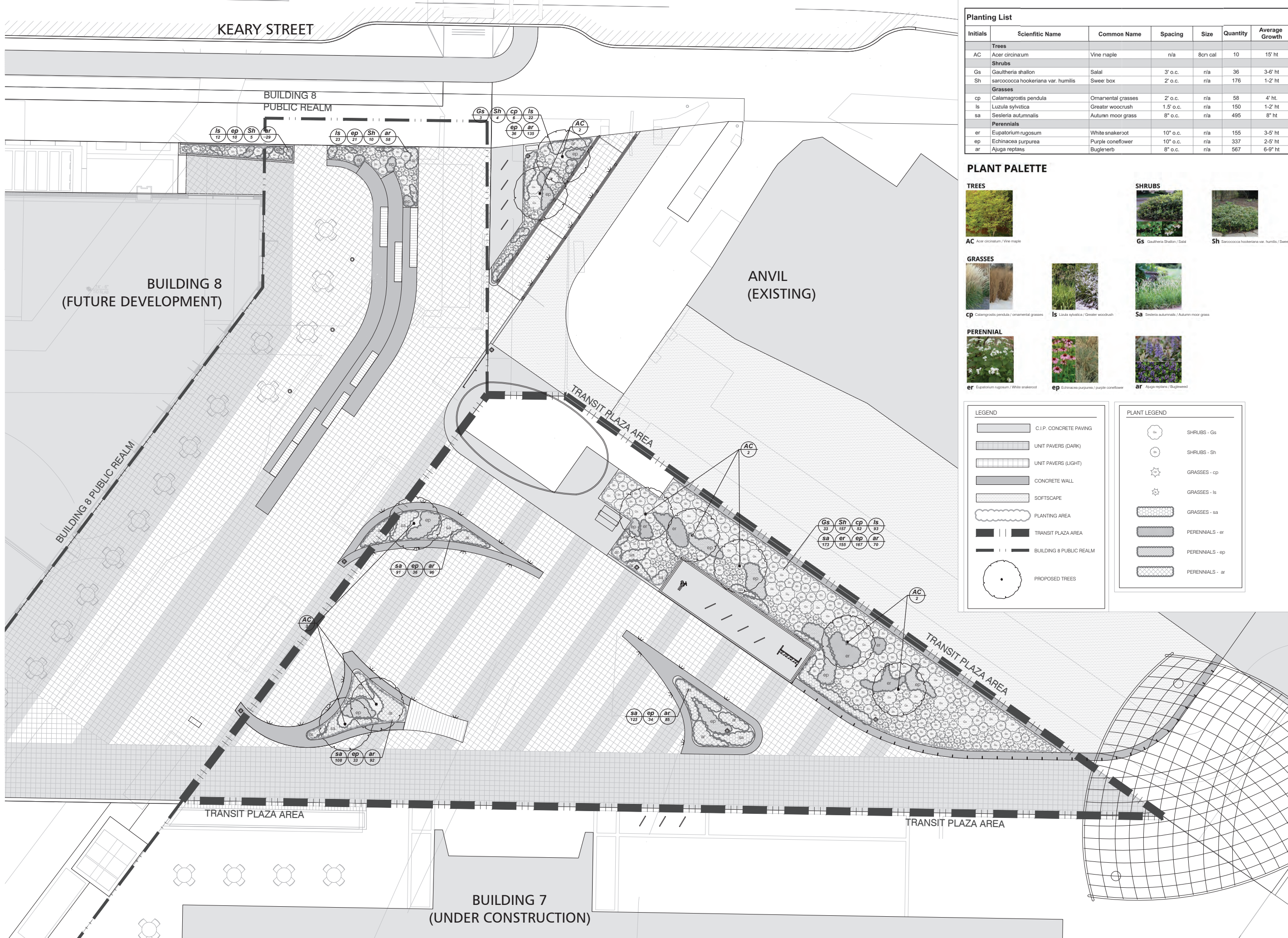
CLIENT:  
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PROJECT:  
Brewery District  
Transit Plaza  
New Westminster

TITLE:  
**ELEVATIONS**

DRAWN BY: JCL/LJ	SHEET:
DATE: 2022.02.04	<b>L5.2</b>
SCALE: N.T.S. @ archD	



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

**PLANT PALETTE**

**TREES**

**AC** *Acer circinaum* / Vine maple

**SHRUBS**

**Gs** *Gaultheria shallon* / Salal

**Sh** *Sarcococca hookeriana var. humilis* / Sweet box

**GRASSES**

**cp** *Calamagrostis 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

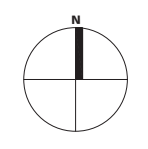
**ar** *Ajuga reptans* / Bugleweed

**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

**PLANT LEGEND**

- SHRUBS - Gs
- SHRUBS - Sh
- GRASSES - cp
- GRASSES - Is
- GRASSES - sa
- PERENNIALS - er
- PERENNIALS - ep
- PERENNIALS - ar



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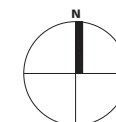
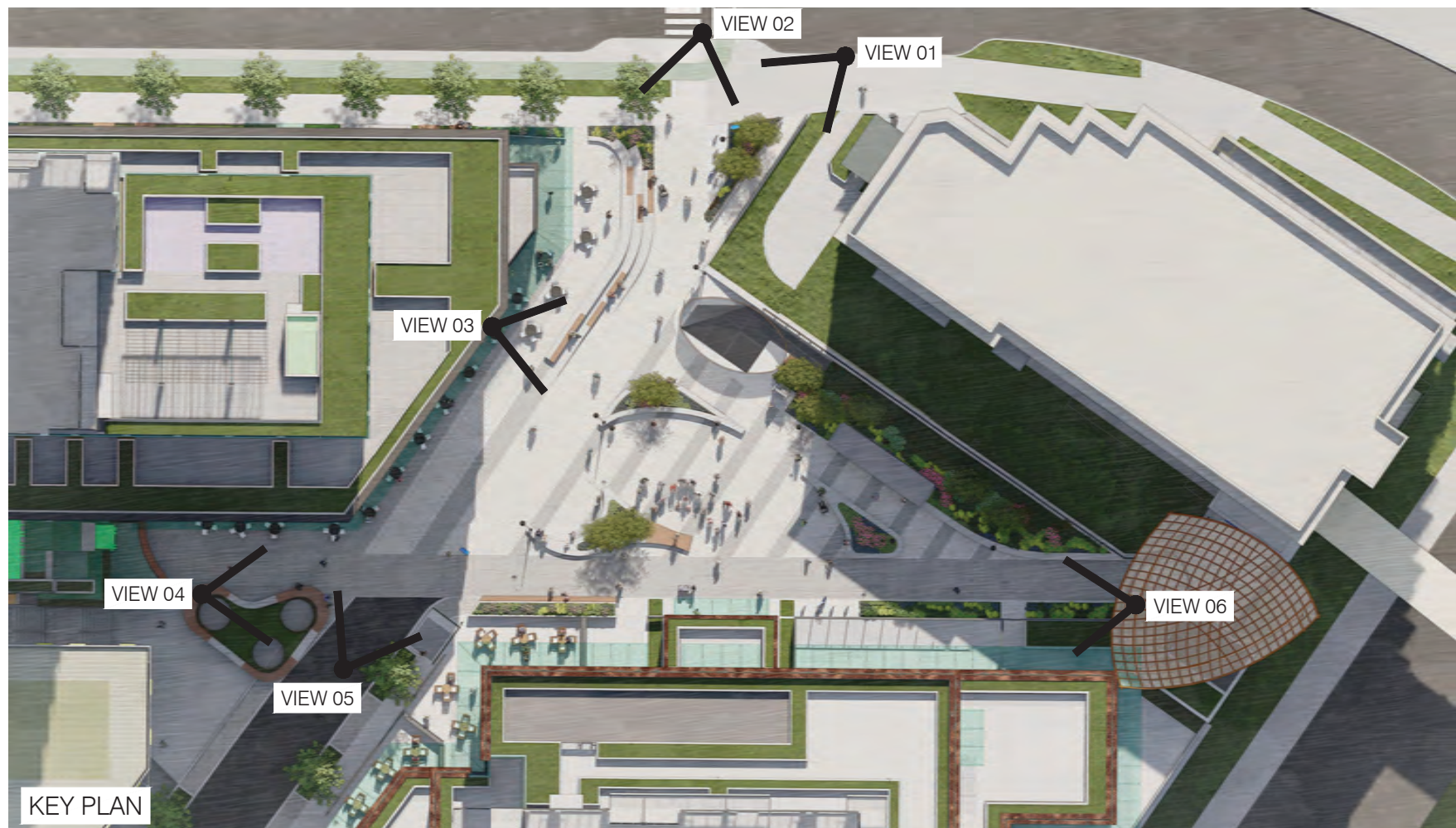
TITLE:  
**PLANTING PLAN**

DRAWN BY:  
JCL/LJ

DATE:  
2022.02.04

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

SHEET:  
**L7**



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PROJECT:  
**Brewery District  
Transit Plaza  
New Westminster**

TITLE:  
**3D RENDERS**

DRAWN BY: JCL/LJ	SHEET:
DATE: 2022.02.04	<b>L10</b>
SCALE: N.T.S. @ archD	