



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee      **Date:** October 18, 2011  
**From:** Mike Redpath  
Senior Manager, Parks      **File:** 06-2400-20-  
OWWA1/Vol 01  
**Re:** **Oval West Waterfront Park – Concept Design**

### Staff Recommendation

That the concept design for the Oval West Waterfront Park, as detailed in the report “Oval West Waterfront Park – Concept Design” from the Senior Manager of Parks, dated October 18, 2011, be endorsed.

Mike Redpath  
Senior Manager, Parks  
(604-247-4942)

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>	
Engineering		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Sustainability		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Development Applications		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
<b>REVIEWED BY TAG</b>		YES	NO	<b>REVIEWED BY CAO</b>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

## Staff Report

### Origin

In February, 2007, Council approved the Oval Site West Open Space Concept (Attachment 1), which addressed the waterfront open space opportunities presented by the development of the Richmond Olympic Oval. Since then, the Oval lands have been purchased and are under various stages of development. The Oval West Waterfront Park concept is the updated design for the waterfront City park between the #2 Road Bridge and the Oval on the Fraser River Middle Arm (Attachment 2). The purpose of this report is to present the Oval West Waterfront Park concept design for endorsement.

### Analysis

#### *Context:*

The Oval West Waterfront Park will provide a high quality park amenity to the community developing in the Oval lands, and will further link the Fraser River Middle Arm to the City Centre generally, as envisioned in the City Centre Area Plan and the Official Community Plan. It supports both the Parks, Recreation and Cultural Services Master Plan and the 2010 Trails Strategy, by providing new gathering spaces, and by linking people to neighbourhoods and to nature.

#### *Concept Design:*

The concept design integrates the site with the urban character of the Oval waterfront to east, and the more natural waterfront starting at the #2 Road Bridge to the west. This advances the overall vision for the Middle Arm waterfront—as a progression of distinct character zones—outlined in the Oval Site West Open Space Concept (Attachment 1).

As detailed in Attachment #2, at the east end of the park, the junction of the dike trail and the greenway linking to River Road is marked by a plaza and seating area, as well as informal lawn gathering spaces that afford scenic views of the Middle Arm. As the trail moves west, it passes between plantings of native grasses and shrubs. In the middle of the park, the trail intersects Fish Trap Way, a park in a public right-of-way that features water, public art, and a pedestrian connection from River Road to the waterfront. A plaza at the water's edge, with seating and furnishings, marks this location. The dike trail continues west through more native plantings as the site blends into the natural waterfront towards the #2 Road Bridge. Here, a secondary boardwalk trail affords an alternative route through the planted areas, and an overlook into the water feature in ASPAC's adjacent development.

Throughout Oval West Waterfront Park, the line between the public park and the adjacent private development is visually blurred to help integrate the site into its context. Lighting, site furnishings and plantings will all be of a high quality, in keeping with Middle Arm park development to date, maintaining and enhancing the waterfront view corridor throughout.

Flood protection will be enhanced through the development of this concept. Improvements to the City's diking system will be built concurrently with the park, meeting or exceeding the



standards required by the Ministry of the Environment. To allow for the need to raise the dike crest in the future, dike trail surfacing will be asphalt, with feature areas in unit paving; there will be no cast-in-place concrete paving.

As well as including the environmental works required due to construction by regulatory agencies, the concept embodies the City's "eco-plus" approach to development. This will include plantings of native grasses, shrubs and trees where there is currently turfgrass, and the "greening" of portions of the waterside dike face with native riparian species, similar to the dike treatment in parts of the Middle Arm Waterfront Greenway and at the Oval to the east.

#### *Phasing:*

Construction of the Oval West Waterfront Park will be split into two phases, as follows:

- Phase I (the western phase) is from the 2 Road Bridge to the eastern edge of ASPAC's current development. Construction is scheduled to be completed in the spring of 2013.
- Phase II (the eastern phase) extends from the end of Phase I to the Oval site. Phase II will be constructed at a future date, concurrent with ASPAC's phased residential development.

#### **Financial Impact**

The project is proposed to be funded as follows:

ITEM	AMOUNT	FUNDING
<b>Phase I</b>		
Overall Concept Design, Phase I Detailed Design	\$95,000	Approved in the 2011 Capital Program
Phase I preliminary park construction	\$205,000	Approved in the 2011 Capital Program
Phase I dike construction	\$150,000	Submitted for approval in the 2012 Capital Program, from Drainage Utilities
Phase I remaining construction	\$700,000	Submitted for approval in the 2012 Capital Program, from Parks DCC's
<b>Phase I Total</b>	<b>\$1,150,000</b>	
<b>Phase II</b>		
Phase II dike construction	\$150,000	Will be submitted for approval in future Capital Program(s), from Drainage Utilities
Phase I Detailed Design, Phase II construction	\$1,000,000	Will be submitted for approval in future Capital Program(s), from Parks DCC's
<b>Phase II Total</b>	<b>\$1,150,000</b>	

## **Conclusion**

The concept design for the Oval West Waterfront Park is consistent with the original park concept approved by Council in 2005, and with the City's objectives for the Oval district. The design will be an excellent template for the development of the Oval West Waterfront Park, which will create a new community gathering space, increase connections to the Fraser River Middle Arm, and enhance the liveability of the surrounding community.



Doug Shearer  
Park Planner  
(604-247-4452)

DS:ds



# Oval Site West Public Open Space Concept



  
**RICHMOND**

 **PHILLIPS · FAREVAAG · SMALLENBERG**  
PLANNING · URBAN DESIGN · LANDSCAPE ARCHITECTURE

Publication date: Feb 16 2006



## 1.0 CONCEPTUAL APPROACH

### 1.1 Intent of Design and Document

The intent of this document is to provide the City of Richmond and developers with a shared vision for the character, form, program and quality of open space for the future 'world-class' riverfront community that will emerge on the site west of the speed skating oval on the Fraser River, otherwise known as Oval Site West.

The landscape concept developed for this document also takes into consideration the guiding principles established for the subject parcels of the site, the surrounding future neighbourhood, and the oval site itself:

- build a legacy;
- build a complete community;
- build green;
- build economic viability.

The intent of the landscape concept for the Oval Site West is to provide a transition from the active, civic, formal, and urban character of the Olympic Oval to the quiet, pastoral, and naturalised landscape existing between No.2 Road Bridge and Terra Nova Park. The landscape concept integrates the public realm of the waterfront park along the dyke with the residential use and programming of the upland.

The guidelines proposed in this document address the site's role within the greater context of the City of Richmond. Oval Site West is crucial in providing access and amenities to the proposed community and enhancing downtown Richmond by linking it with the river through continuous urban fabric and supporting enhanced use of the river as proposed by the Official Community Plan.





Riverfront activity locations and concentrations

## 1.2 Planning Context

The Olympic Gateway West is a crucial urban activity node along the Fraser River. It is located at the intersection of the waterfront route, mid-point between Terra Nova Park and the River Rock Casino, with the planned Landsdowne Greenway leading to the City's future athletic park at the Garden City Lands, and an enhanced Gilbert Road Greenway linking to Minoru Park. The context of the riverfront can be divided into four distinct character areas:

**1) The Natural Precinct** to the west is predominantly natural in its character with indigeneous vegetation at the foreshore edge, and the dyke reading as a strong cultural landscape feature along a residential edge.

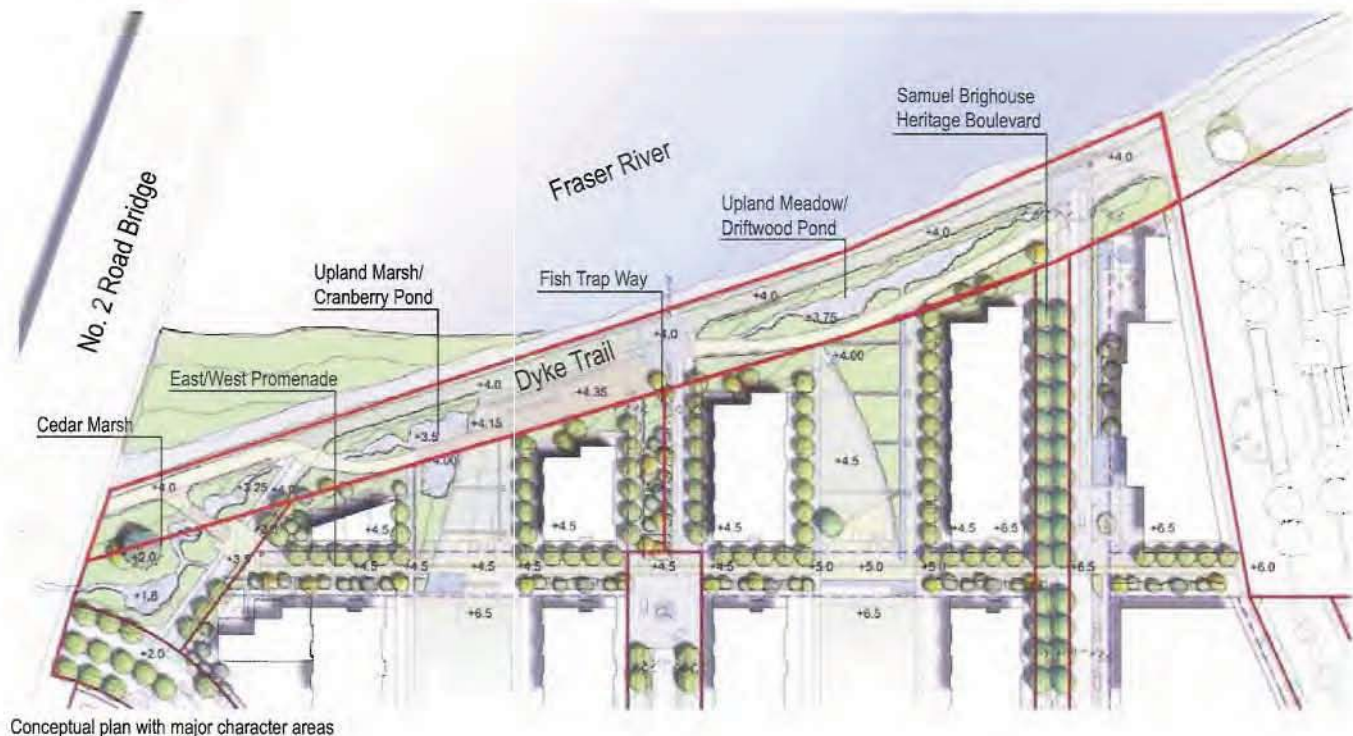
**2) Olympic Gateway West** contains the Olympic Oval and surrounding future development to create an intensified urban node.

**3) Marine/Commercial Precinct** to the east contains mixed marine-oriented industrial and commercial, including the new University of British Columbia Rowing facility and the Richmond Yacht Club. Activity on the river will be limited to non-motorized traffic.

**4) Entertainment Precinct** includes the River Rock Casino and hotel along with future entertainment uses associated with the future Canada Line station at Bridgeport.

All four precincts comprise a unique and culturally rich river history to be exemplified in the future 'River Story: Richmond's Fraser River Experiential Network'. It will operate with the mission:

*"To stimulate curiosity and enhance public awareness, appreciation, and enjoyment of the Fraser River and its complex human and natural connections – past, present, and future."*



### 1.3 Open Space Concept

The public open spaces of Oval Site West encourage public involvement in the systems of the Fraser River by creating a transition from naturalised waterfront to the urban conditions at the Olympic Oval. Each open space strikes a balance that is progressively more naturalised from east to west along both the riverfront and the East / West Promenade. The dyke trail landscape (red boundary in image above) abuts the north end of all three parcels and mitigates the modern / urban edge.

Within the dyke landscape the following gross statistics of surface materials are:

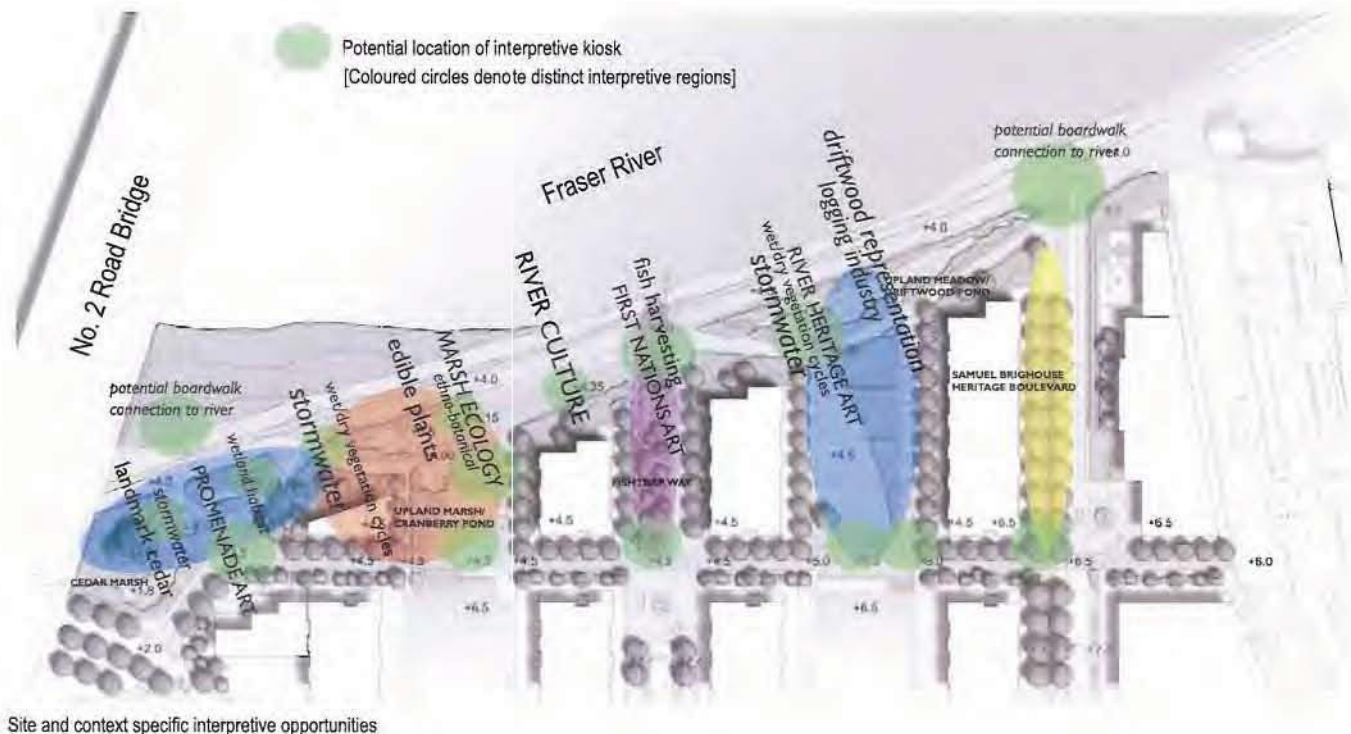
Total Area: 6400 m<sup>2</sup>  
 Stormwater detention: 665 m<sup>2</sup>  
 Hard landscape: 1740 m<sup>2</sup>  
 Permeable dyke: 1405 m<sup>2</sup>  
 Softscape: 2590 m<sup>2</sup>

The overall open space concept responds to five principles that give program, form, and meaning to this important part of Richmond's riverfront:

**1) Permeability** addresses the movement of people along the river and the East / West Promenade, and from the promenade through the open spaces to the riverfront and to the south towards downtown Richmond. The design proposes a high degree of permeability that encourages openness to the water. Permeability is also expressed in attention to stormwater infiltration and management.

**2) Contrast** between nature and modern / urban development is expressed in the use of native plant ecology throughout the site in combination with contemporary built materials and forms.





The public art opportunities on site intensify this contrast by abstracting riverfront activities into modern form and program (e.g. modern materials in interpretive driftwood pond).

**3) Contemporary Urban Sustainability** is exhibited through landscape features that combine environmental and social sustainability. Examples include visible on-site stormwater management as public landscape elements, using ethno-botanical practices to create an edible landscape for people and wildlife, and the use of native vegetation.

**4) Social Vitality** occurs with the integration of historic and cultural features within the landscape through public art, educational children's play, and places that engage residents with one another. These features promote connections between time, place and people while creating animated and fun spaces.

**5) Financial Viability** is achieved by the dyke landscape being financed through Development Cost Changes while open spaces within the parcels are phased with development.

**6) Interpretation of Place** reflects the waterfront location and site heritage. Interpretation of historic, cultural, and natural aspects are experienced through landscape references to logging and booms on the river, ethno-botanical plants within the riverfront and marsh environments, and public art interpretation of First Nations use of the site for seasonal fish trapping and berry harvesting. The Samuel Brighthouse Heritage Boulevard celebrates the history of the site's first pioneer and tells the story of the settlement of agricultural lands along the river.

Site specific interpretation of environmental and social history and culture enhance the experience of being on site and create distinct gateways at site entry points that assist with wayfinding.





SITE PLAN

EXISTING FEATURES

- 01 Existing Dyke
- 02 River Ecology & Storm Water
- 03 Parcel 2 - Wetland Water Feature
- 04 Fishtrap Way
- 05 Fishtrap Way - Water / Play Element
- 06 Parcel 4 - Wetland Water Feature
- 07 Olympic Oval

PROPOSED FEATURES

- 08 Proposed Dyke
- 09 4m Maintenance Strip
- 10 Grassland with Naturalized Swales
- 11 New Planting
- 12 Open Lawn
- 13 Planting with Retaining Walls
- 14 Bright House Oaks Story
- 15 Granite Seats w/ Wood Top
- 16 Seating

PROPOSED FEATURES cont

- 17 not used
- 18 6m Multi-Use Asphalt Pathway
- 19 Secondary Circulation Route - Asphalt Surfacing
- 20 Wooden Boardwalk
- 21 Wooden/Granite Gathering Platform
- 22 Concrete Viewing Platform
- 23 Overhead Structure and Seating
- 24 Existing Pathway Extended
- 25 Lot C
- 26 Recreational Opportunities
- 27 Concrete Surfacing to accommodate delivery semi-trailers to Richmond Olympic Oval
- 28 Connection to Fishtrap Way
- 29 Connection to Neighbourhood
- 30 Connection to Existing Dyke
- 31 Connection to Richmond Olympic Oval
- 32 Retention of Existing Trees
- 33 Bollard Lighting
- 34 Artwork Interpretative Panels



OVAL WEST WATERFRONT PARK - CONCEPT DESIGN: PHASE I  
OCTOBER 13, 2011

SCALE: 1:200

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OVAL WEST WATERFRONT PARK - CONCEPT DESIGN: PHASE II  
 OCTOBER 13, 2011  
 SCALE: 1:200

PHILLIPS-FAREVAAG-SHALLENBERG  
 LANDSCAPE ARCHITECTS  
 1000 West 1st Avenue, Suite 300, Vancouver, BC V6C 2K1



# CONCEPTS + MATERIALS

Attachment #2

CONCEPT: NATIVE PLANTING & GRASS ALONG WATERS EDGE: SEATING AND GATHERING NODES WHOSE FAMILY OF MATERIALS CREATE A DATUM OF REPETITION & VARIATION ALONG THE DYKE



## MATERIALS



## GATHERING NODES

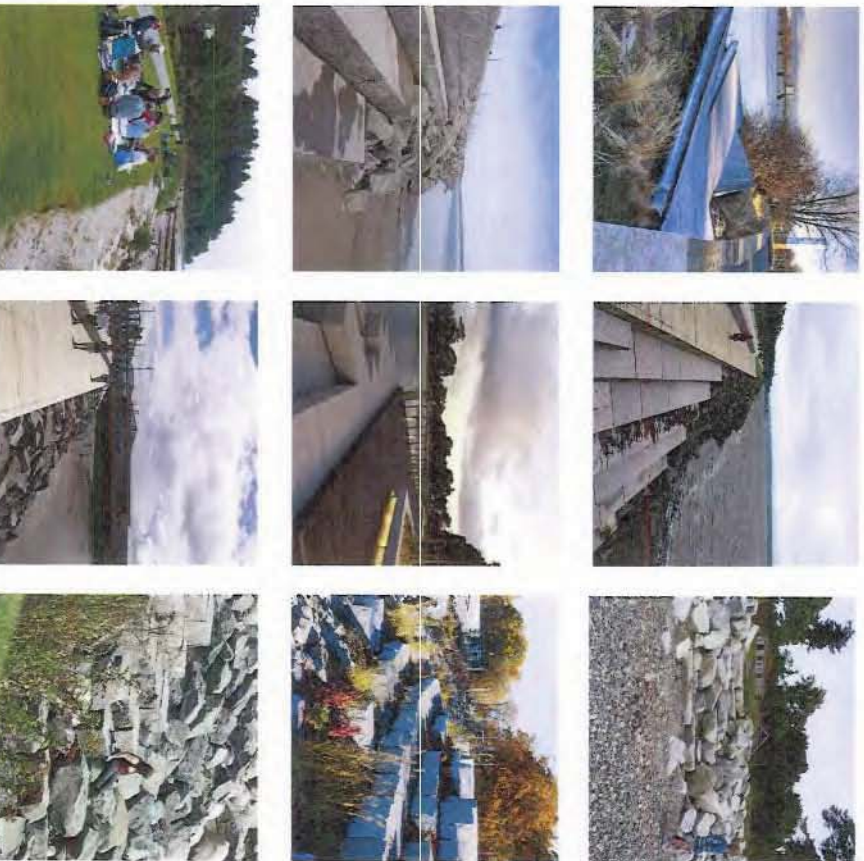


## NATIVE PLANTS

## SEATING

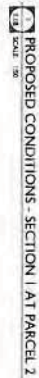


## DIKE EDGE



## SHELTER





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