



City of Richmond

Report to Committee

To: Parks, Recreation & Cultural Services Committee **Date:** January 9, 2013
From: Mike Redpath
Senior Manager, Parks **File:** 06-2345-01/2012-Vol
01
Re: River Green Village Parks and Open Space Plan

Staff Recommendation

That the conceptual designs for the River Green Village's waterfront park, Gilbert Greenway and public mews as detailed in the report "River Green Village Parks and Open Space Plan" from the Senior Manager of Parks, dated January 9, 2013, be endorsed.

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

Att. 4

REPORT CONCURRENCE				
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Finance Division		<input checked="" type="checkbox"/>		
Engineering		<input checked="" type="checkbox"/>		
Policy Planning		<input checked="" type="checkbox"/>		
Transportation		<input checked="" type="checkbox"/>		
Development Applications		<input checked="" type="checkbox"/>		
Environmental Sustainability		<input checked="" type="checkbox"/>		
Richmond Oval		<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE		INITIALS: 	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

In October 2011 Council approved an Official Community Plan amendment (RZ 09-460462) to allow for the rezoning of 5200 Hollybridge Way; 6300, 6380 and 6500 River Road. Combined with the rezoning of a portion of 6900 River Road and the relocation of River Road between Hollybridge Way and Gilbert Road, to the south along the former Railway Corridor, Oval 8 Holdings Limited, (ASPAC Developments) was approved to construct River Green Village (Parcels 9–13), a high rise, high density mixed use development that includes new streets, parks and related amenities.

The purpose of this report is to provide an update on the design for the parks and open spaces at River Green Village for endorsement.

Analysis

CONTEXT

The River Green Village development will provide a variety of high quality park and open space features for those residing in the Oval Village, other Richmond residents and workers, and visitors to the City. The new park and open spaces (**Attachment 1**) will compliment other City parks along the Fraser River's Middle Arm, and help to reinforce the link between the Fraser River and the central city as envisioned in the City Centre Area Plan and Official Community Plan. In addition, the combination of foreshore and riparian zone enhancements, the Gilbert Greenway, and the use of the native plants throughout the development will help expand the City's emerging Ecological Network as described in the recent update of the Official Community Plan.

CONCEPT DESIGN

The parks and open spaces are organized around four key features:

1. Oval East Waterfront Park (Attachment 1)

The closure and relocation of River Road enables a new waterfront park - Oval East Waterfront Park - to be created along the Fraser River, between Hollybridge Way and the Dinsmore Bridge. It will extend the riverfront park network already established by the adjacent Middle Arm Greenway, the Richmond Oval waterfront plaza and Oval West Waterfront Park. The new park's conceptual design includes the following elements:

- **Hollybridge Way Plaza & Future Pier (Attachment 2)**

The Hollybridge Way Plaza and future pier mark the intersection of the park with the north end of Hollybridge Way and will be the park's defining feature. The plaza is composed of an upper area set on top of the dike and designed to provide a gathering spot beside the river, host community events and gatherings, and provide access to the pier once it is constructed. A lower area at Hollybridge Way provides a clearly defined entry

into the park. Linking the two plazas is a wide ‘ceremonial’ staircase that can also serve as an amphitheatre for community events when Hollybridge Way is temporarily closed. Barrier free access is provided, in part, by the adjacent dike maintenance service road.

A proposed pier will provide opportunities for people to move out onto the river for views up and down the river and back to land. The conceptual form of the pier and its floating walkway reflect currents in the river, and provides numerous edges to be ‘on the river’ for small and large groups. The dock and floating walkway will enable people to get down to the river, as well as providing transient moorage for boaters to visit the park and the River Green Village neighbourhood.

ASPAC has agreed to provide an amenity contribution towards the construction of the future pier totalling \$1,000,000. Subject to approval, the pier and floating walkway will be constructed in phases as part of the development and future year’s civic capital programs, subject to available funding. It is estimated that the cost to construct the pier is \$1,400,000. If approved, advanced planning and detailed design of the pier would commence this year with construction of Hollybridge Plaza and pier completed by 2016. Other waterfront features (e.g. docks, ramps and floating walkway) will follow as the development and associated park phases are completed, and as funding allows.

- **Pedestrian and Bicycle Pathways (Attachment 1)**

Separate pathways for pedestrians and cyclists are set on top of the dike to provide safe circulation for the different modes of movement. A granite cobble paver strip separates the two pathways. The service road that provides dike access at Hollybridge can also serve as a future diversion of cyclists around the Hollybridge Way Plaza should the popularity of this area increase and conflicts arise between pedestrians and cyclists. Barrier free design standards will apply throughout the park including textured paving to demarcate gathering areas and separate pedestrian and cycle pathways, and gently sloped access pathways that connect the Oval Village with the park.

- **Promontories and Seating**

To the east of the Hollybridge Way Plaza are three promontories that provide seating and viewing opportunities of the Fraser River. Each promontory (**Attachment 2**) marks the intersection between the dike pathways, and internal north/south street ends and pedestrian routes (mews) within the development. The angular shape of each promontory echoes the shape of the wood decks on the edge of the dike in front of the Richmond Oval. The western most of the three promontories includes a long terraced seat wall and is designed to accommodate a ramp to service the future dock and floating walkway.

- **Children’s Play (Attachment 3)**

In addition to numerous informal play opportunities within the park, a children’s adventure playground will be set midway along the park’s waterfront. It is expected the

play environment will be inspired by the site's cultural (e.g., Brighthouse Estate, First Nation) and natural history adjacent to the Fraser River.

- **Lighting (Attachment 3)**

Park lighting will continue the pole mounted light fixtures that have been already established along the Middle Arm Greenway and Oval West Waterfront Park. Additional accent lighting (e.g., illuminated bollards, wall mounted and stair lighting) will occur at the Hollybridge Plaza and promontories, and along the public mews.

- **Foreshore and Riparian Zones & Native Planting**

Extensive areas of native groundcovers, perennials and shrubs are added to the waterside of the dike as 'Ecobenching' to expand and enhance the biological diversity and wildlife habitat values of the neighbourhood. The majority of the park's planted areas south of the dike will employ native riparian plant communities to enhance the habitat values of the park, as well reinforce the experience of being at the edge of the Fraser River. These plants will be in addition to the 168 trees that will be planted on private property, within the River Green development to replace the 56 to be removed.

- **Dike Raising (Attachment 3)**

The entire length of dike within the project area will eventually be raised to 4.7 metre geodetic. However, as the Hollybridge Pump House is not scheduled to be replaced in the foreseeable future the western part of the dike will remain at its current 3.75 elevation. Meanwhile the eastern two thirds (2/3) of the dike will be raised to 4.7 metre from its current elevations of approximately 3.3 metre. Service vehicles will monitor dike integrity via service roads going up the dike at either end of the park. These service roads will also provide pedestrians and cyclists another option for accessing the waterfront park. The cost of raising the dike, which is not eligible for DCCs as per the rezoning, will be shared by ASPAC and the City.

2. Gilbert Greenway (Attachment 4)

The Gilbert Greenway connects the waterfront with the new River Road and holds important environmental and heritage resources that are being conserved and enhanced through two documents: the River Green Heritage Conservation & Management Plan, and the Environmental Conservation & Management Plan. An elevated 4 metre wide boardwalk within the greenway, along with benches and signage, will provide opportunities for people to learn about the Brighthouse family while minimizing disturbance of the more environmentally sensitive parts of the Greenway and providing access to the riverfront.

Parks and Environmental Sustainability Staff will ensure that the design within the Riparian Management Area is in compliance with the Riparian Area Regulations and other applicable legislation, including the provision of habitat compensation where required as part of the final design.

3. Public Mews (Attachment 4)

Two public pathways or ‘mews’ are located within the development sites, on axis with two of the promontories, to enable pedestrians to easily walk between the Fraser River, Pearson Way and the new River Road. The walkways in these mews will be lined with trees, be a minimum 3 metres in width, be well lit and include numerous seating opportunities.

PHASING

The parks and open spaces of River Green Village are expected to be constructed in three phases, in association with ASPACs development phases. While the phasing of each development site is subject to market conditions it is anticipated all parks and open spaces, along with all of the buildings will be completed by 2023.

Dates	Milestones
Phase 1	
Fall 2013	New River Road & interim road construction complete. Existing River Road closed. Lot 9 construction begins. Phase 1: Gilbert Greenway invasive plant removal & replanting with native plants complete.
Mid 2014	Phase 1 (Lot 9): Waterfront Park & Dike upgrade begins.
Spring 2016	Lot 9 Construction complete. Phase 1: Waterfront Park, Dike upgrade & pier (tentative) complete.
Phase 2	
Mid 2016	Existing building at 6500 River Rd (Lot 11) removed.
2018	Lot 10 construction begins.
2019	Phase 2 (Lot 10): Waterfront Park & Dike upgrade begins.
2021	Lot 10 construction complete. Phase 2: Waterfront Park & Dike upgrade complete.
Phase 3	
2021	Lot 11 construction begins.
2022	Phase 3 (Lot 11): Waterfront Park, Dike upgrade & final phase of Gilbert Greenway improvements begin.
2023	Lot 11 construction complete. Phase 3: Waterfront Park, Dike upgrade & Gilbert Greenway complete.

Financial Impact

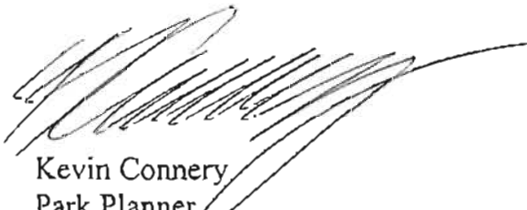
The estimated cost to construct Oval East Waterfront Park and make improvements to the Gilbert Greenway is estimated to be approximately \$2.9 million dollars (2012 dollars, including 20% contingency) which will be fully funded by the developer in lieu of Park DCCs. As previously noted raising the elevation of the dike within the project area, between the North end of Hollybridge Way and the Dinsmore Bridge, is not eligible for DCCs, and will be funded jointly by the City and ASPAC.

Servicing Agreements will be developed with ASPAC in conjunction with each development phase to guide park and open space development as presented in this report.

An Operating Budget Impact (OBI) Breakdown for Phase One of Oval East Waterfront Park was included in the 2012 Capital Project Submission (\$29,980) and is expected to come into effect in 2016. An OBI of \$5,000 for the pier would also come into effect in 2016. OBIs for future phases of River Green Village's parks and open space plan will be part of future capital submissions as development proceeds.

Conclusion

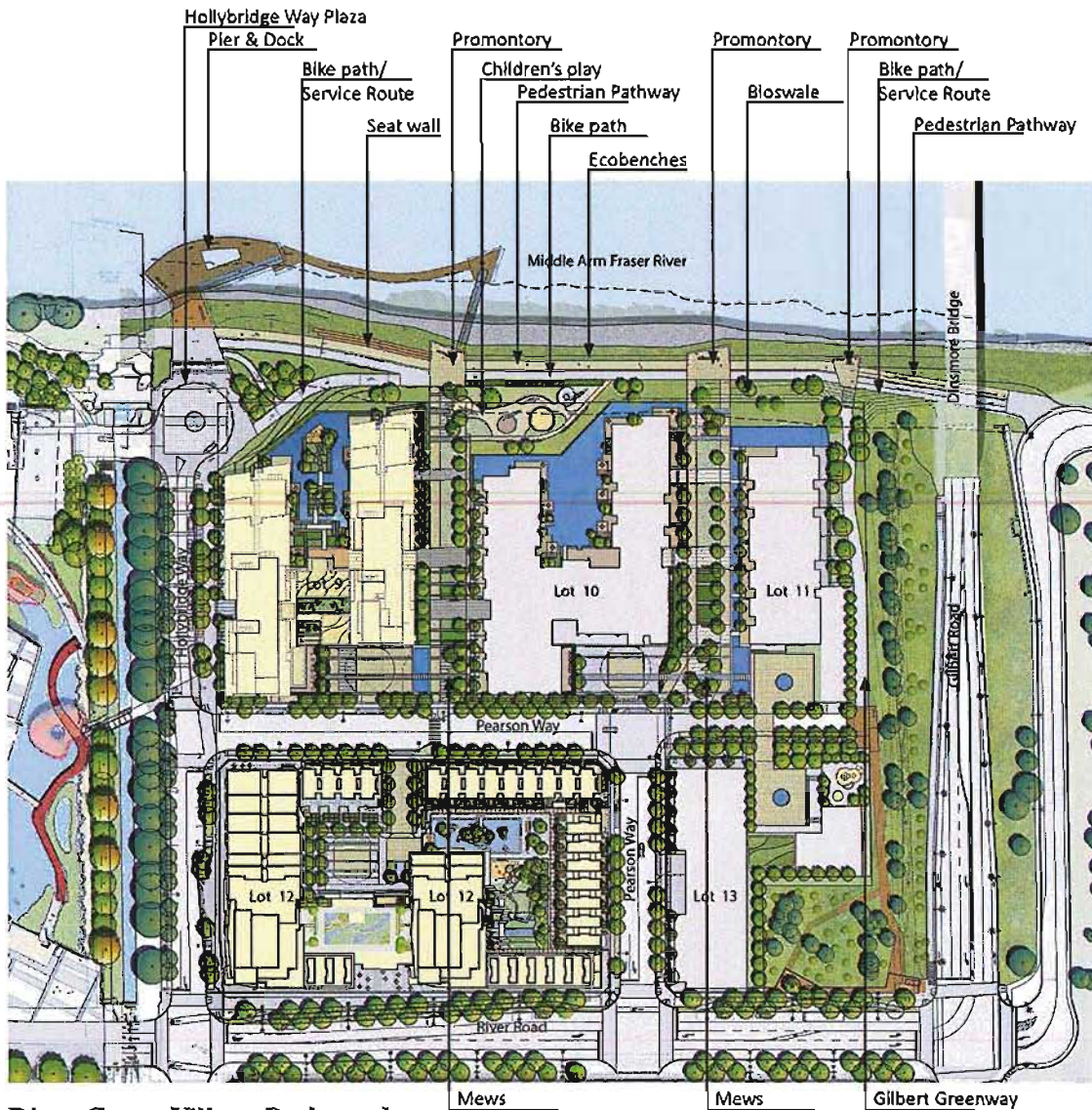
The updated designs of River Green Village's parks and open spaces are consistent with the original designs approved by Council as part of the rezoning approvals in 2011. These parks and open spaces will continue the ongoing development of high quality park and open spaces within the Oval Village, strengthen the City's relationship with the Fraser River, and enhance the City's livability for all Richmond residents and visitors.



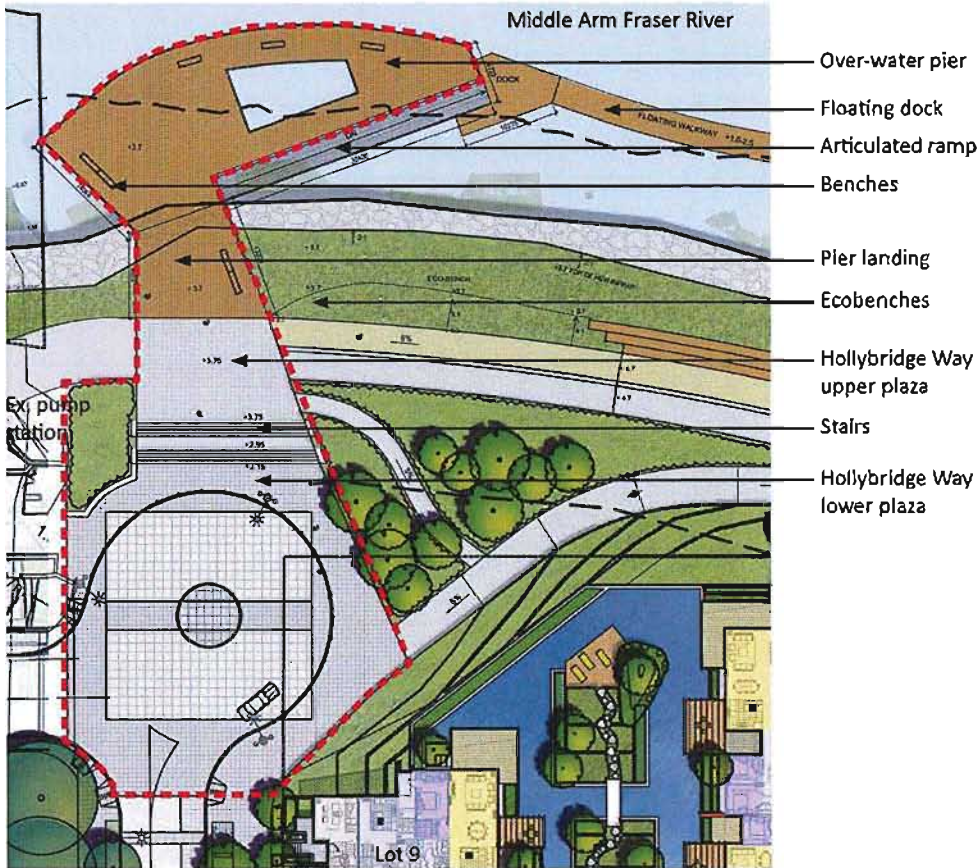
Kevin Connery
Park Planner
(604-247-4452)



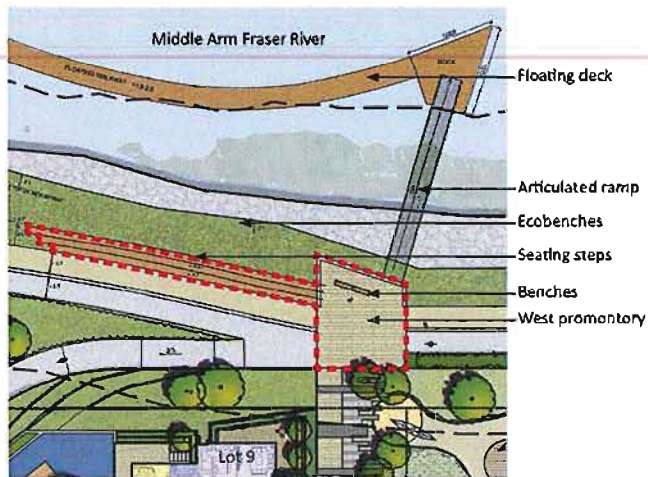
Context Plan



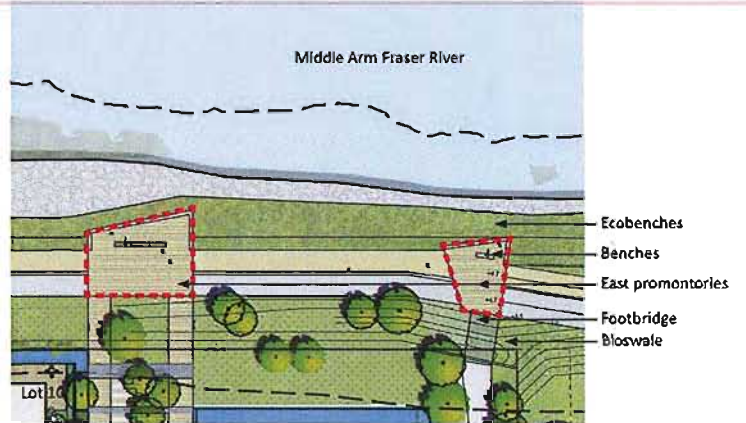
**River Green Village Parks and
Open Space Plan**



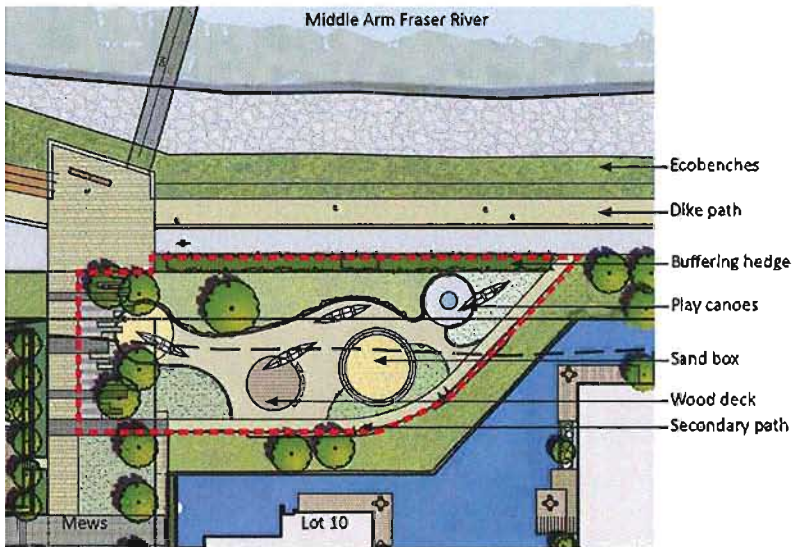
Hollybridge Way Plaza & Future Pier



West Promontory



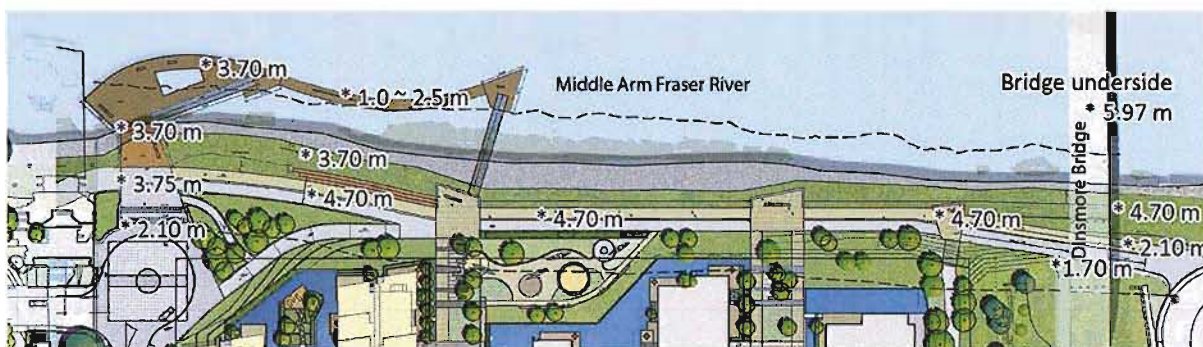
East Promontories



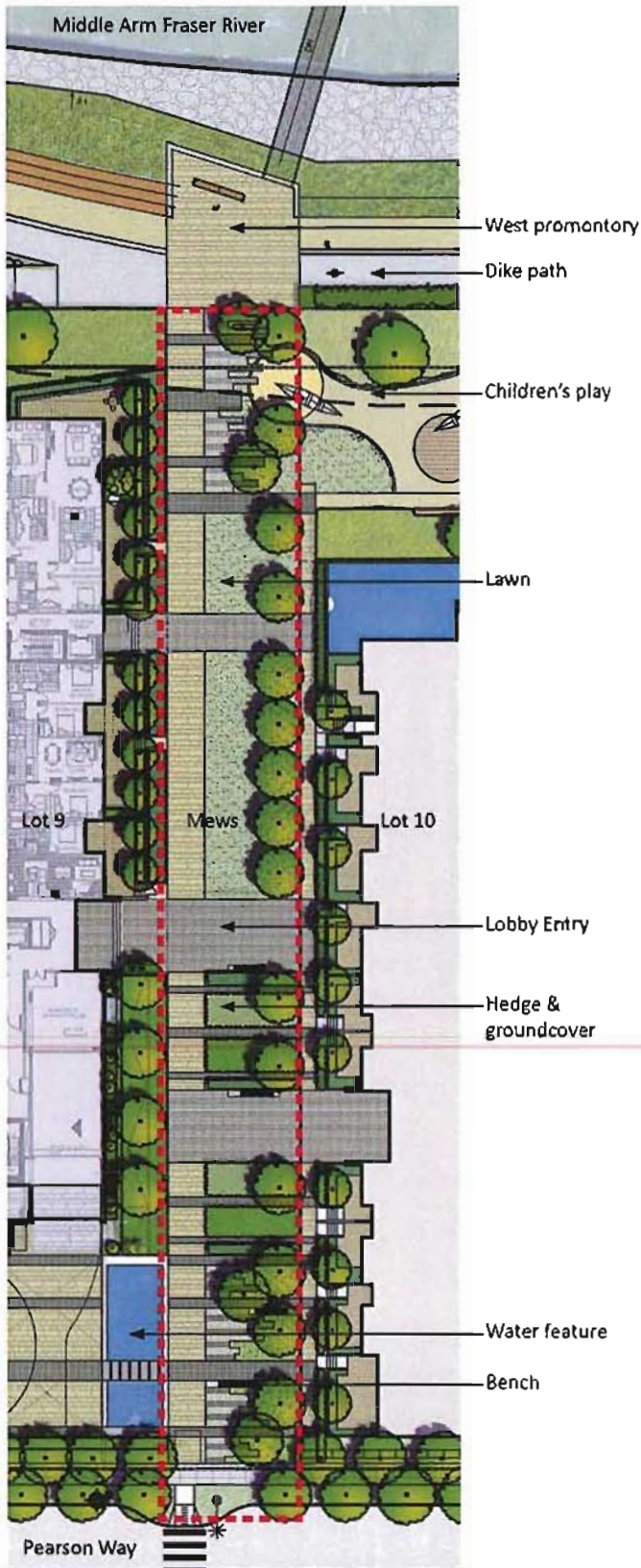
Childrens Play Area



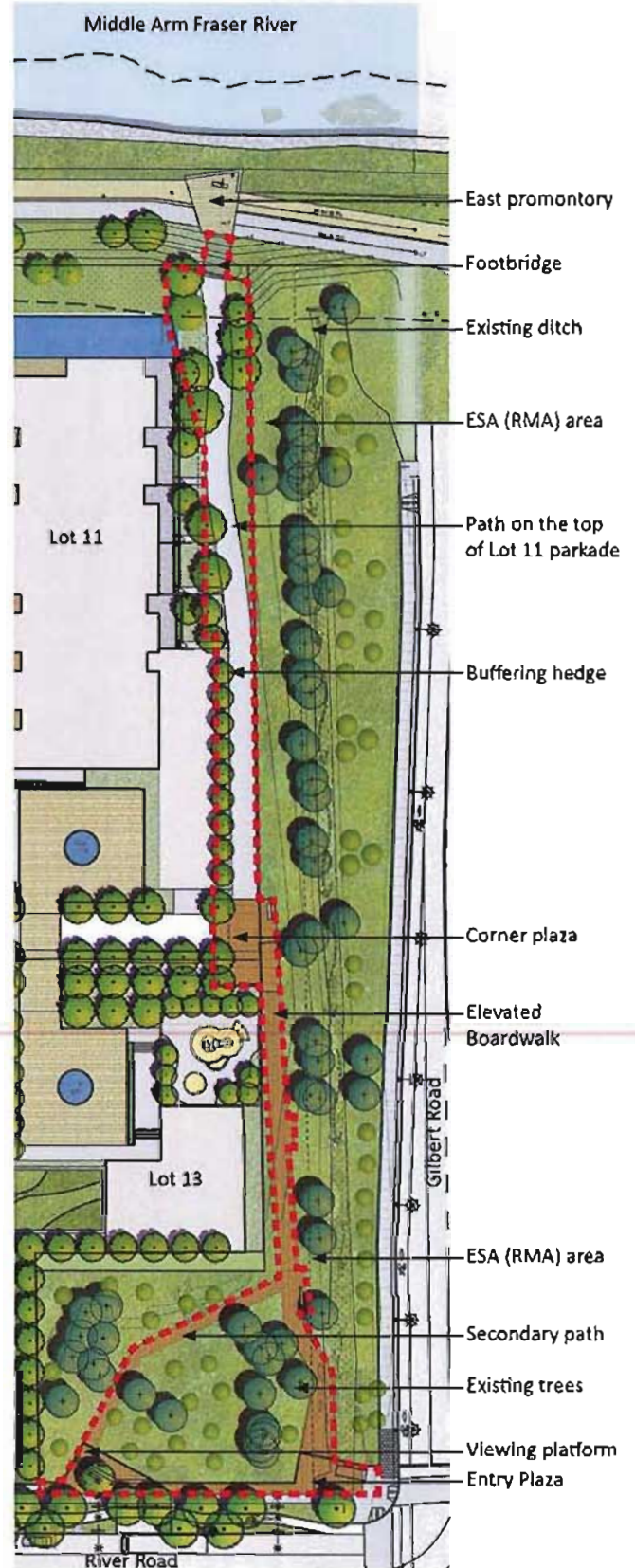
Lighting Plan



Dike Raising Elevations



West Mews - Between Lots 9 & 10



Gilbert Greenway