

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 15, 2019.



# River Green Lot 17

City of Richmond Development Permit Panel

**Oval 8**  
Holdings Ltd.

**PFS STUDIO**  
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

May 15, 2019

# Context Plan

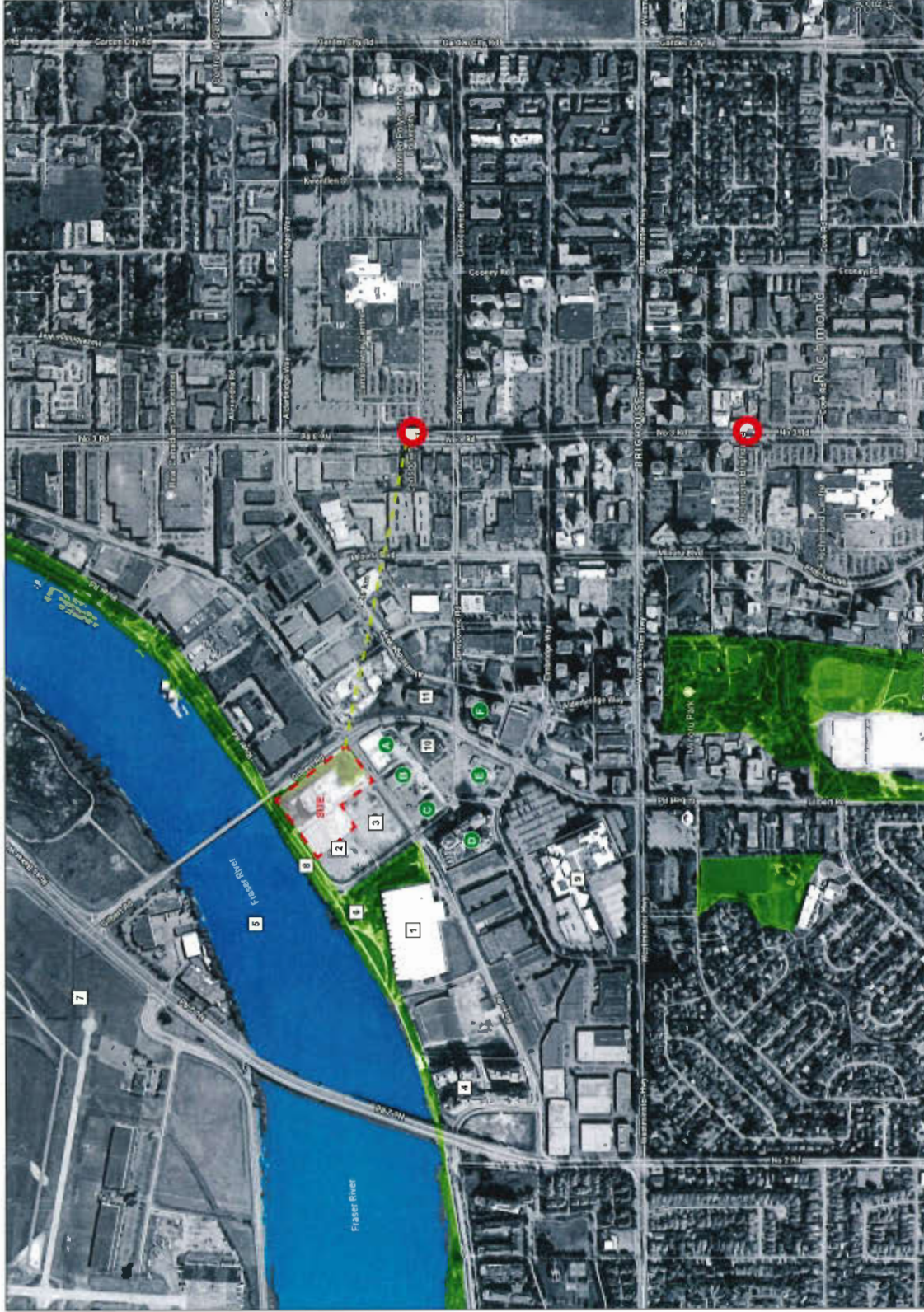
## LEGEND

- 1 Olympic Oval
- 2 River Green Lot 9
- 3 River Green Lot 12
- 4 River Green Lot 2
- 5 Fraser River
- 6 Sales Centre
- 7 Airport
- 8 Water Front Park Space
- 9 WorkSafeBC
- 10 Richmond Curling Club
- 11 RIVA

- A River Park Place 1
- B River Park Place 2
- C River Park Place 3
- D ORA
- E Cadence
- F Ocean Walk



SkyTrain Station



# Bridge to Bridge Site Plan



# River Green Buildings



River Green Lot 12



River Green Parcel 9 – 24-hour Concierge



River Green Parcel 9 – 25-meter Swimming Pool and Whirlpool



River Green Parcel 2



River Green Parcel 9 – Feature  
stairway



River Green Parcel 9 – Water Gardens



River Green Parcel 9

# Existing Site



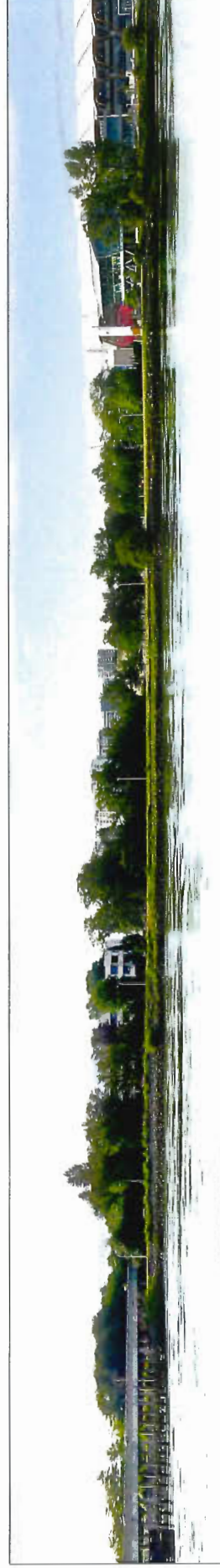
Aerial



View of the Site in 1959 (City of Richmond Archives 1994-9-1)



View of the Site in 1981 (City of Richmond Archives 2005-49-2)



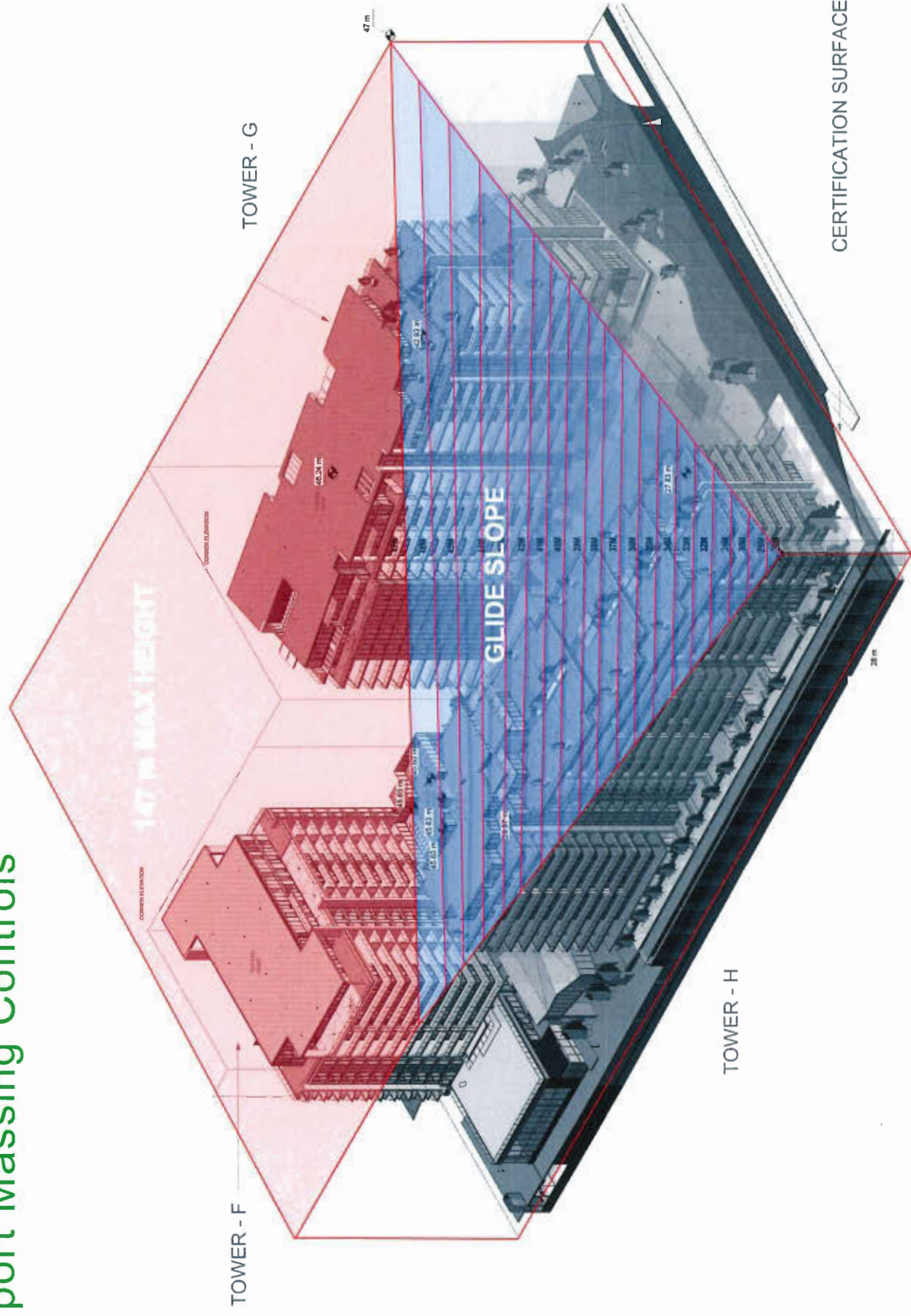
Existing Site

# Site Plan

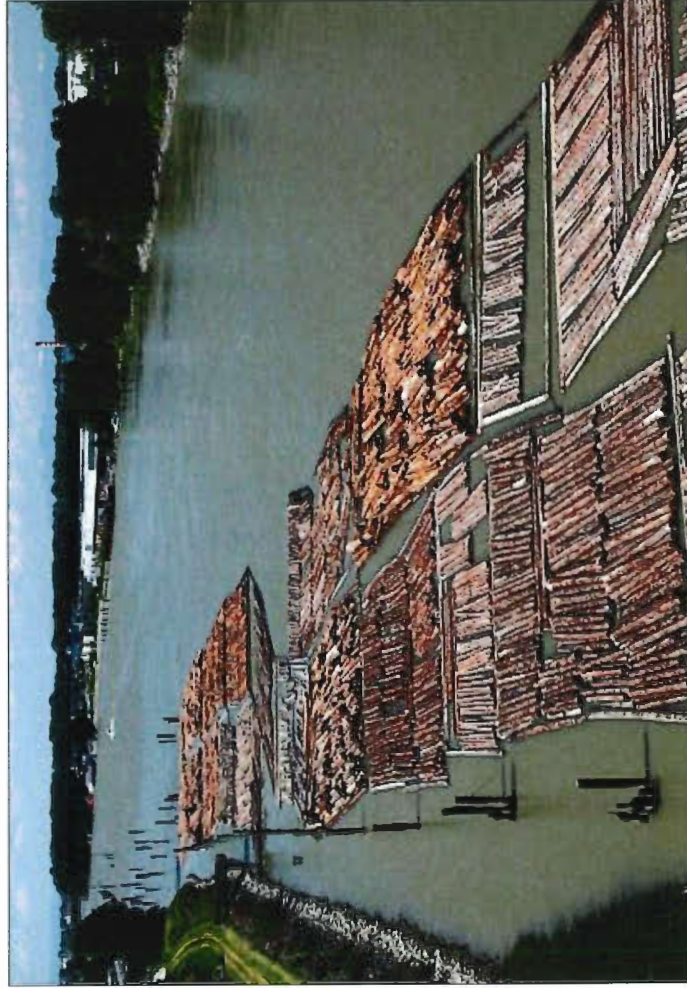


- Site Plan
- Pedestrian Route
- Drive Ways
- Open Space & Forest
- ★ Parking Access Point

# Airport Massing Controls



# Inspiration



Industrial Heritage



Riparian Environment



# Project Rendering – Aerial Views



# Project Rendering – At Grade View From Pearson Way



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# Project Rendering – View From Gilbert Road & Bridge



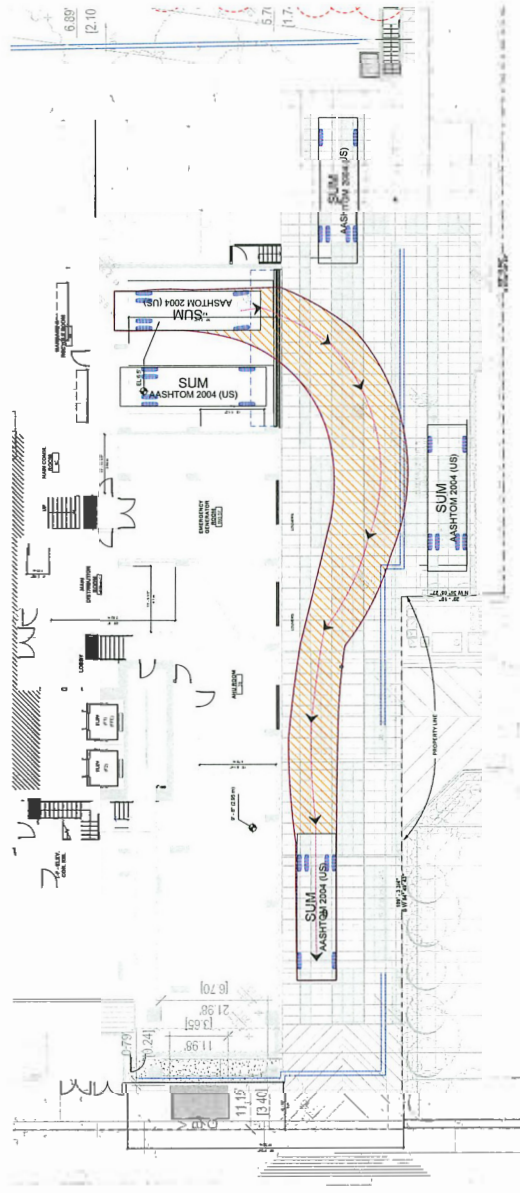
# Project Rendering – View Of Amenity



# Below Grade Parking



# Garbage & Loading concealed



2 LEVEL P1 - LOADING BAY 1/2 OUT  
SCALE: 1/8" = 1'-0"

**ASPAC**  
WORLD CLASS CONSULTANTS

**PFS STUDIO**  
PLANNING + ARCHITECTURE + LANDSCAPE ARCHITECTURE

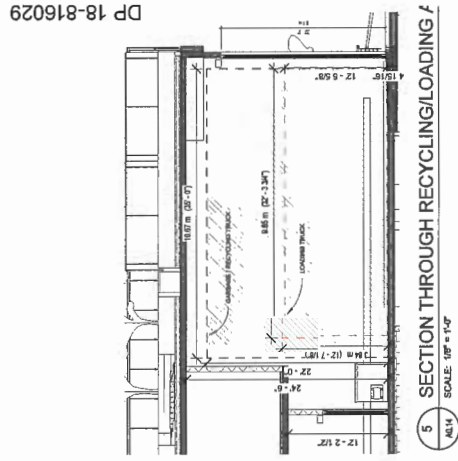
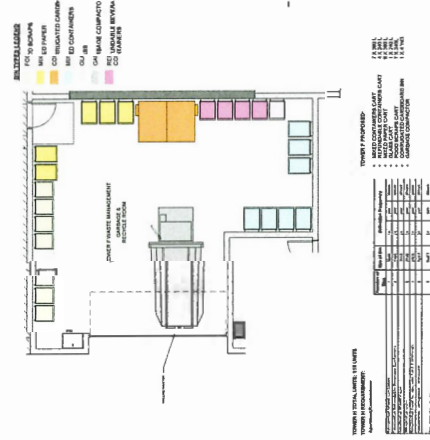
Submitted to City of Richmond  
By IBI Group (Canada) Inc. on behalf of Oval 8 Holdings Ltd.  
April 22, 2019

**IBI**

**River Green Lot 17**  
Development Permit

**PRJ N N**

LOADING ZONE LEVEL P1 BAY 02



DP 18-816029

5 SECTION THROUGH RECYCLING/LOADING  
SCALE: 1/8" = 1'-0"

**Oval 8**  
Holdings Ltd.

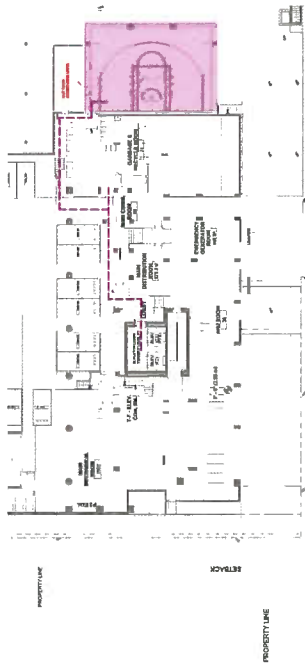
**PFS STUDIO**  
PLANNING + DESIGN + LANDSCAPE ARCHITECTURE

**River Green Lot 17**  
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# Amenity

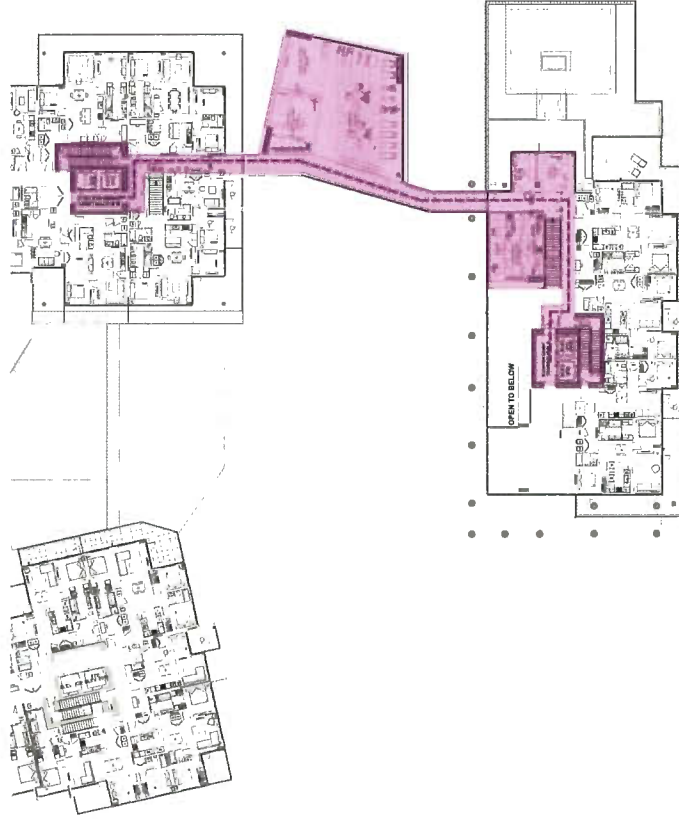
P1



L1



L2



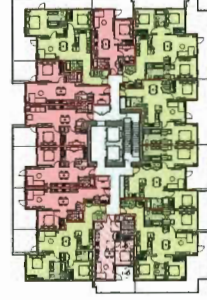
# Plans



TOWER H



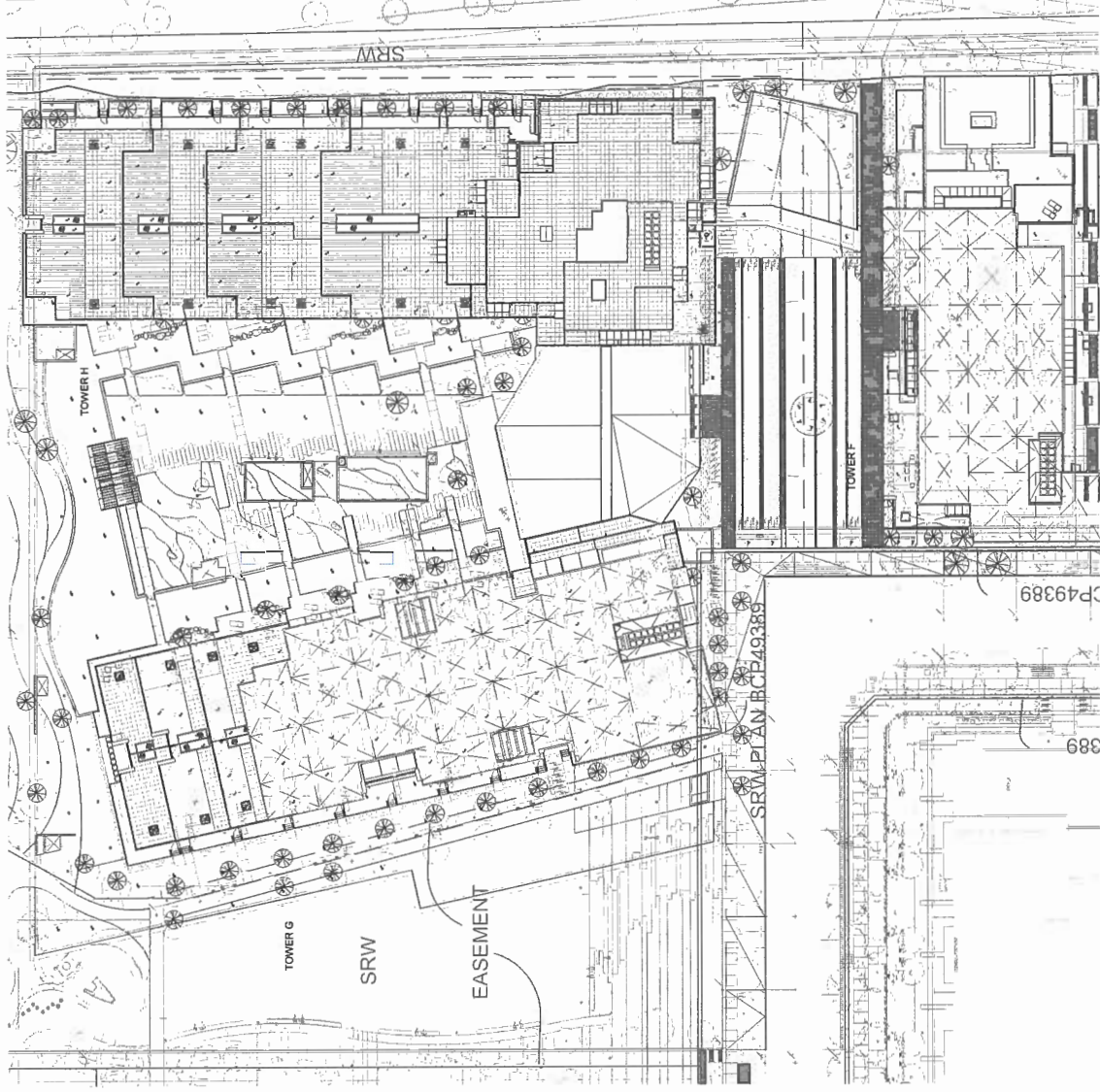
TOWER G



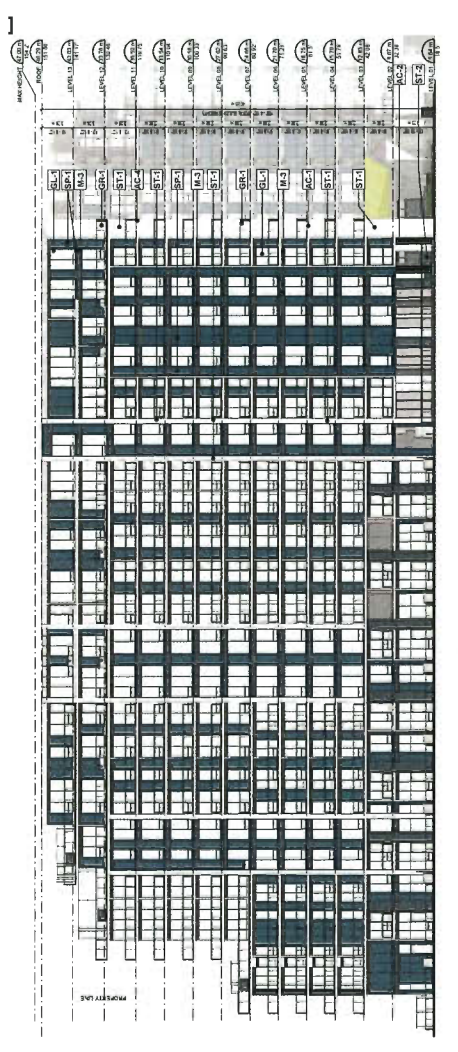
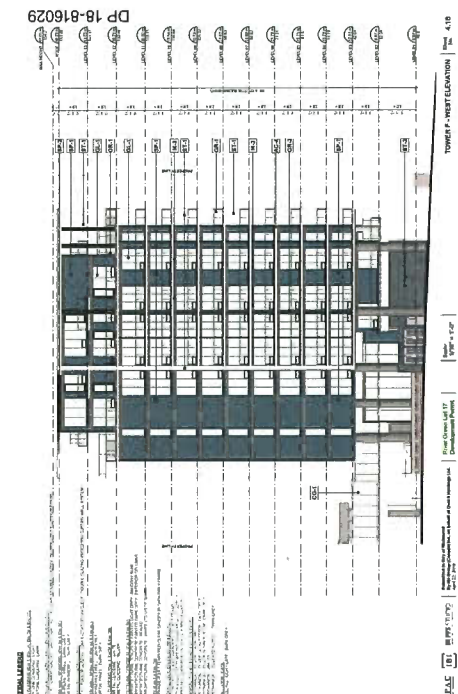
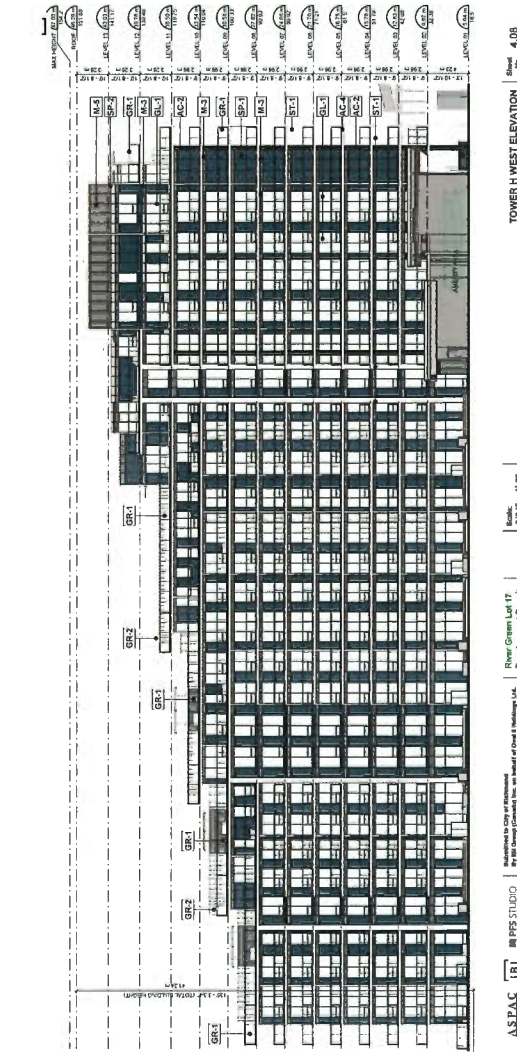
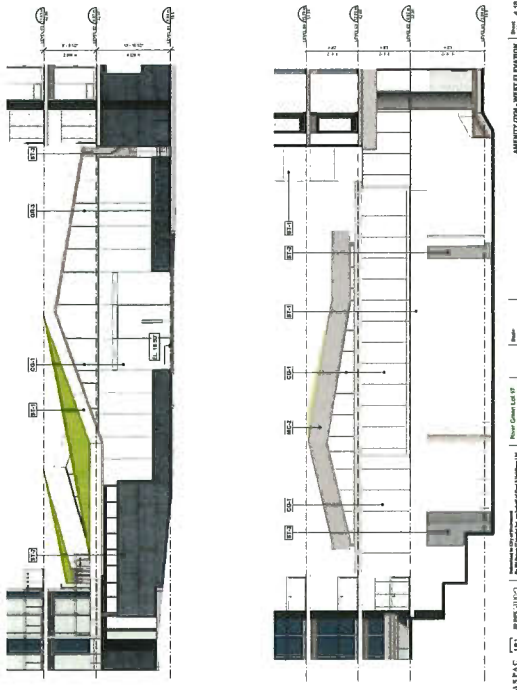
TOWER F



# Roof Plan



# Elevations



# High Quality Materials



**RIVER GREEN - LOT 17**

AC-2  
CONCRETE (PAINTED DARK)  
BENJAMIN MOORE 2127-30



AC-1  
CONCRETE (PAINTED LIGHT)  
BENJAMIN MOORE 2119-70



ST-2  
STONE DARK



CP-Z/SP2  
CHARCOL GREY  
ALUMINIUM



ST-1  
STONE WHITE



SP-1/CP-1  
SPANDREL GLASS

MC-2  
METAL CLADDING-SILVER



MC-1  
METAL CLADDING-WHITE

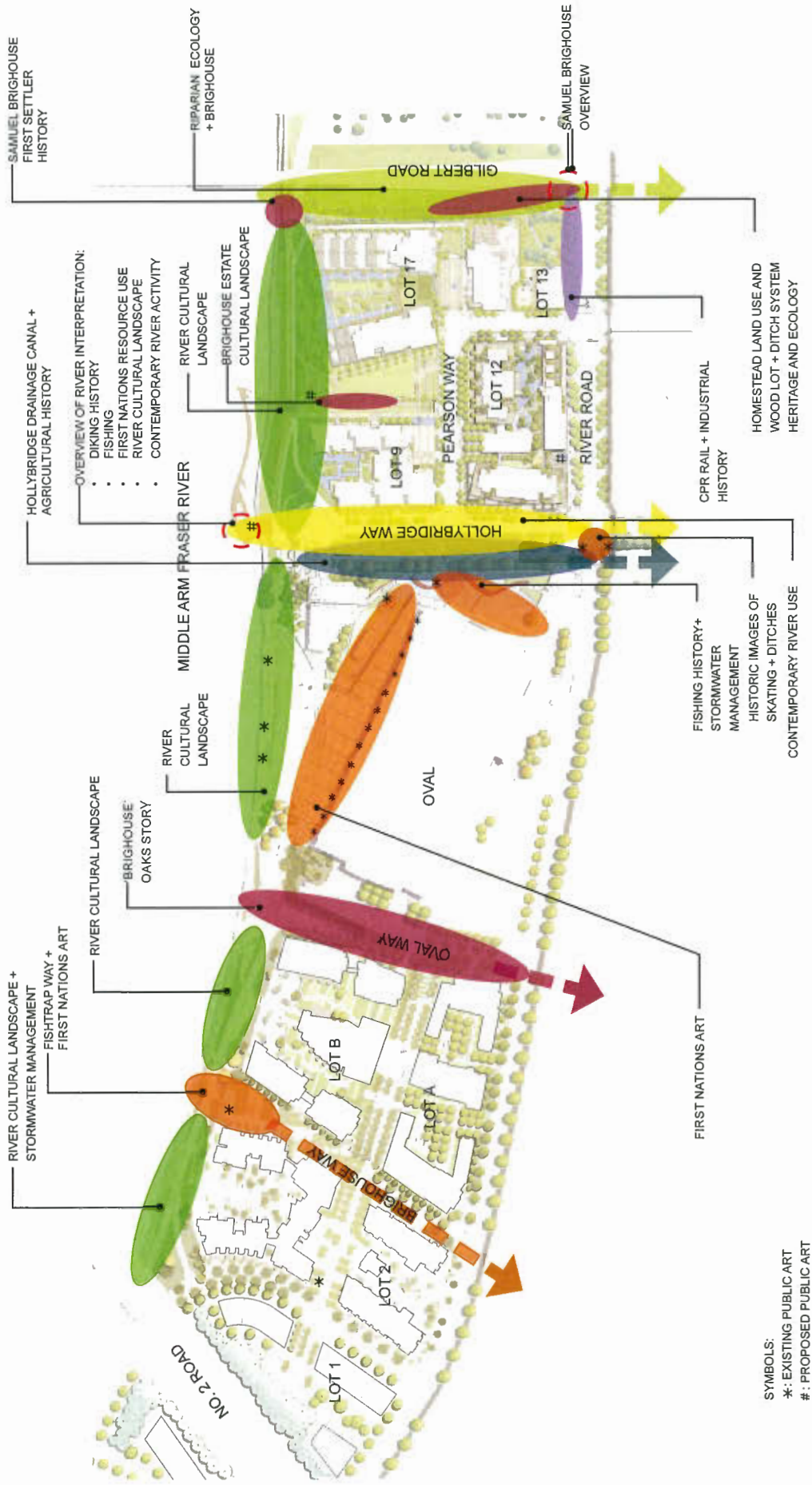


GL-1/CG-1  
CLEAR GLASS WITH LOW-E COATING

# Bridge to Bridge Site Plan



# Context Plan - Middle Arm Experiential Walk



# Site Plan



# Zones, Circulation, and Wayfinding

## Wayfinding Signage Locations:

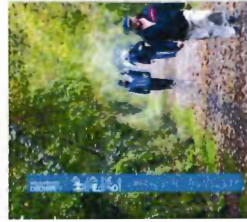
- S1 Boardwalk entry at Gilbert Rd
- S2 Boardwalk entry at River Rd
- S3 Intersection of building F and Lot 14
- S4 Intersection of Lot 17 and Pearson Way
- S5 Intersection of dike and boardwalk



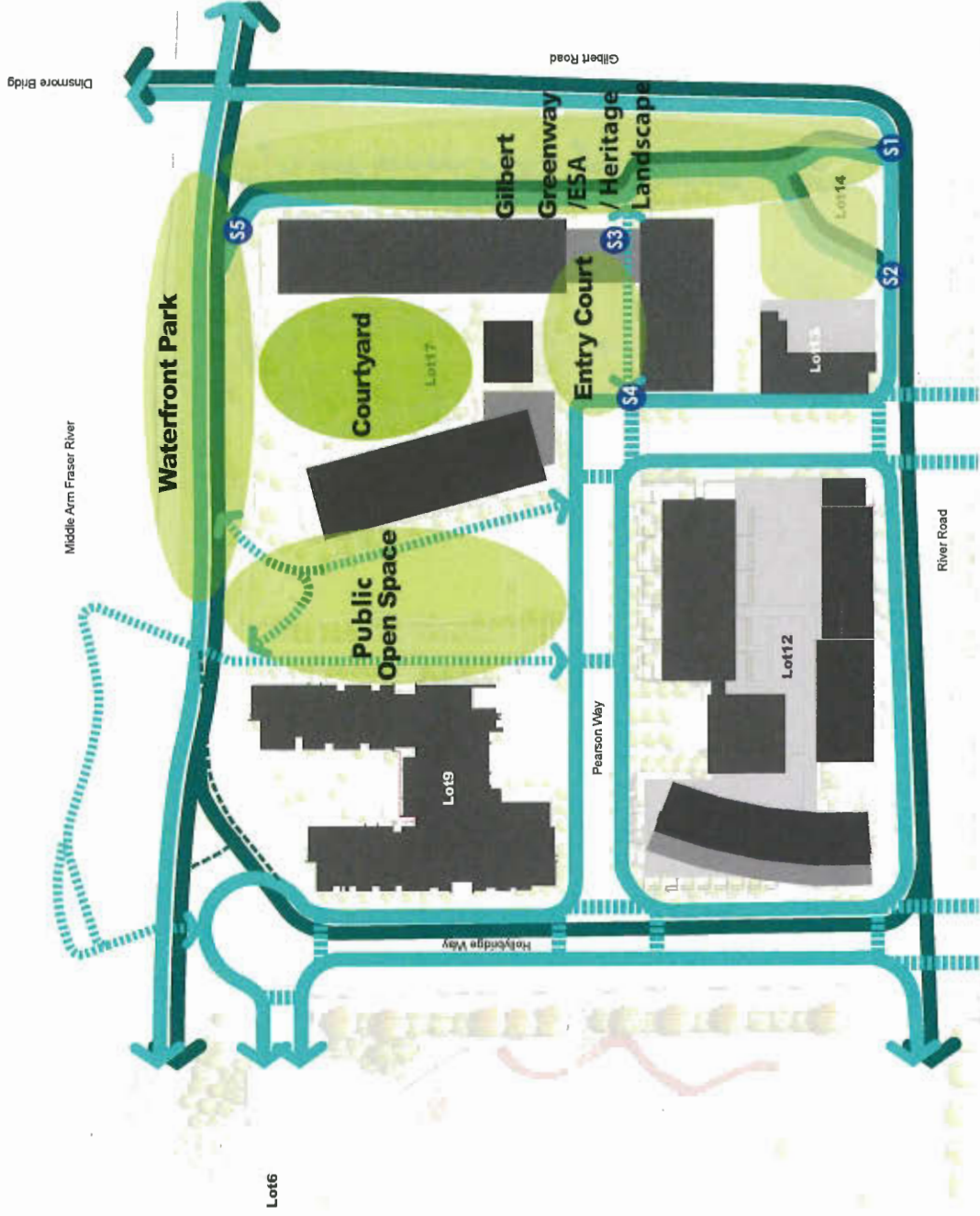
S1



S2 S5



S3 S4



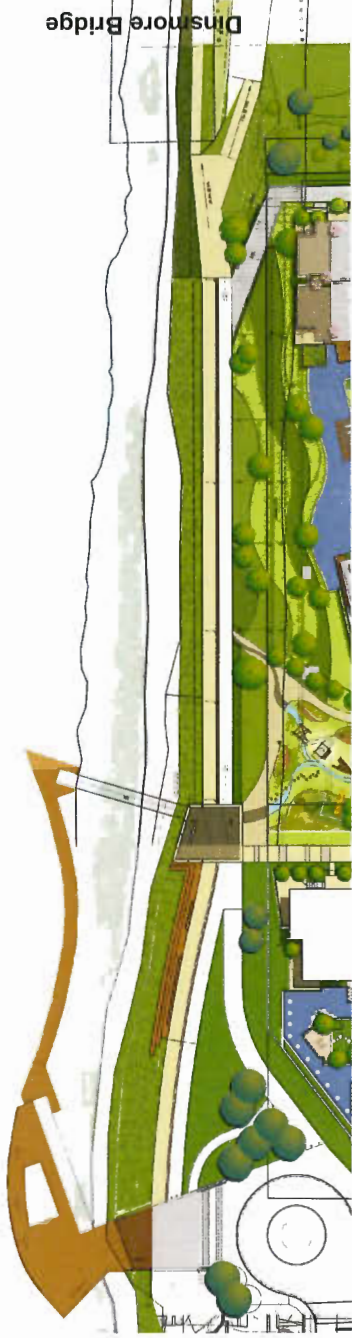
- Primary Public Pedestrian Route
- Secondary Public Pedestrian Crossing
- Minor Public Pedestrian Route
- Public Bicycle Route
- Combined Bicycle & Pedestrian Route
- Barrier-free Path

# Public Open Space

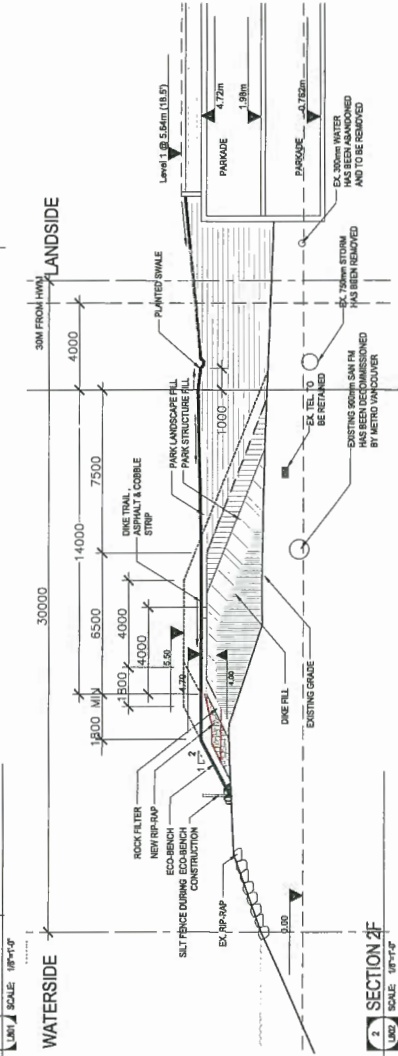
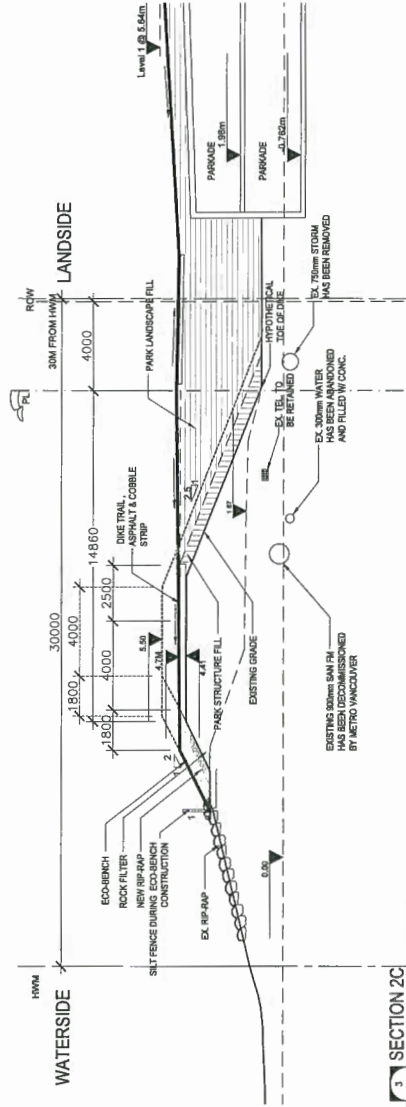




# Waterfront Park



# Waterfront Park



# Central Courtyard



Precedent image - water channel



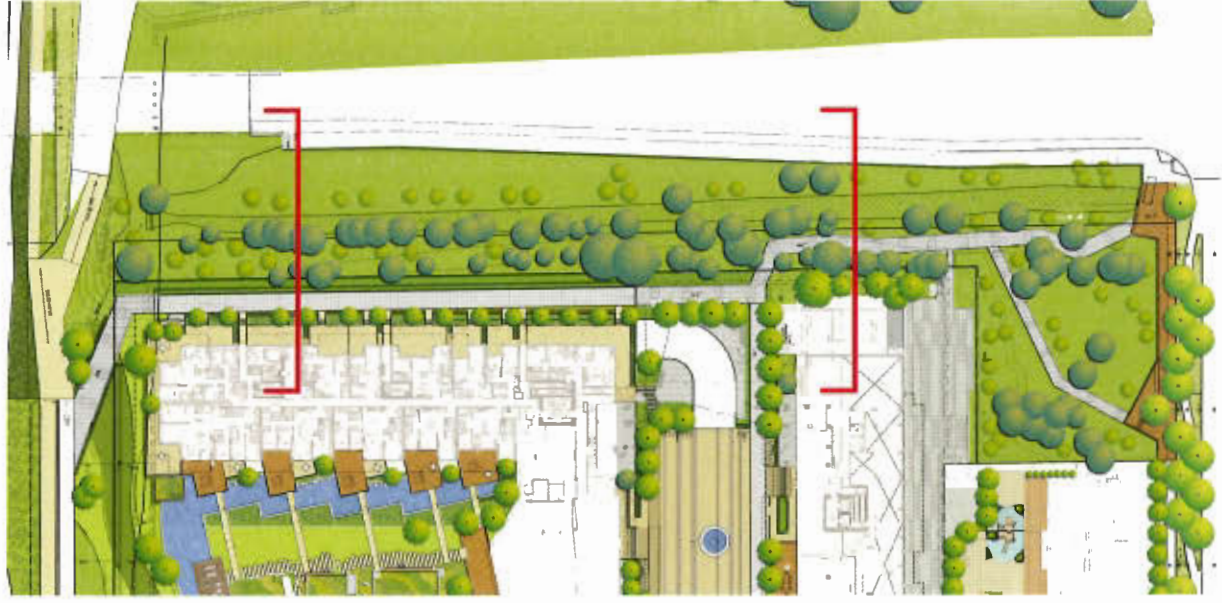
Precedent image - central planting



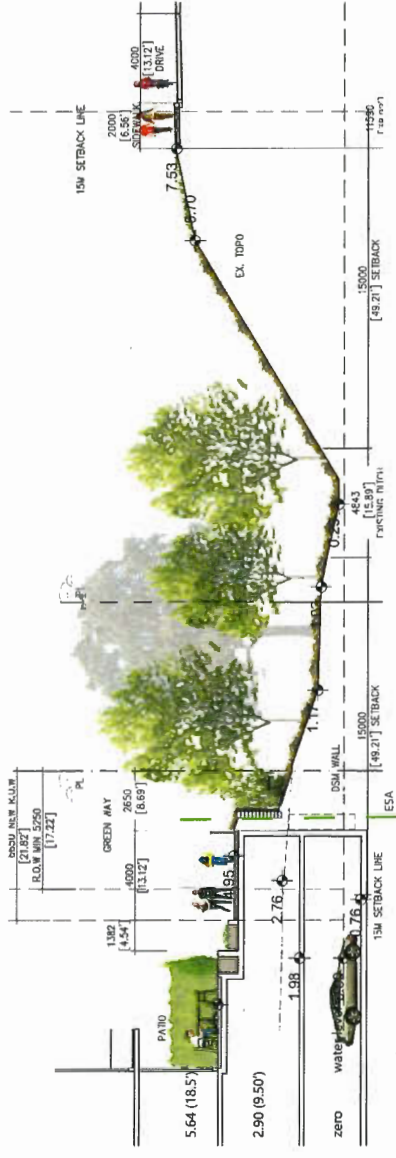
Precedent image - water feature natural edge



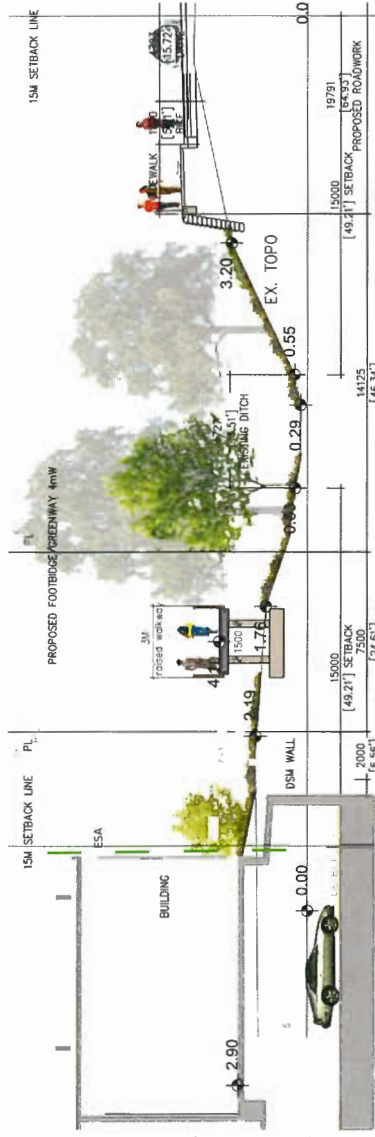
# Gilbert Greenway/ ESA/ Heritage Landscape



ESA area plan



Greenway section - north walkway on slab

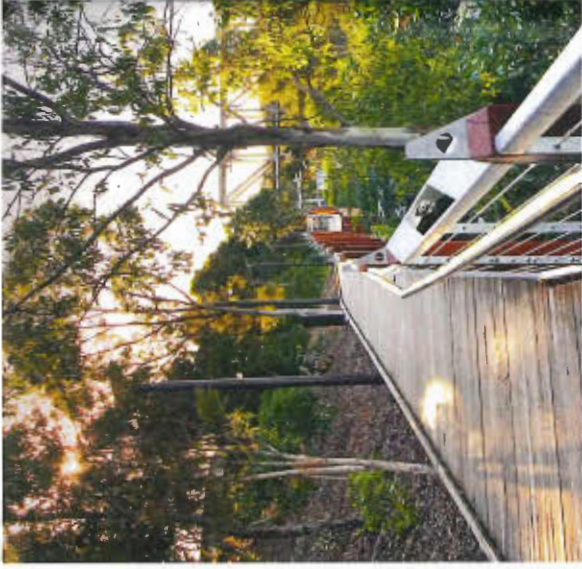


Greenway section - south raised walkway on grade

# Gilbert Greenway/ ESA/ Heritage Landscape



Existing site photo - view from River Road to the ESA



Precedent image - walkway through the woodland

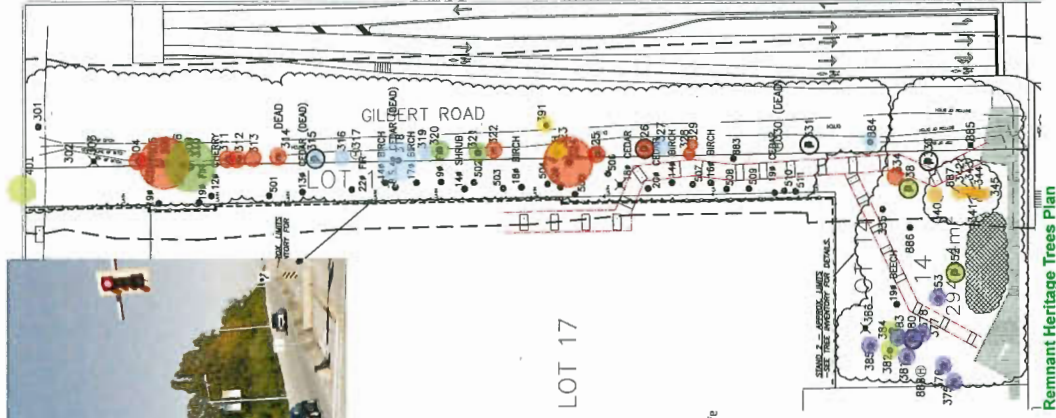


Rendered image - view from River Road sidewalk to the ESA

# Gilbert Greenway/ ESA/ Heritage Landscape



Existing site photo - view from the intersection to the ESA



Remnant Heritage Trees Plan

## Remnant Heritage Trees Summary

Species	Simulated Brighthouse Trees		Brighthouse Descendant Trees		Subtotals
	Retain	Remove	Retain	Remove/ Convert to wildlife stem	
American elm	1	0	6	2	9
English oak	4	0	1	0	5
Green ash	0	0	9	4	13
Horse chestnut	0	0	2	0	2
Little-leaved Linden	0	0	3	0	3
Lombardy poplar	0	0	3	0	3
Scots pine	5	0	24	16	45

### Heritage trees to be retained:

- Tag# 353 - American Elm, 35 cm
- Tag# 376 - American Elm, 35 cm
- Tag# 378 - American Elm, 22 cm
- Tag# 380 - American Elm, 90 cm
- Tag# 381 - American Elm, 51 cm
- Tag# 383 - American Elm, 45 cm
- Tag# 385 - American Elm, 48 cm
- Tag# 338 - English Oak, 90 cm
- Tag# 352 - English Oak, 100 cm
- Tag# 382 - English Oak, 95 cm
- Tag# 384 - English Oak, 51 cm
- Tag# 304 - Ash, 44 cm
- Tag# 305 - Ash, 46 cm
- Tag# 311 - Ash, 43 cm
- Tag# 312 - Ash, 47 cm
- Tag# 314 - Ash, 45 cm
- Tag# 322 - Ash, 38 cm
- Tag# 324 - Ash, 35 cm
- Tag# 325 - Ash, 31 cm
- Tag# 325 - Ash, 50 cm
- Tag# 323 - Horse Chestnut, 65 cm
- Tag# 391 - Horse Chestnut, 38 cm

### Heritage trees to be removed or converted to wildlife:

- Tag# 313 - Ash, 40 cm, to be converted to wildlife
- Tag# 328 - Ash, 40 cm, to be converted to wildlife
- Tag# 329 - Ash, 28 cm, to be converted to wildlife
- Tag# 334 - Ash, 25 cm, to be converted to wildlife
- Tag# 316 - Linden, 67 cm, to be converted to wildlife
- Tag# 319 - Linden, 35 cm, to be converted to wildlife
- Tag# 327 - Linden, 42 cm, to be removed
- Tag# 340 - Scots Pine, 45 cm, to be converted to wildlife
- Tag# 341 - Scots Pine, 21 cm, to be converted to wildlife
- Tag# 342 - Scots Pine, 28 cm, to be converted to wildlife
- Tag# 343 - Scots Pine, 30 cm, to be converted to wildlife
- Tag# 344 - Scots Pine, 32 cm, to be converted to wildlife
- Tag# 345 - Scots Pine, 34 cm, to be converted to wildlife
- Tag# 887 - Scots Pine, 23 cm, to be converted to wildlife

### REPLACEMENT TREES IN LOT 14

- Scots pine 4
- Green ash 18
- Red oak 2
- London plane/tree or american elm 10
- White swamp oak 14
- Subtotal 48

Note: Replacement trees should be 5cm-7cm caliper. Tree species subject to availability - possible substitutions to be confirmed by the City.

REFER TO ENVIRONMENTAL REPORT FOR THE LOT 14 PROPOSED PLANTING DESIGN

### Retained Heritage Trees and Proposed New Trees

# Heritage Interpretation

- Brighouse homestead site - 6900 River Road
- Fraser River foreshore and slough complexes
- Canadian Pacific Railway right-of-way
- Dike and ditch system.



The Three Greenhorns: John Morton, William Hailstone and Sam Brighouse (standing)



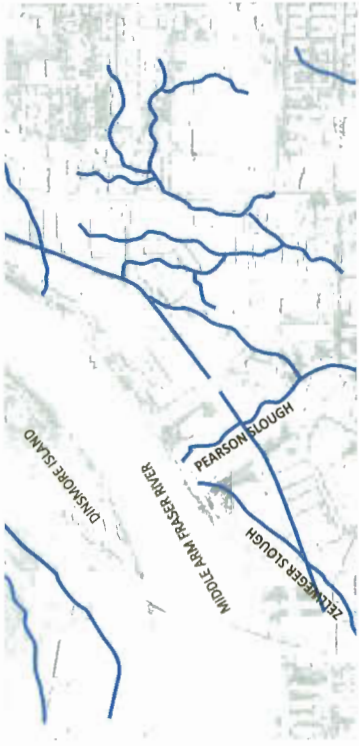
Samuel Brighouse



River Green Village site on an historic aerial photograph from 1938



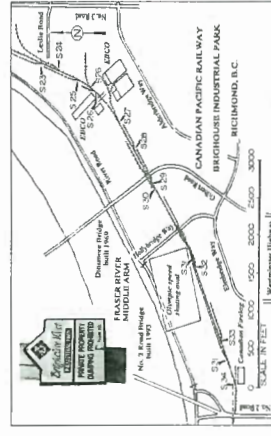
River Green Village site on an aerial of the time of the rezoning application in 2009



Historic sloughs prior to the Brighouse estate changes on a current aerial photograph



View of the site in 1959 (City of Richmond Archives 1994-9-1)



Map showing the location of the CPR spur that serviced the Brighouse Industrial Park. All track west of Gilbert Road was removed by January 2006, leaving Ebco Industries as the only customer. (Sandhouse: Journal of the CRHA Pacific Coast Division. Map by Eric L. Johnson)

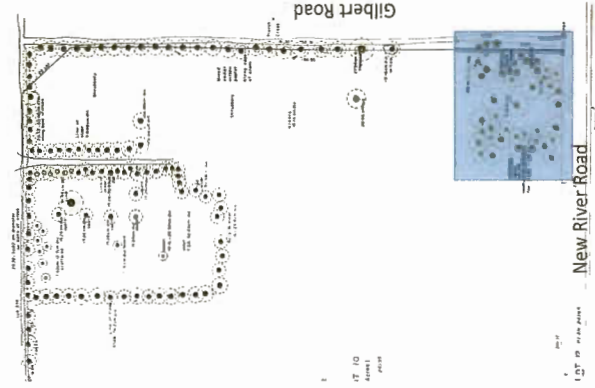
# Heritage Interpretation





# Heritage Interpretation

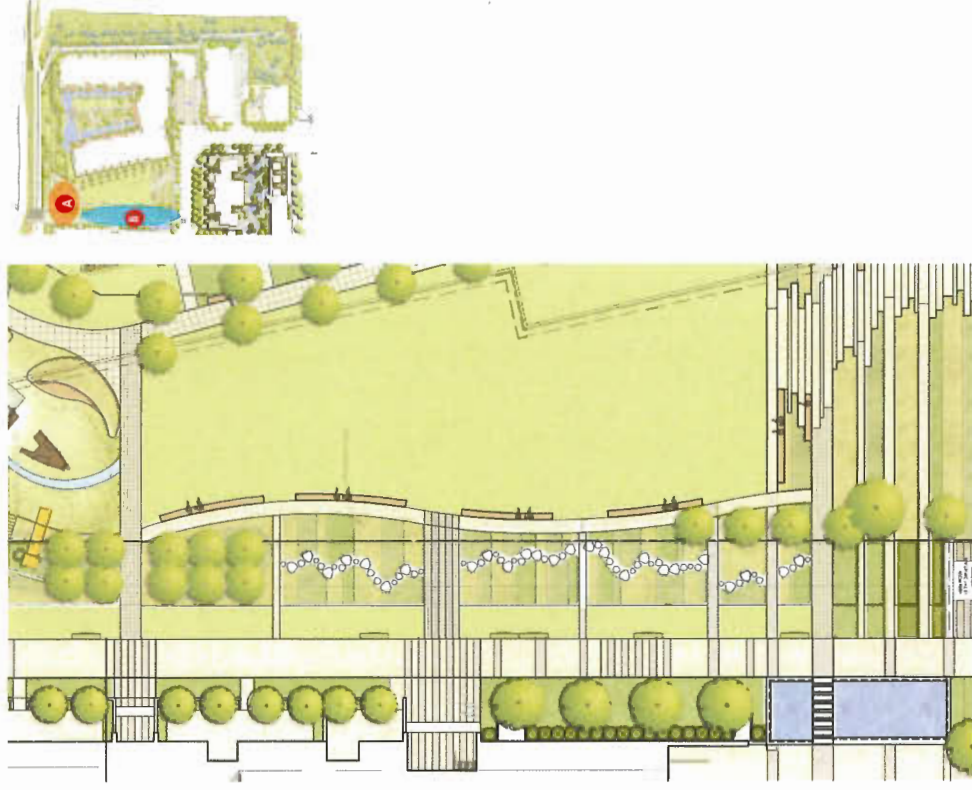
**B** Location B:  
Orchard and Agricultural Land Use Pattern



Tree survey of the Brighouse estate, 1985, with the woodlot highlighted



Precedent images - Orchard and agricultural land use pattern



Children's play area plan

# Heritage Interpretation Panel Design

## 1 Location 1: Large Panel at Corner of Gilbert and River Roads

### Topic: Evolution of the Middle Arm and the Brighouse Estate



**Evolution of the Middle Arm and the Brighouse Estate**

For centuries, the lands of the Fraser River delta were low-lying and covered by a network of sloughs used for agriculture. In the mid-19th century, European settlers arrived and cleared the land for agricultural and residential use. Several European settlers whose land holdings are now the site of the Richmond Oval and adjacent residential development.

Brighouse arrived in British Columbia from England in 1862 at age 26. After a brief trip to the Cariboo in the gold rush, he came to Vancouver and bought 22 hectares of the West End next to Stanley Park with two partners. They were known as the Three Greenhorns.

Two years later, Brighouse acquired a large housestead in Richmond extending from the Fraser River south to England Avenue. He built a local estate typical of those he knew in England with a dairy, agricultural field and a large house surrounded by hedges, lawns, and an orchard near the corner of Gilbert and River Road. He imported several thousand tree seedlings from England, including oaks, that were then cultivated and used widely along roads and ditches in the area.

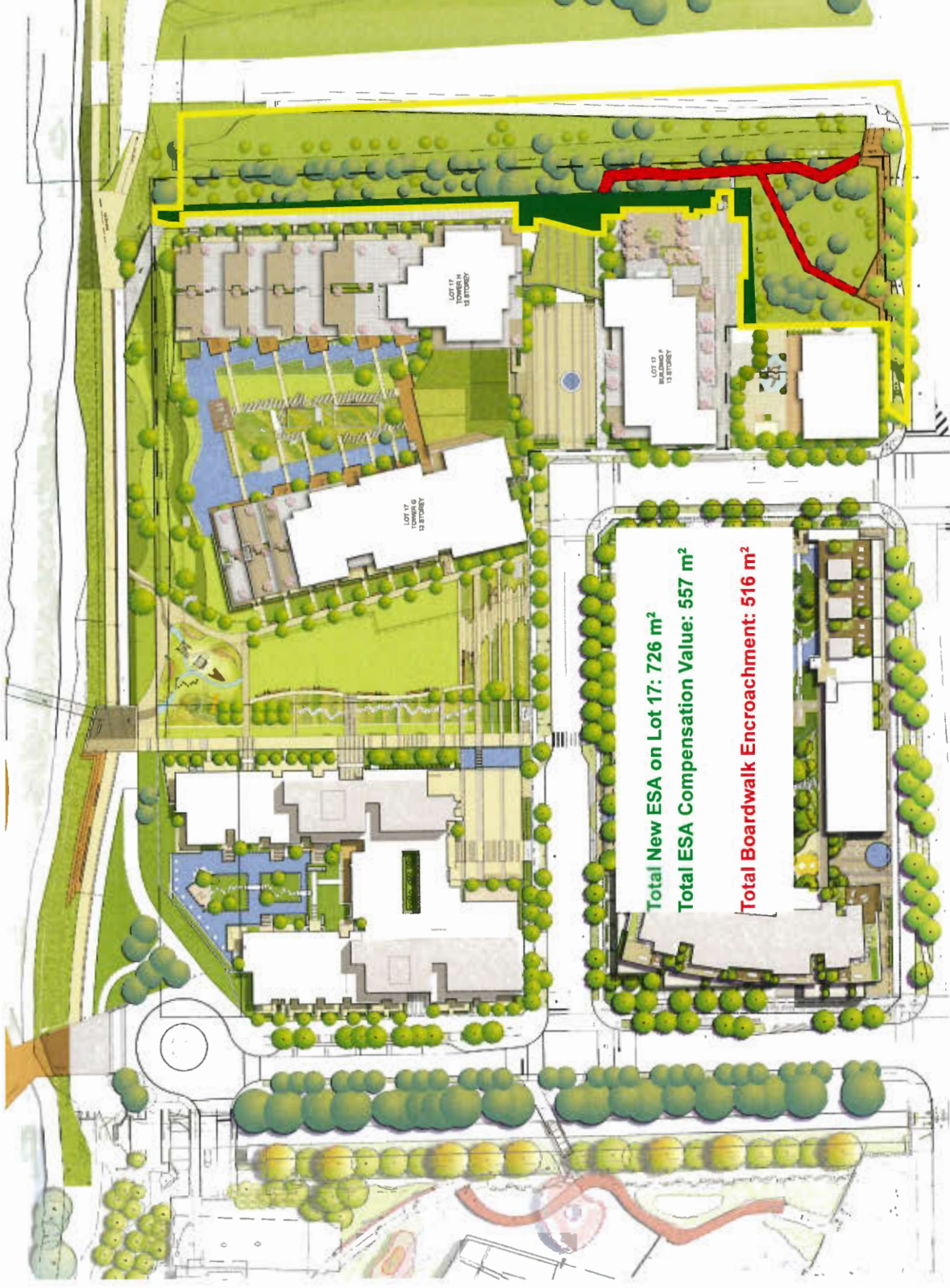
In 1888, Brighouse welcomed his sister, Hannah Wilkinson, and her son, Michael, to live in the housestead. Michael Wilkinson inherited the Brighouse lands in 1913 and the Wilkinson family stayed at the house, leasing it to a number of tenants, until 1952 when the property was bought by the City of Richmond to become an industrial park. In 1963, the Canadian Pacific Railway installed a spur line where River Road is now located to serve this industrial park. The CPR arrived in Richmond in 1922 and was a driving force in the City's development and land use patterns for many decades.

LOCATION 1: 12"X48" PANEL

# 2012 ESA-3 Boundary



# Proposed ESA-3 Habitat Balance



# Lot 17 Native Planting

Native Planting



# ESA Existing Conditions



# Habitat Restoration Plan

