



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.