

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



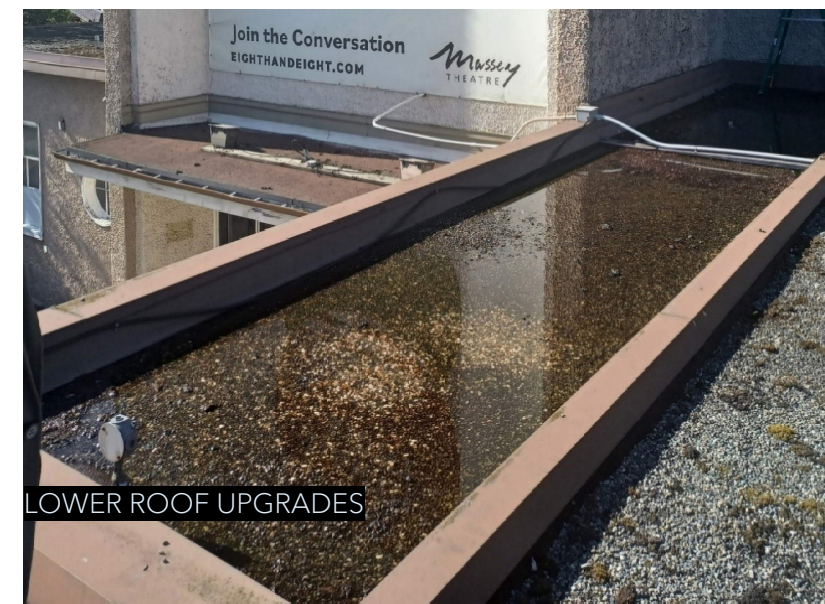
WINDOW REPLACEMENTS



REPLACE DOORS/WINDOWS



TRUSS UPGRADE
THEATRE WINDOW FEATURE



LOWER ROOF UPGRADES



ROOF SEPARATION/DRAIN
REPLACEMENT



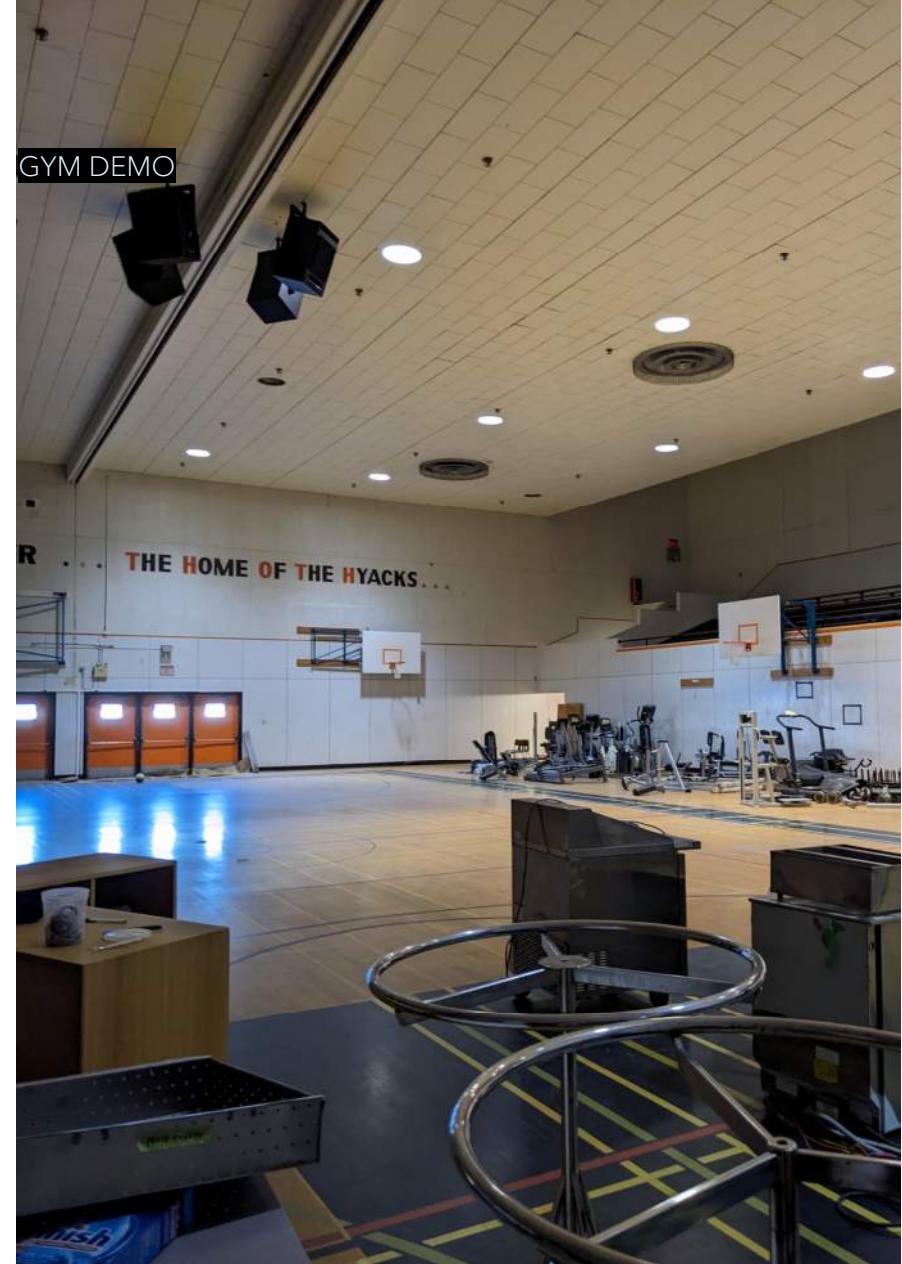
RELOCATION OF FIRE
DEPARTMENT CONNECTION



FIRE PANEL
REPLACEMENT



THEATRE TRUSS REPAIR



GYM DEMO



REPLACE AREAS OF ROT/
WATER DAMAGE



ELECTRICAL ROOM
SWITCHOVER



SOUTH WALL
WATERPROOFING



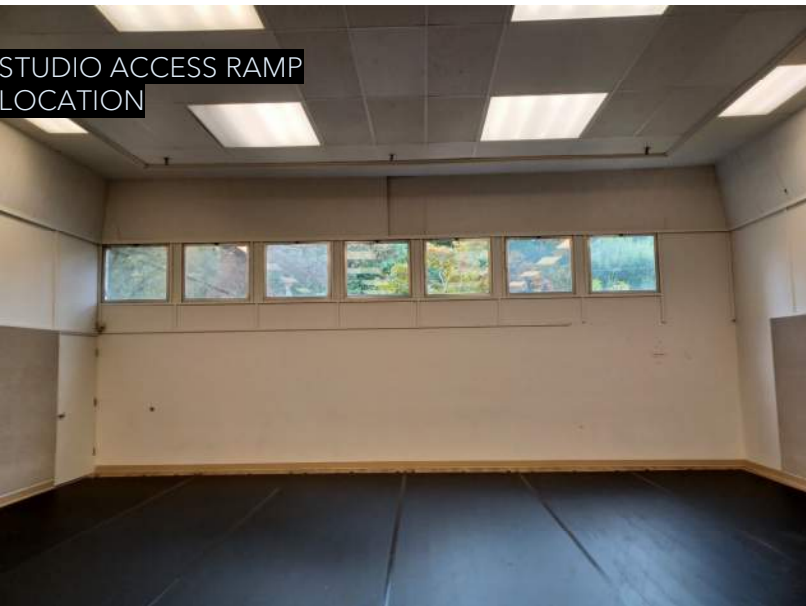
STAGE LIFT INSTALLATION



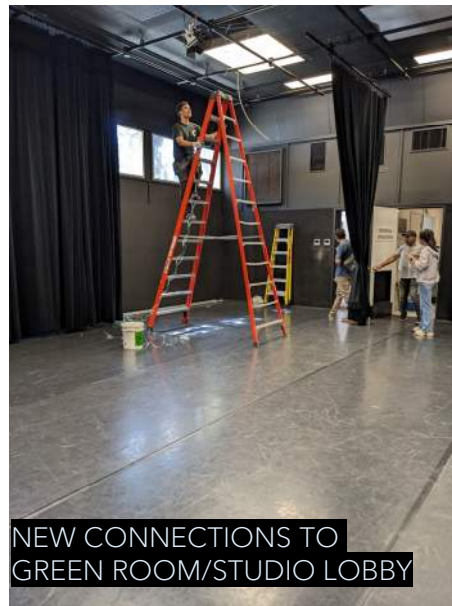
LIFT LOBBY AT
CHANGE ROOM



STORAGE EXTENSION TO
NEW KITCHEN



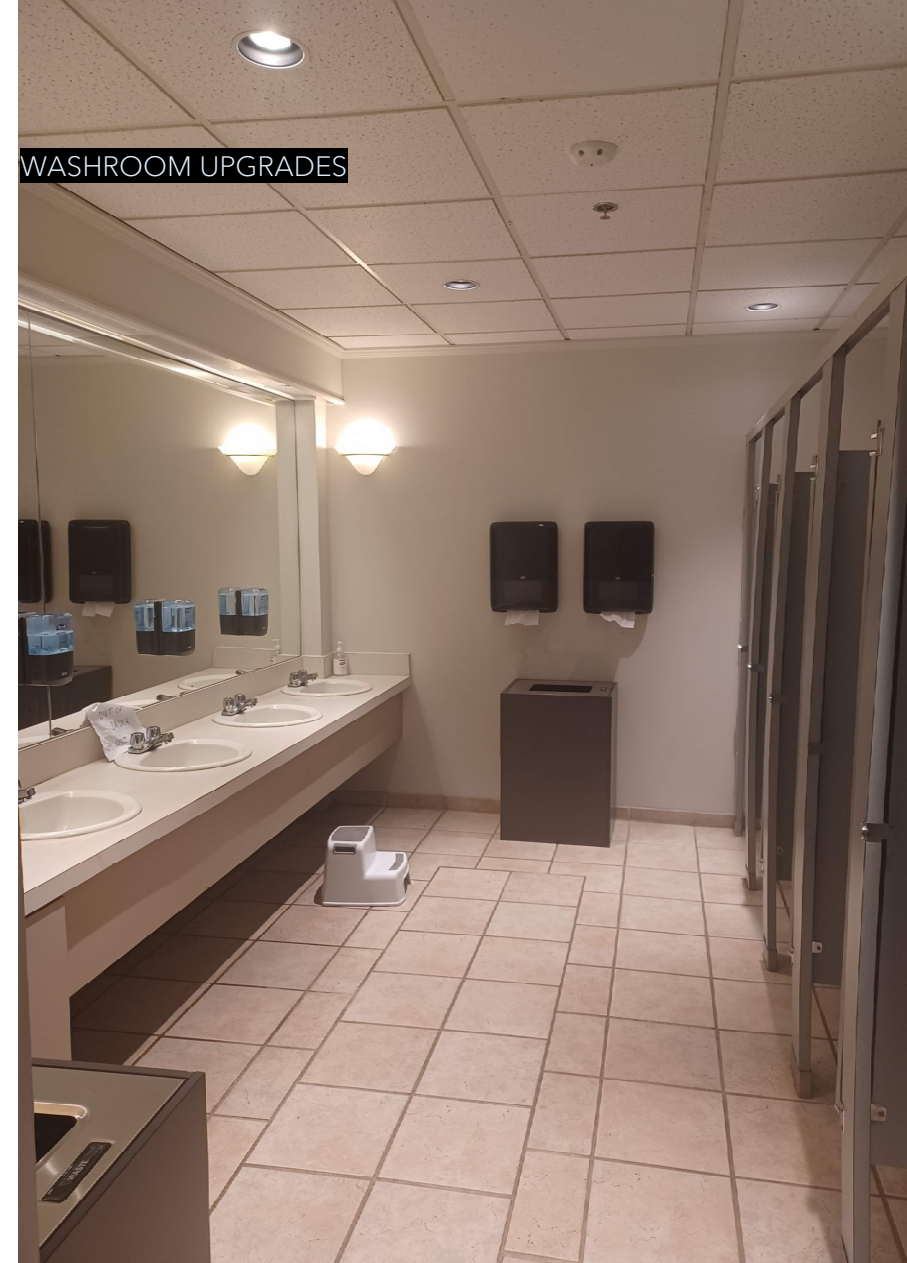
STUDIO ACCESS RAMP
LOCATION



NEW CONNECTIONS TO
GREEN ROOM/STUDIO LOBBY



UTILITY
RELOCATION



WASHROOM UPGRADES

Exterior Overview

DEMOLITION OF GYM

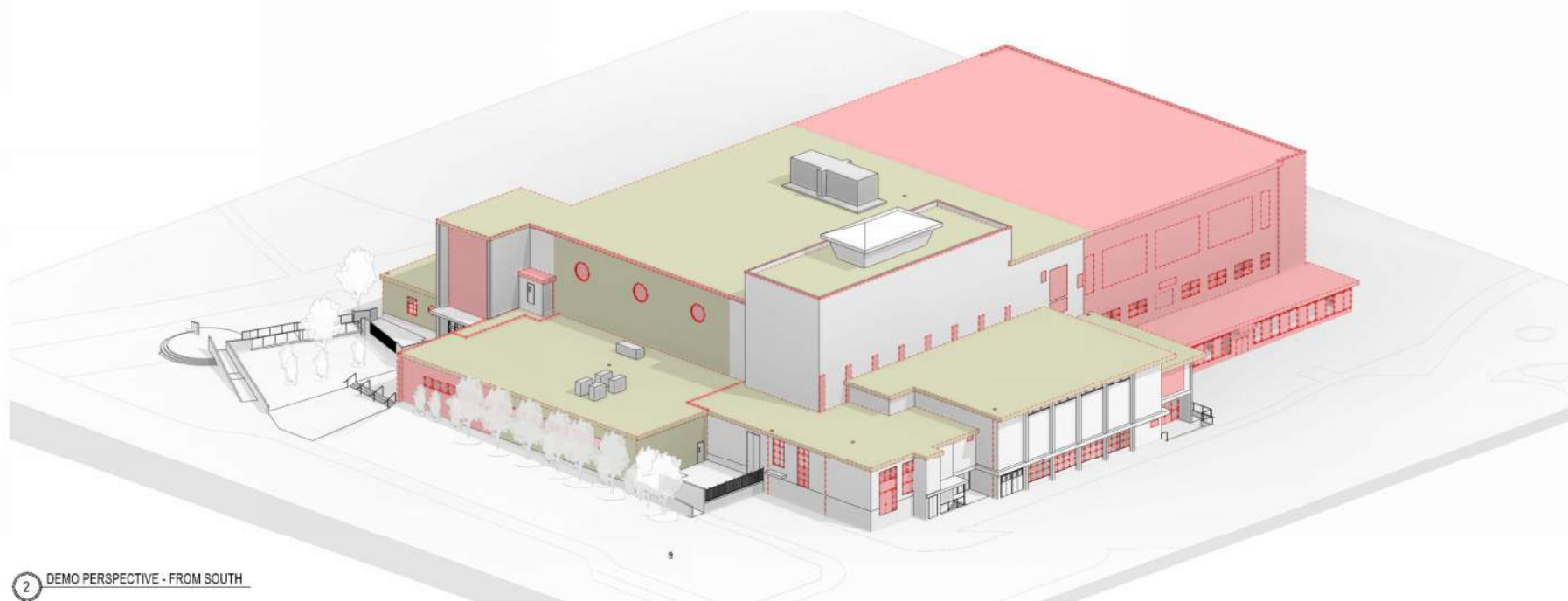
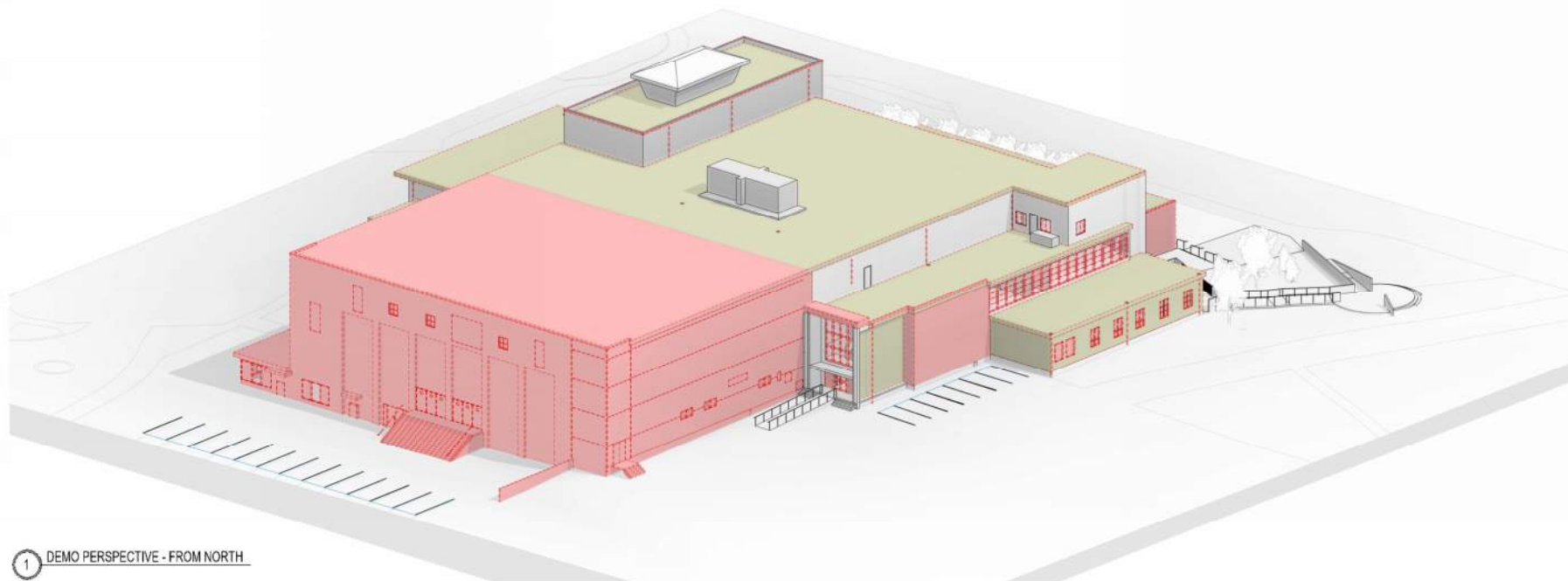
DEMOLITION OF TEMP WALL

DEMO OF EXISTING WINDOWS

RELOCATION OF BLDG UTILITIES

COLOUR LEGEND

	DEMOLITION
	EX. ENVELOPE UPGRADE
	NEW UPGRADE
	PAINT



Exterior Overview

DEMOLITION OF GYM

DEMOLITION OF TEMP WALL

DEMO OF EXISTING WINDOWS

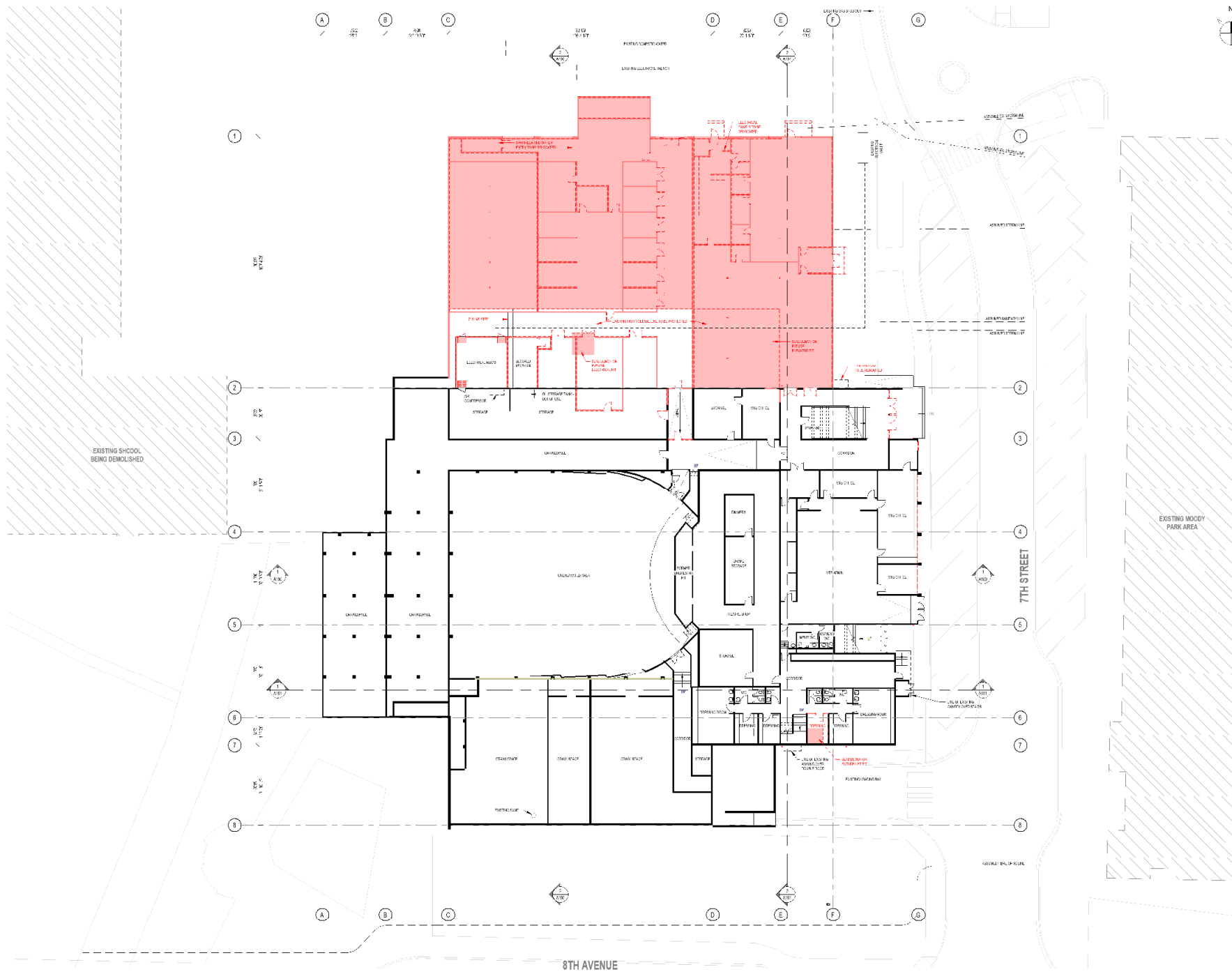
RELOCATION OF BLDG UTILITIES

COLOUR LEGEND

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

1 DEMO PERSPECTIVE - FROM WEST

2 DEMO PERSPECTIVE - FROM EAST

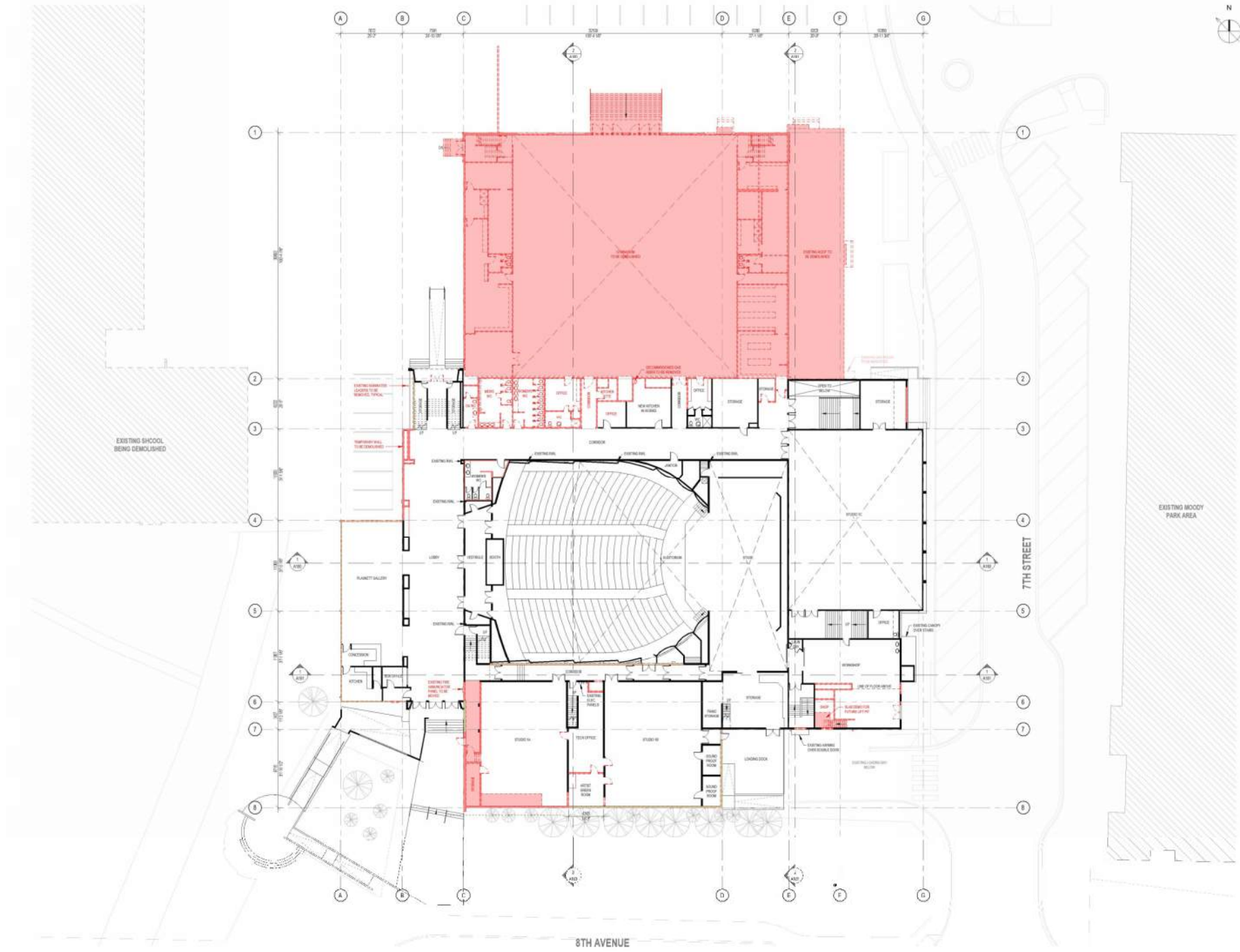


Demo Zones

DEMOLITION OF GYM
RELOCATION OF UTILITIES

COLOUR LEGEND

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

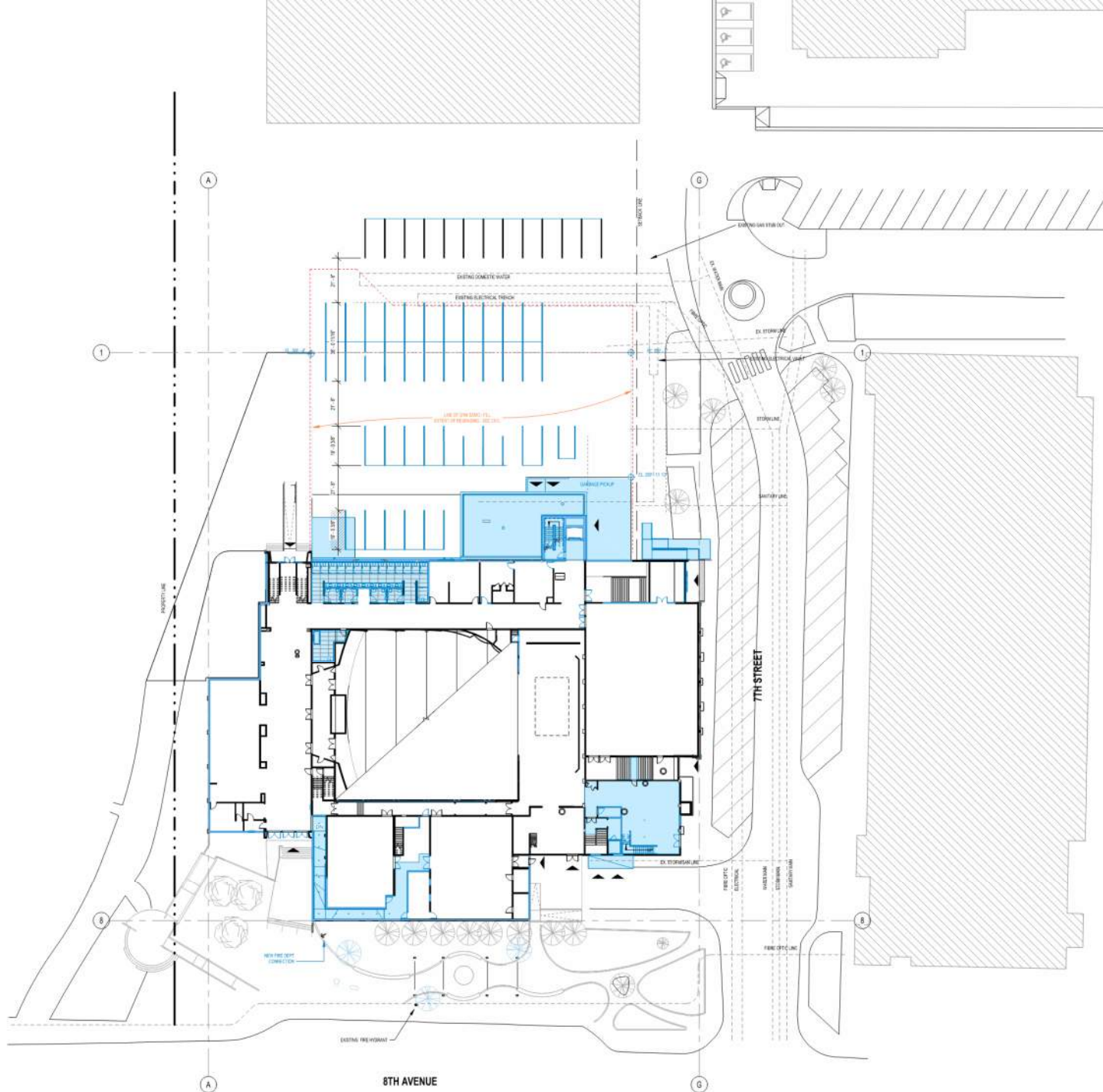


Demo Zones

DEMOLITION OF GYM
WASHROOM DEMO
ENVELOPE UPGRADE
INTERIOR PROJECTS

COLOUR LEGEND

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



Key Exterior Upgrades

GRADING/PARKING/LANDSCAPE

REPAIR/UPGRADE OF ALL ROOFS

NEW WINDOWS

STUCCO REPAIR

COLOUR LEGEND

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

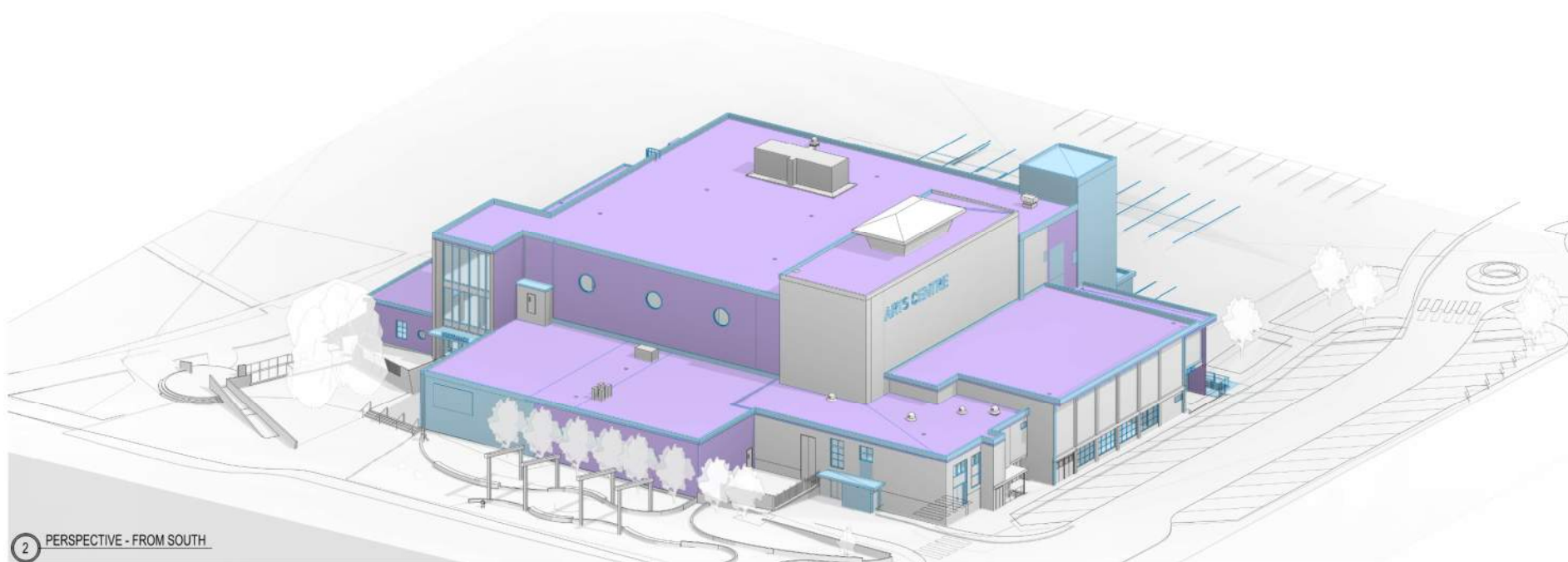
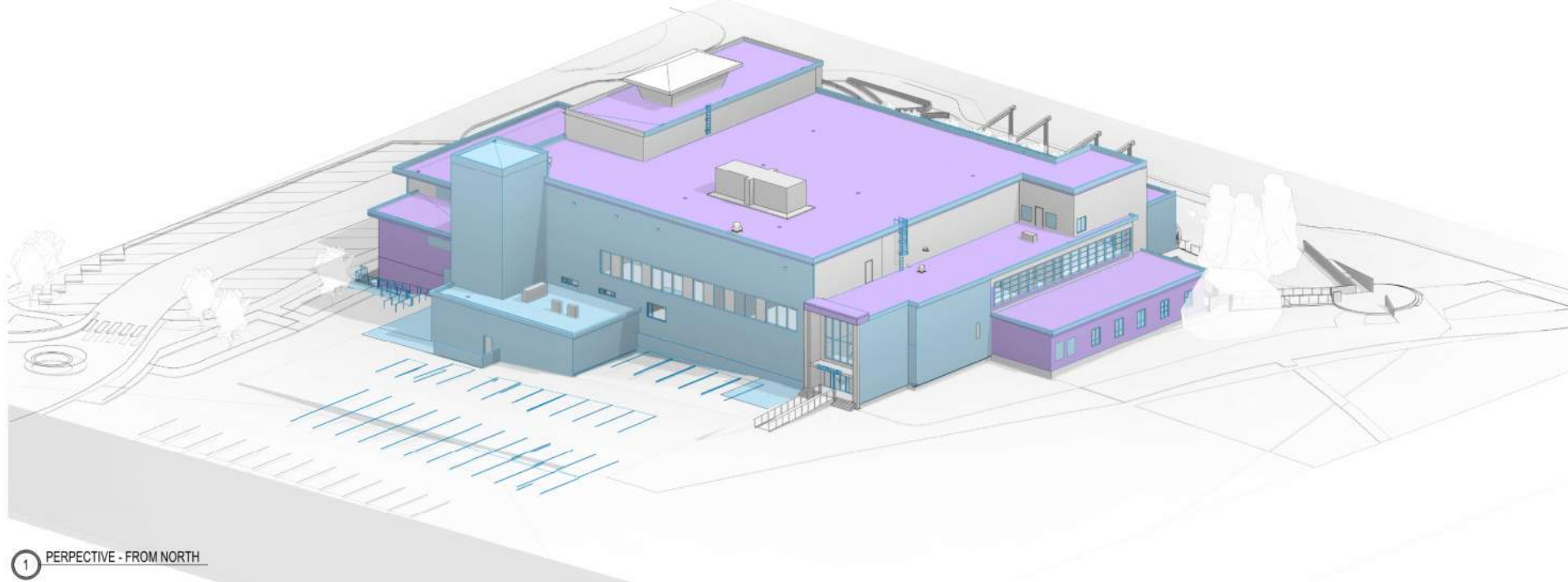
New Exterior

NEW ADDITION/STAIR TOWER

UPGRADES TO ROOFS

NEW WINDOWS

STUCCO AND PAINTING

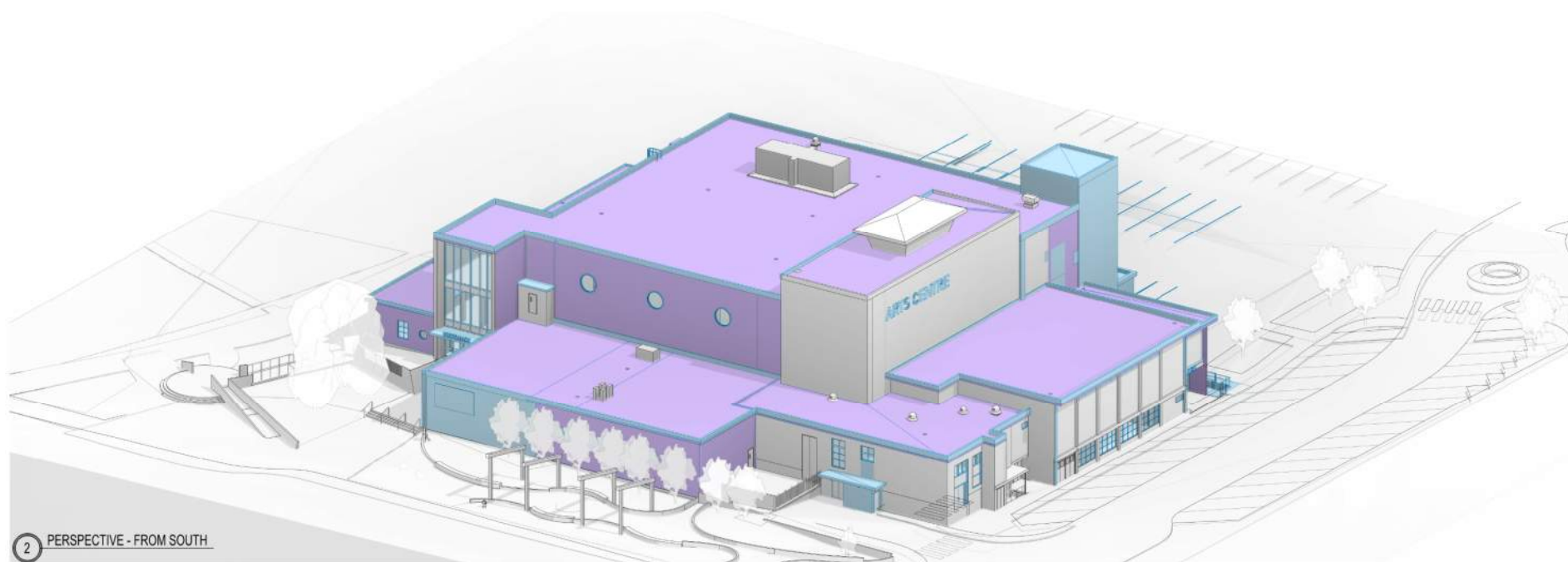
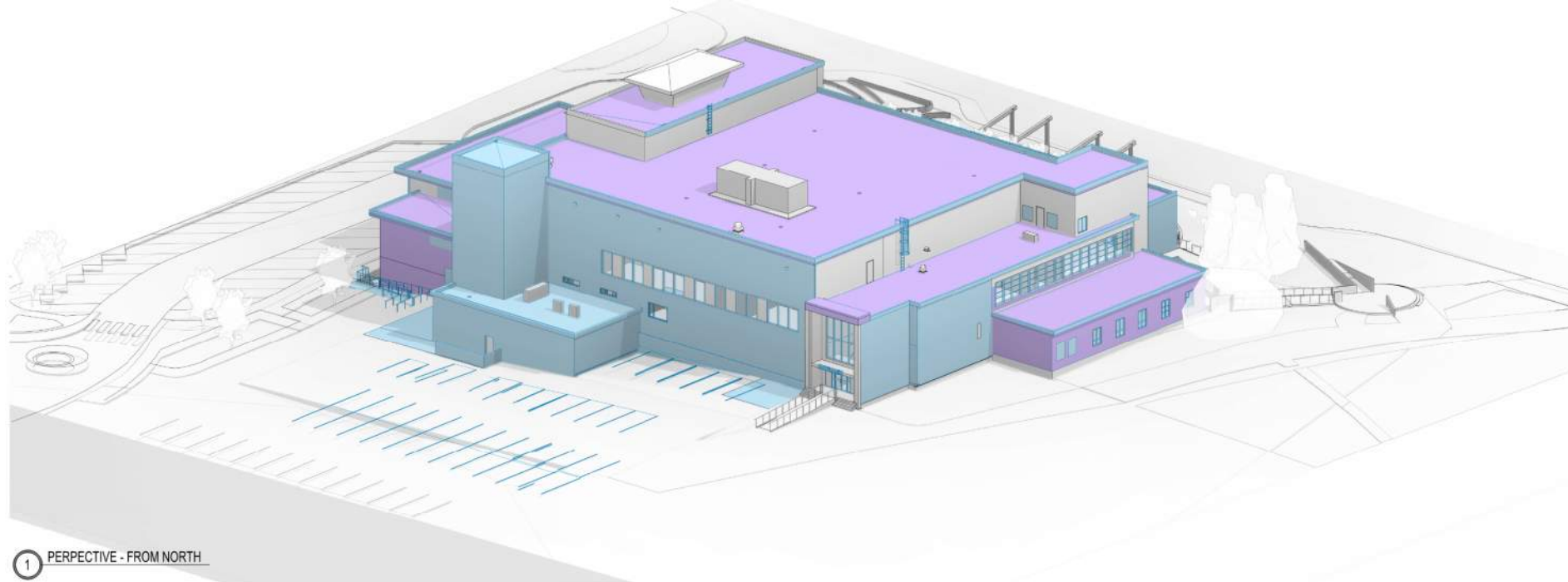


COLOUR LEGEND

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

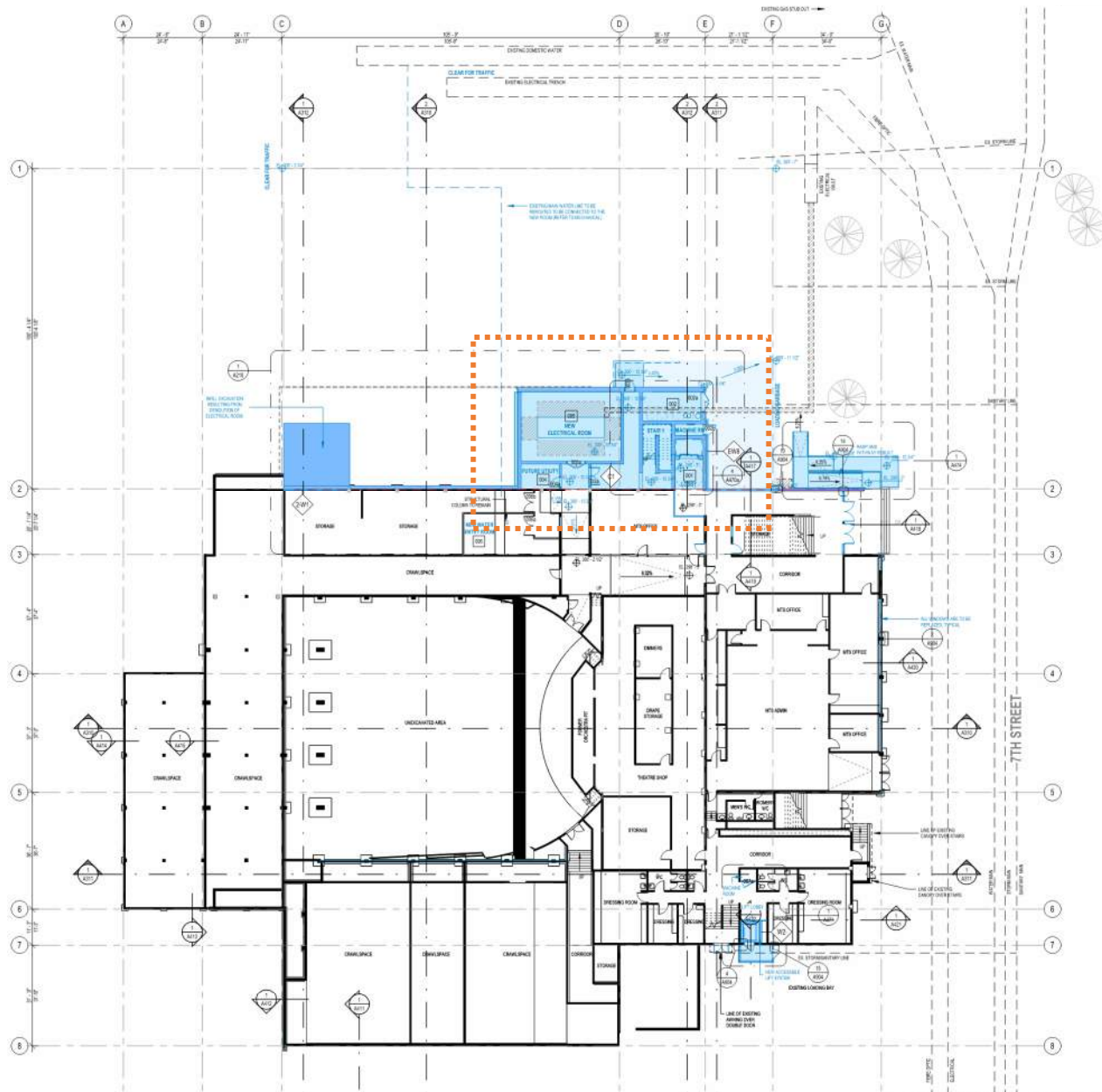
New Exterior

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

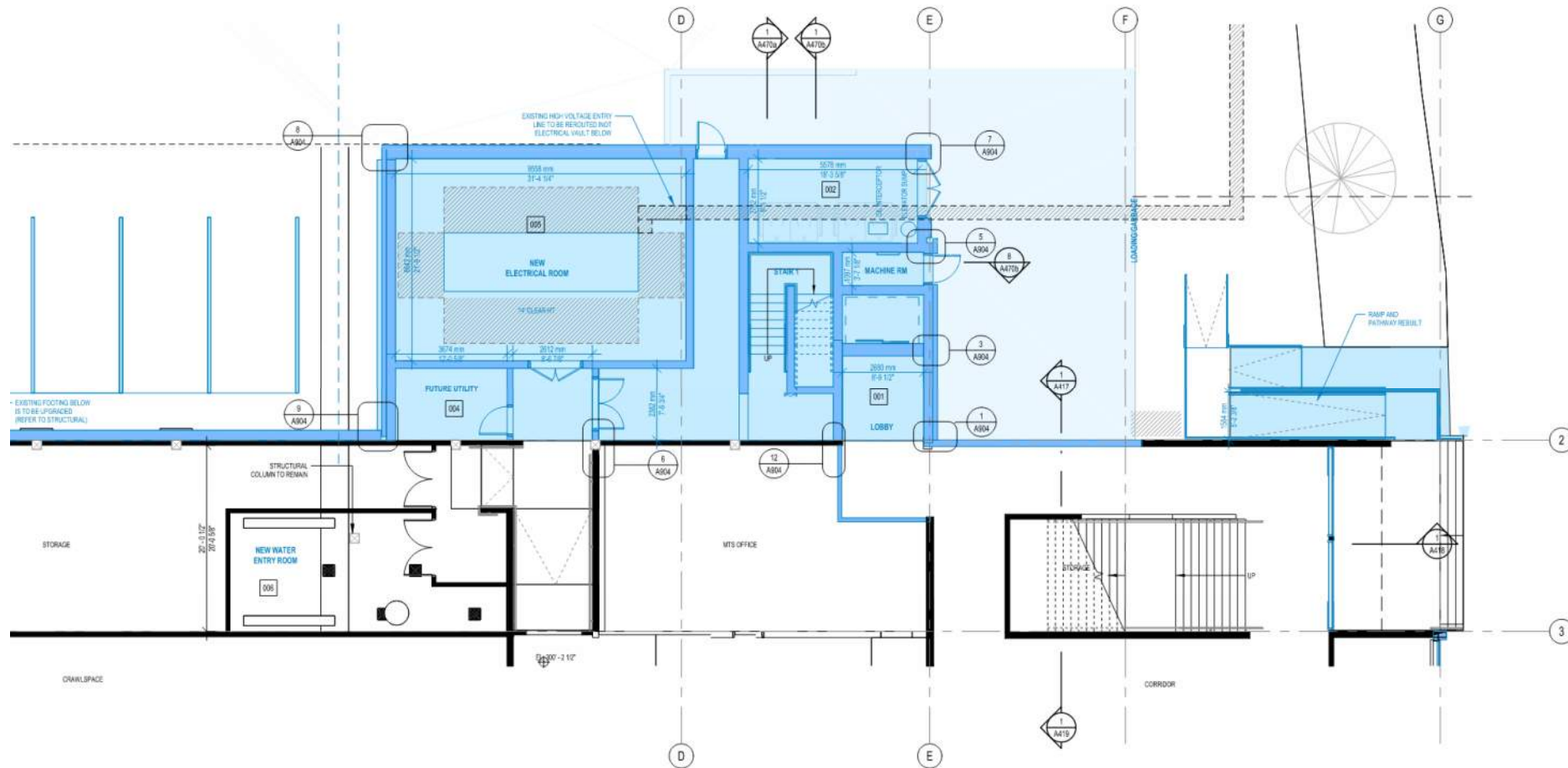


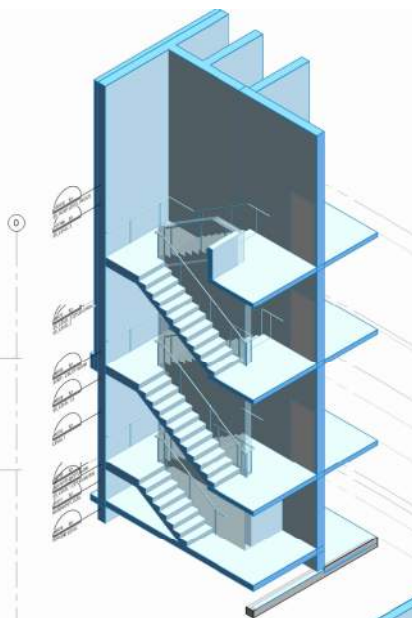
New Building

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

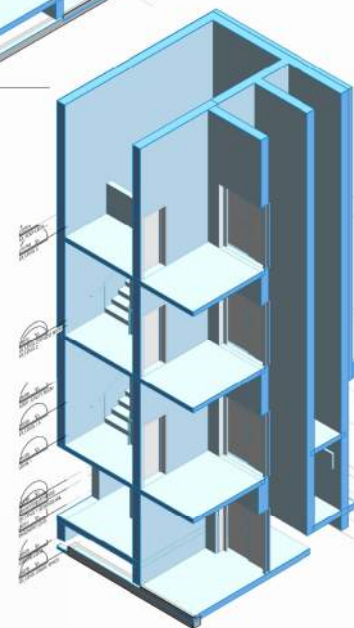
COLOUR LEGEND

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





7 NEW STAIR 3D VIEW






ELEVATOR CORE 3D VIEW

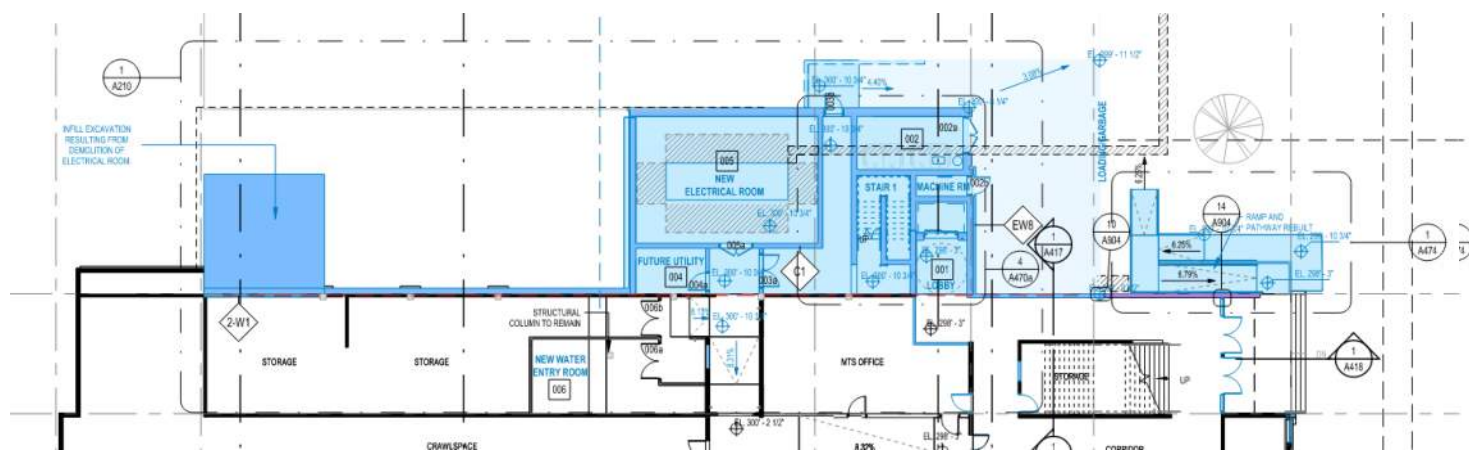
Elevator Stair/ Core

3 LEVEL ELEVATOR

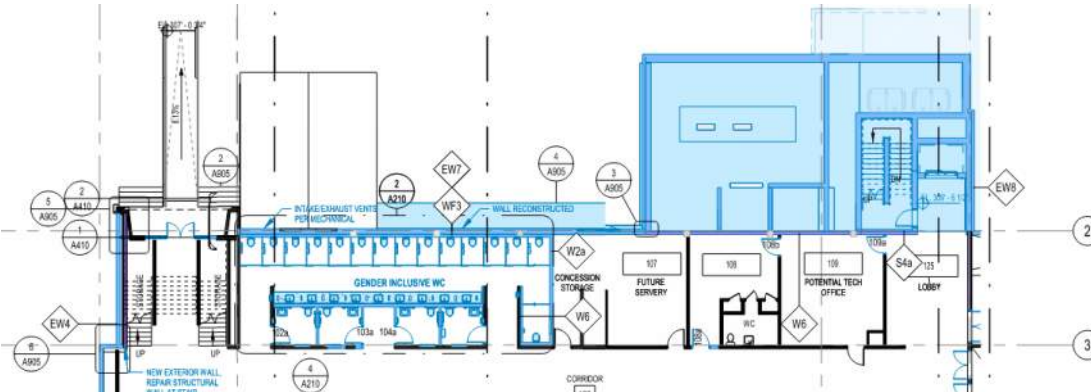
4 LEVEL STAIR

COLOUR LEGEND

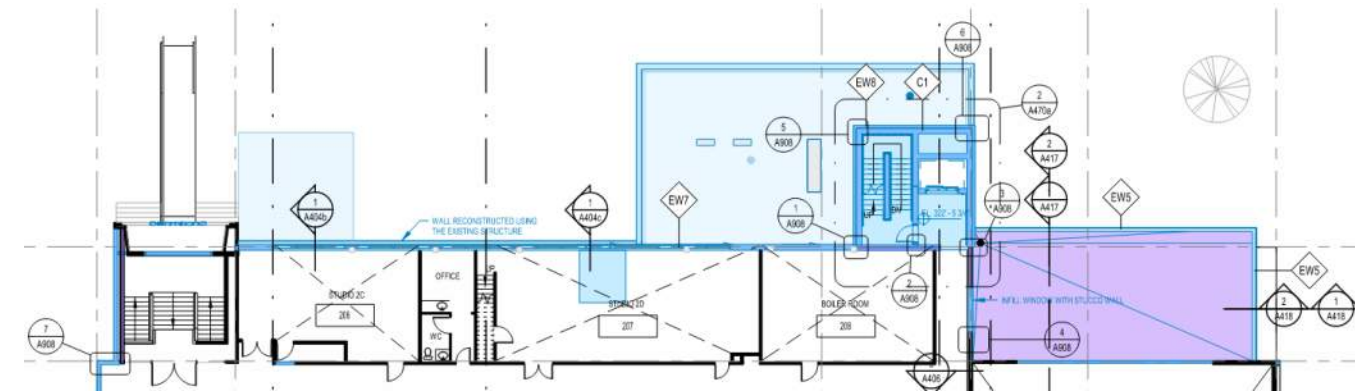
- | | |
|---|----------------------|
|  | DEMOLITION |
|  | EX. ENVELOPE UPGRADE |
|  | NEW UPGRADE |
|  | PAINT |



LEVEL 1



LEVEL 2



LEVEL 3

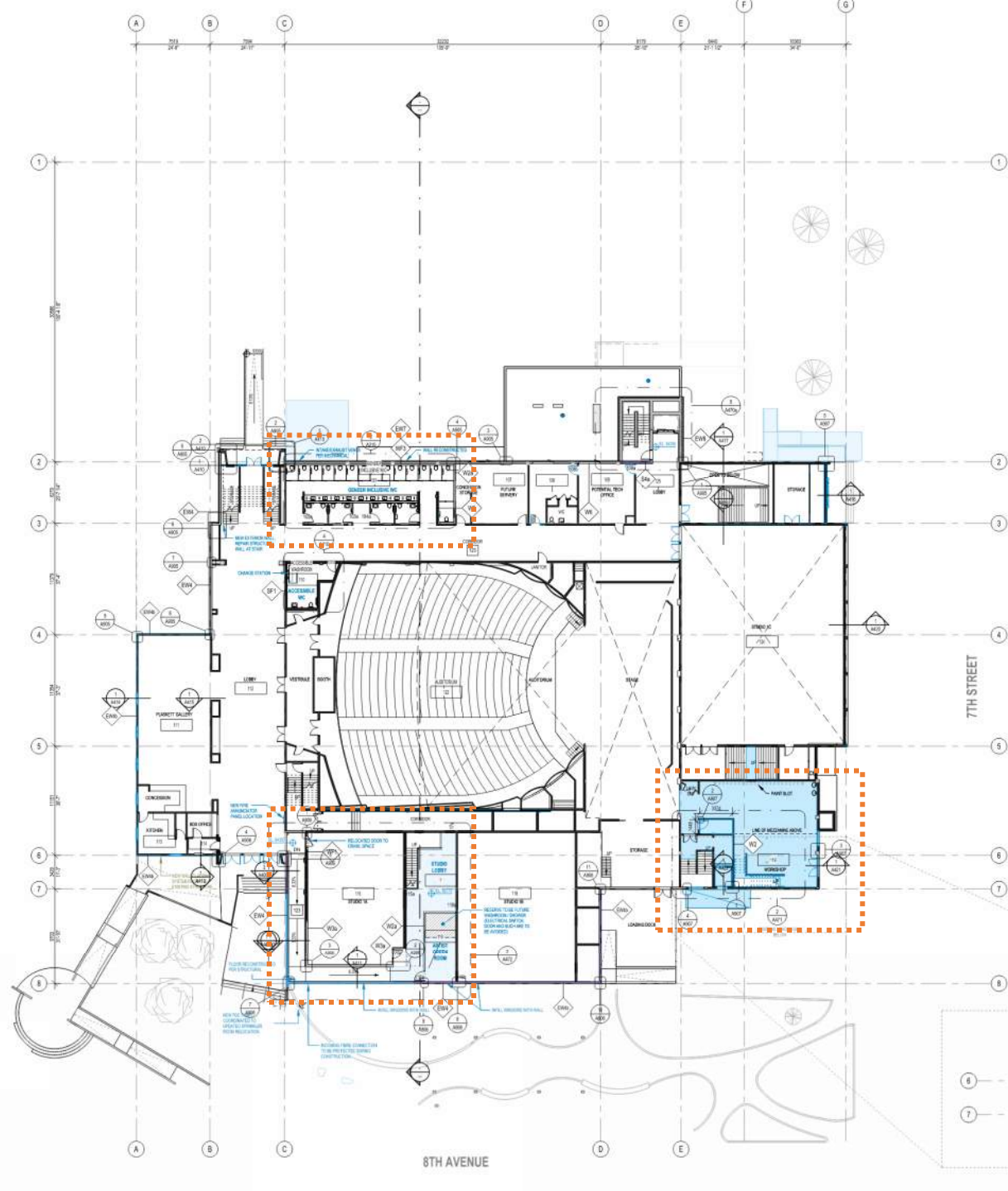
Elevator Stair/ Core

3 LEVEL ELEVATOR

4 LEVEL STAIR

COLOUR LEGEND

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

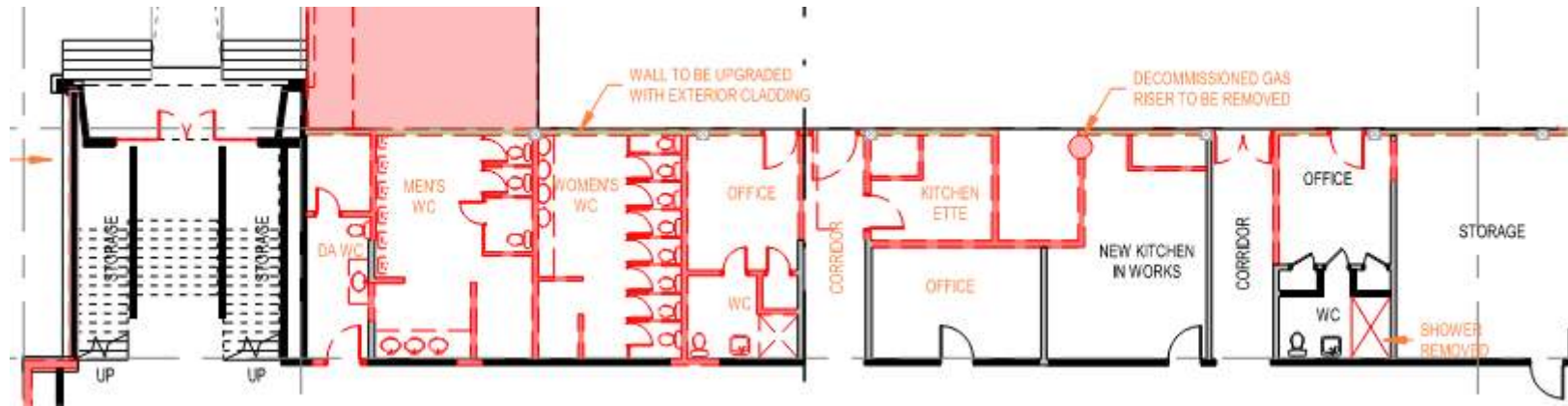


Interior Areas

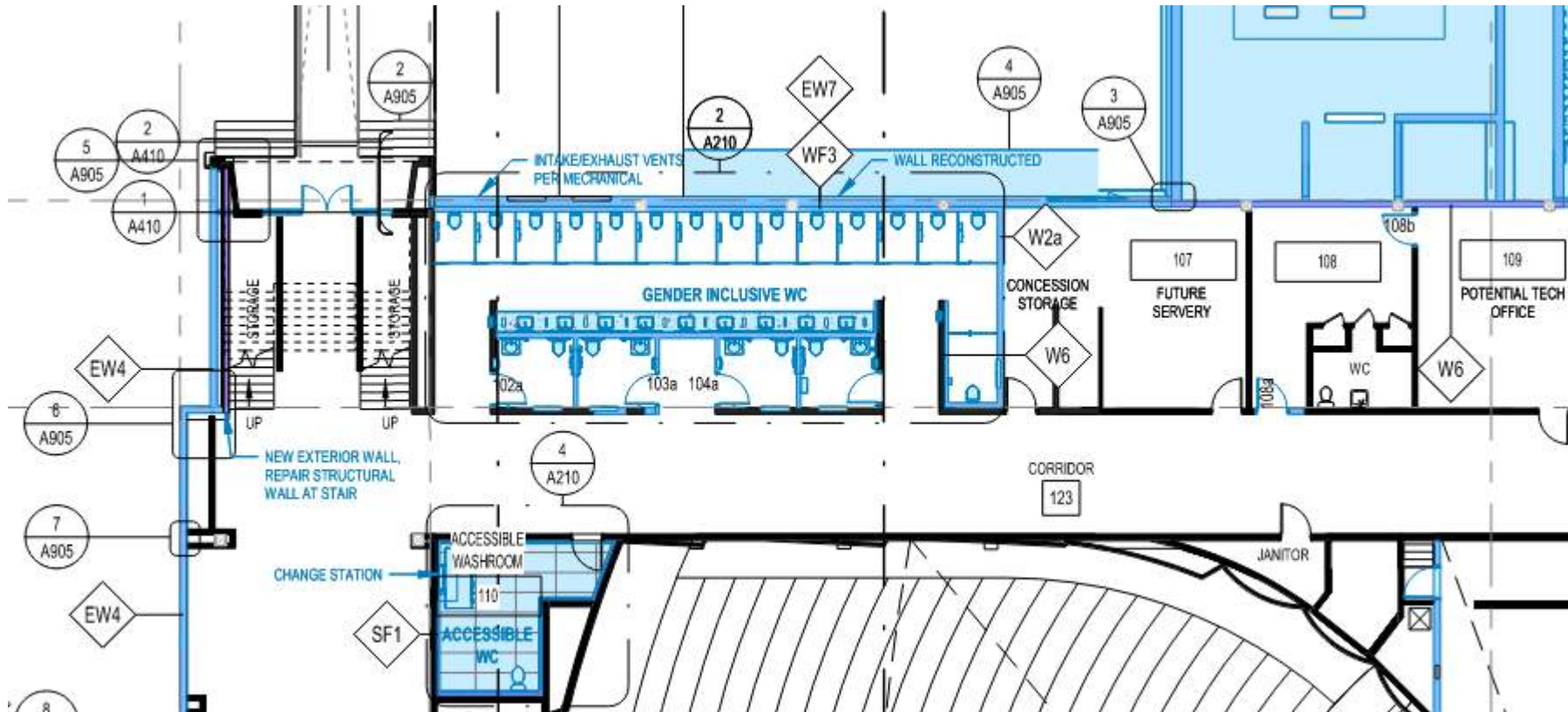
1. WASHROOM UPGRADES
2. RAMP INSTALLATION
3. NEW STAGE LIFT

COLOUR LEGEND

	DEMOLITION
	EX. ENVELOPE UPGRADE
	NEW UPGRADE
	PAINT



LEVEL 1 - WASHROOM DEMO



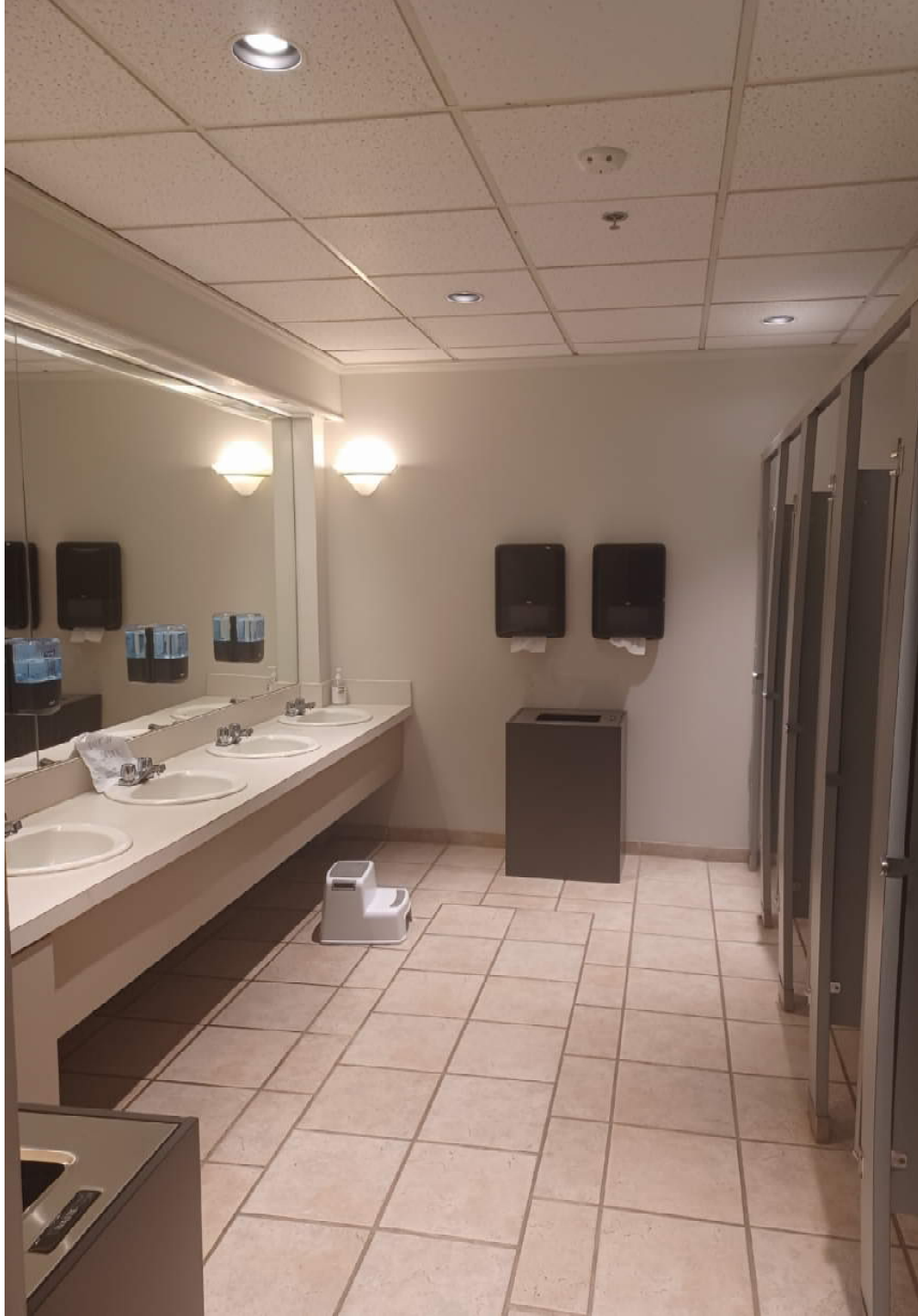
LEVEL 1 - WASHROOM UPGRADE

Washroom Areas

GENDER INCLUSIVE WASHROOMS
UPDATE WOMEN'S WASHROOM

COLOUR LEGEND

	DEMOLITION
	EX. ENVELOPE UPGRADE
	NEW UPGRADE
	PAINT



Washroom Areas

GENDER INCLUSIVE WASHROOMS



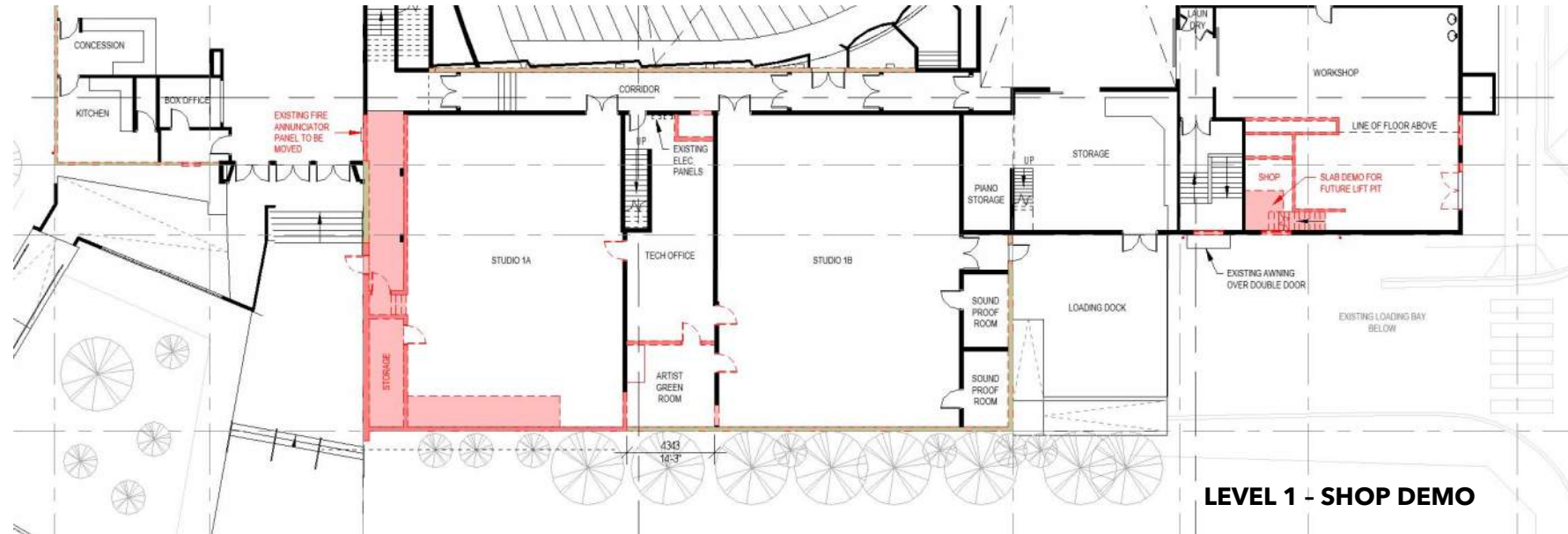
Washroom Areas

GENDER INCLUSIVE WASHROOMS

LEVEL 1 UPGRADES.

Studio/Back of House Upgrades

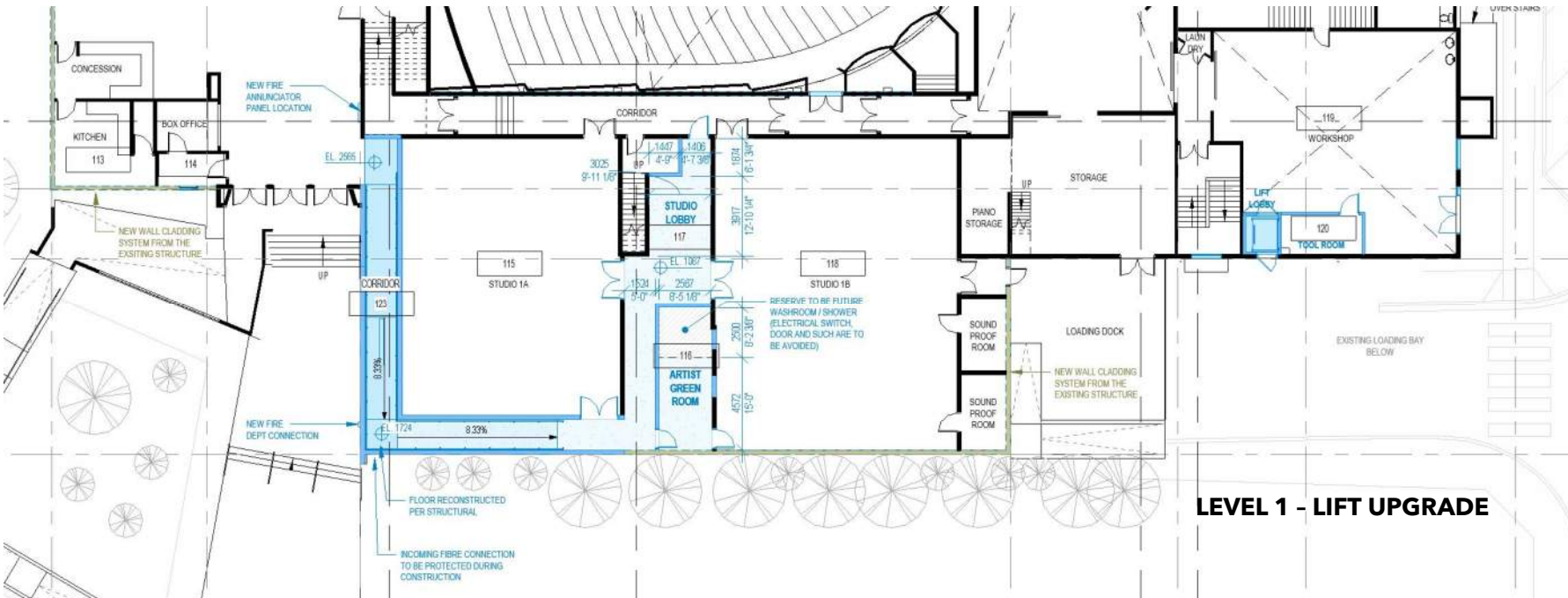
STUDIO ACCESS RAMP
EXTERIOR ACCESS LIFT



LEVEL 1 - SHOP DEMO

COLOUR LEGEND

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



LEVEL 1 - LIFT UPGRADE





CONTEXT: SOUTH ENTRANCE
MASSEY THEATRE RENOVATION: AESTHETIC

PROSCENIUM
ARCHITECTURE + INTERIORS INC.



CONTEXT: SOUTH ENTRANCE
MASSEY THEATRE RENOVATION: AESTHETIC



CONTEXT: NORTH ENTRANCE
MASSEY THEATRE RENOVATION: AESTHETIC

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CURRENT: EAST ENTRANCE
MASSEY THEATRE RENOVATION: AESTHETIC

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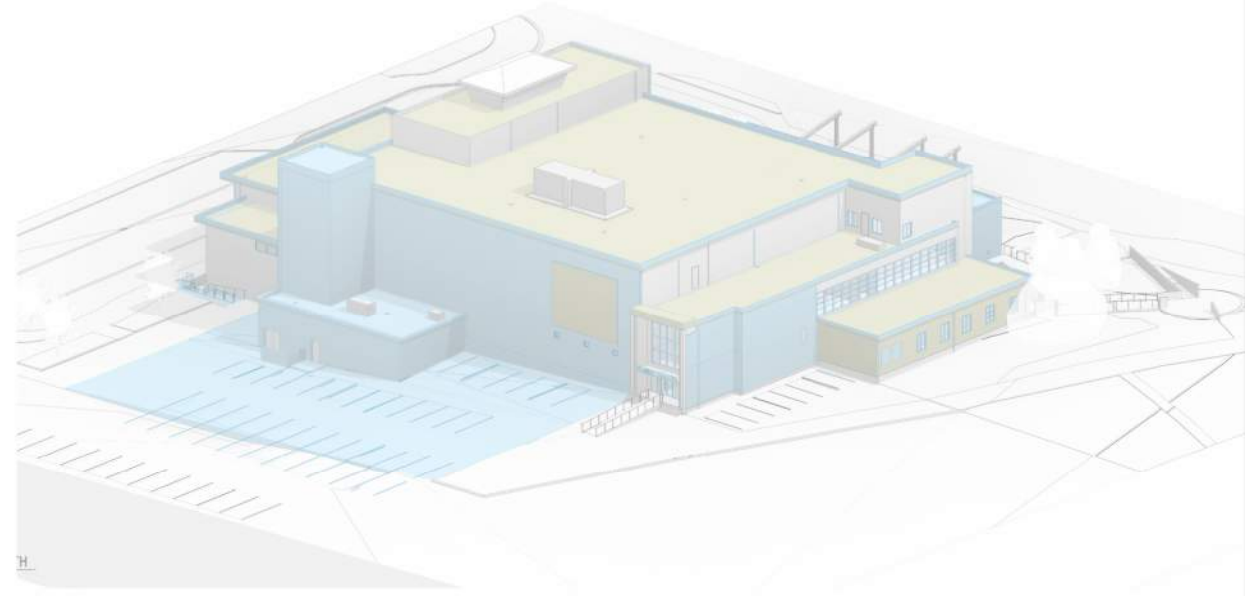
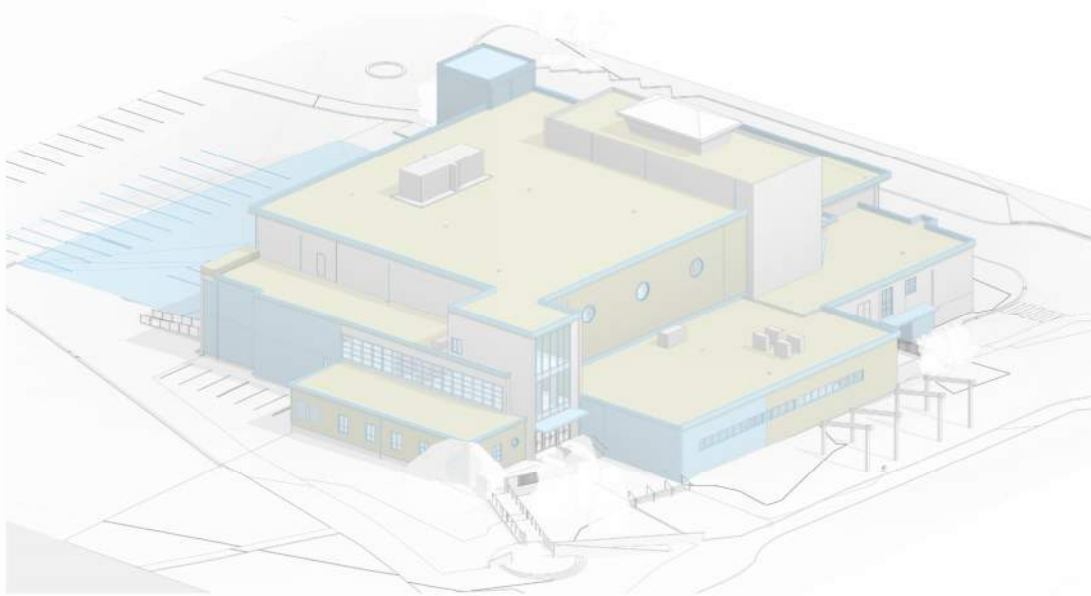


+ TITLE
Note
Note



CONTEXT: MOODY PARK ARENA
MASSEY THEATRE RENOVATION: AESTHETIC

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+ CONSTRAINTS

EXTERIOR CLADDING

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

GLAZING

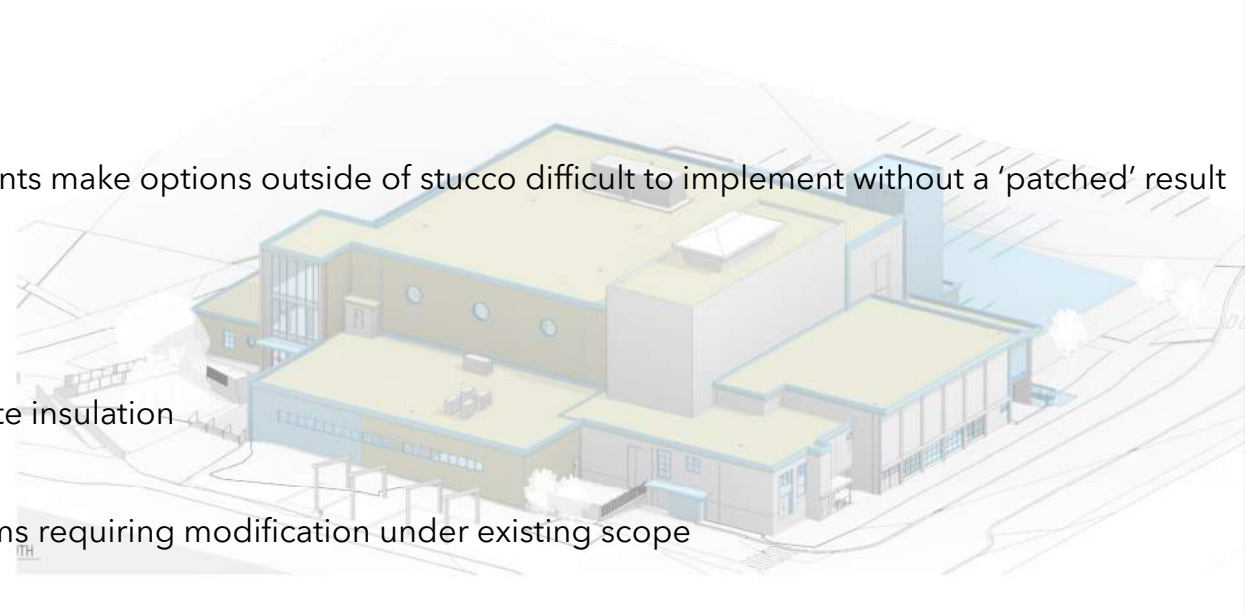
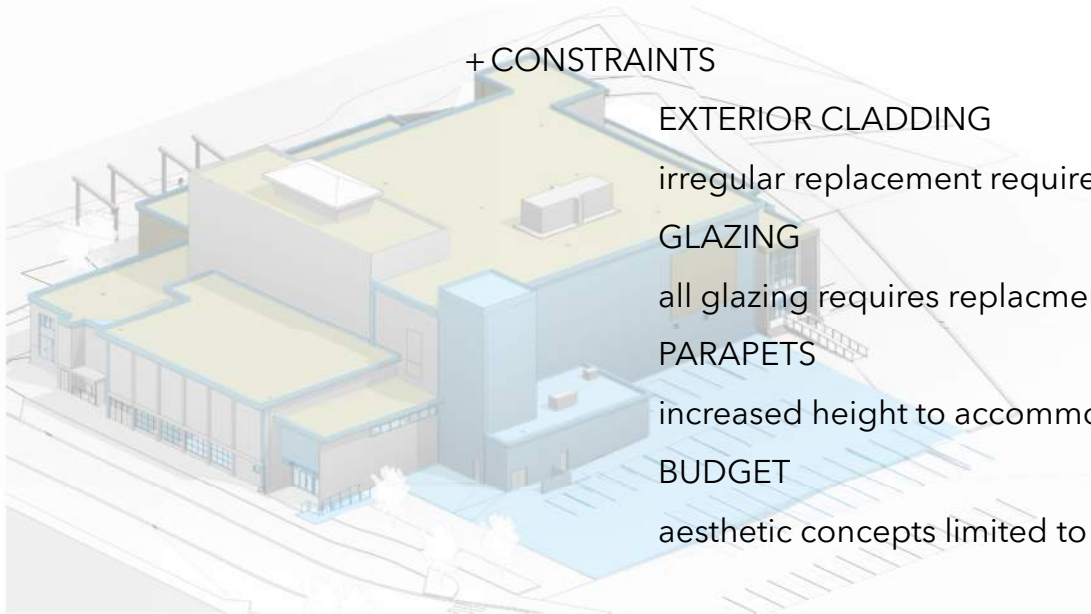
all glazing requires replacement

PARAPETS

increased height to accommodate insulation

BUDGET

aesthetic concepts limited to items requiring modification under existing scope

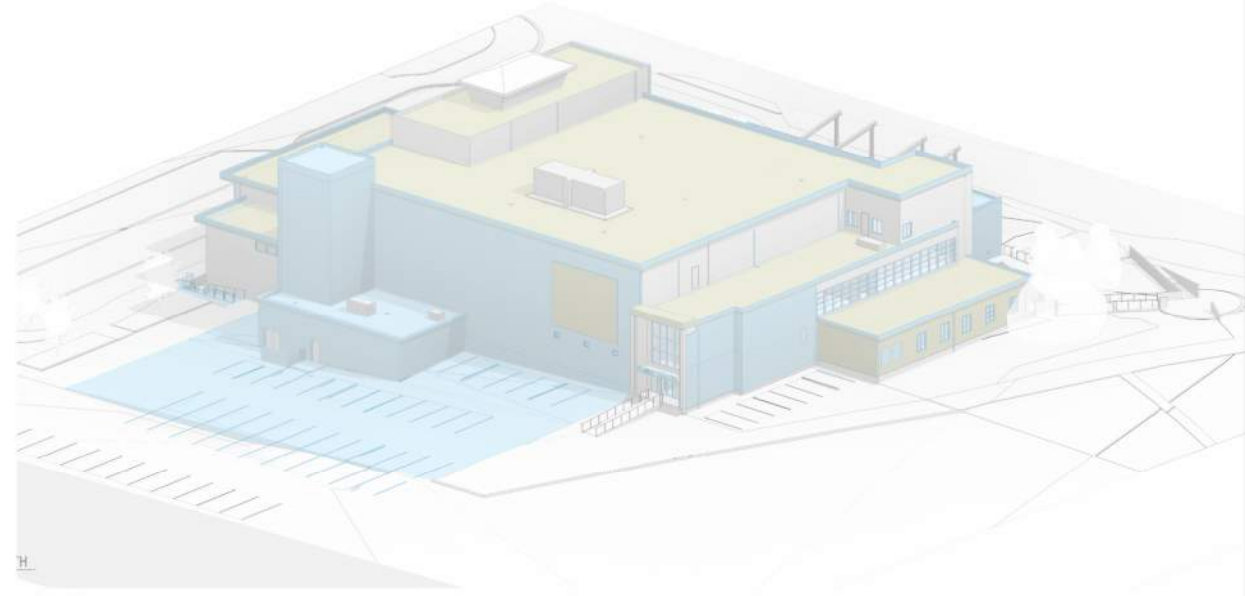
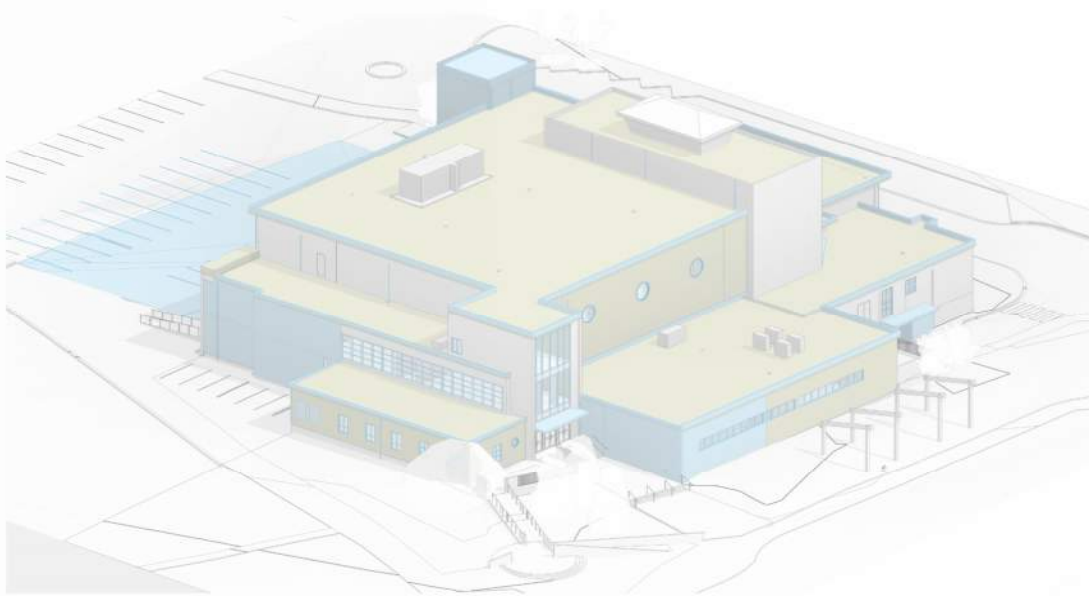


ESTABLISHING PRINCIPLES: CONSTRAINTS

MASSEY THEATRE RENOVATION: AESTHETIC

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+ OPPORTUNITIES

MASSING

large discrete volumes offer opportunities to create visual interest

COLOUR

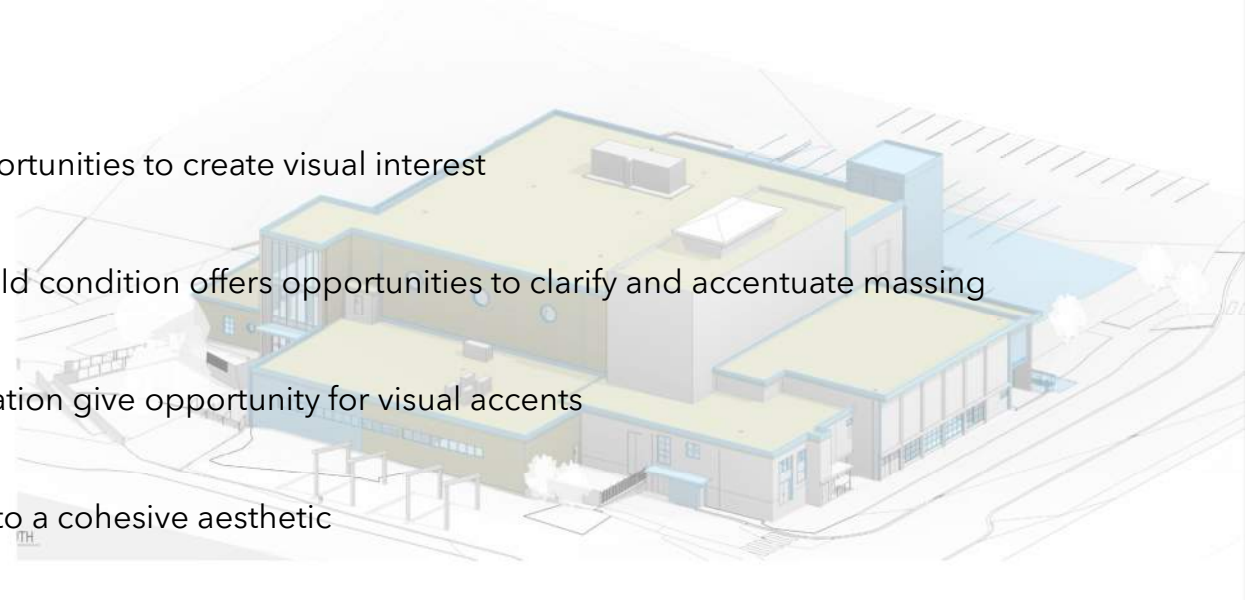
contrast between accents and field condition offers opportunities to clarify and accentuate massing

PARAPETS

increases to accommodate insulation give opportunity for visual accents

GLAZING

unified glazing strategy will add to a cohesive aesthetic



ESTABLISHING PRINCIPLES: OPPORTUNITIES

MASSEY THEATRE RENOVATION: AESTHETIC

PROSCENIUM

ARCHITECTURE + INTERIORS INC.



Mussey
THEATRE

Peter Pan
Dance Jun 2
& Richmond Ac











ARTS
CENTRE

ENTRANCE









An architectural rendering of a modern building at dusk. The building features a prominent glass entrance with the word "ENTRANCE" visible above the steps. Several people are walking on the steps and in the foreground plaza. The sky is dark with some clouds, and there are trees and landscaping around the building.

THANK YOU

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