

INTRACORP

BUILDING THE EXTRAORDINARY

August 30, 2012

**Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Wednesday,
September 5, 2012.**

To Public Hearing	
Date:	SEPT 5, 2012
Item #:	1
Re:	Bylaw 8879

BY COURIER

Mayor Malcolm Brodie
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie:

**Re: 5440 HOLLYBRIDGE WAY: ZONING AMENDMENT BYLAW 8879 (RZ 09-506904)
PUBLIC HEARING, SEPTEMBER 5th, 2012.**

We are pleased to provide for your interest, the enclosed package of coloured drawings and renderings illustrating the development proposal for 5440 Hollybridge Way ("River Park Place"), which will be going to Public Hearing on September 5th, 2012. This information package is supplemental to – and consistent with – the formal Staff report and submission drawings that have been provided for review. We also offer below a brief description of project timeline and overview.

Brief Summary of Project Timeline

Completed To-Date:

January 2012	Rezoning Submission
February – June 2012	Worked with Staff on Functional Road Design and Rezoning Considerations
July 17, 2012	Planning Committee
July 23, 2012	First Reading

Upcoming/Anticipated:

September 5, 2012	Public Hearing
December 10, 2012	Final Adoption

Brief Description of Project

Project & Context

Located in Richmond's emerging Oval Village neighborhood, River Park Place will be an exciting contribution to the ongoing transformation of Richmond's newest waterfront community. In total the project proposes approximately 586 residential units and 38,800 sq. ft. of new retail area. The site is bounded by the new River Road to the north, Hollybridge Way to the west, Gilbert Road to the east and the existing Richmond Winter Club site to the south.

New and proposed mixed-use developments surrounding the site include ASPAC Development's River Green Village to the north, Onni's Ora project to the west, and the Richmond Olympic Oval to the northwest. River Park Place adds to this diversity with a mixture of street-oriented large and medium format retail and diverse housing



forms including apartment condominiums and townhouses. Three distinct towers, several mid-rise structures, and ground-oriented townhouses bring architectural variety and interest to the residential components of the project.

Consistent with the City of Richmond's City Centre Area Plan (CCAP), a new internal road – Pearson Way – begins at a new intersection on Hollybridge Way at the southwest corner of the site and extends through the property to connect with the internal road of River Green Village to the north. Pearson Way will subdivide the site into two legal lots. The project is designed to be built in three phases. Lot 1 in the east contains Phase 1 of development, while Lot 2 contains Phase 2 in the centre and Phase 3 in the west.

Massing

Consistent with CCAP recommendations, the three towers are placed to minimize the visual and physical impacts on existing and proposed buildings within the immediate context. Near and distant views are maximized to provide enjoyable views for residents while also keeping “eyes on the street” for enhanced community cohesion. New, existing and proposed towers are staggered from one another and separated by a minimum distance of 24m.

Massing to the south is kept low to maximize sunlight penetration into the podium courtyards. Since the new River Road is relatively wide, shadowing created by the taller structures to the north sidewalk is minimal, even with the proposed 6-storey massing at the street edge. Residential uses on upper floors along the street edge ensure that the wide streetscape is enclosed and scaled to engage the public street.

Access

All major residential lobbies for towers and mid-rises occur near the main street intersections. Townhouses have direct ground-level access for residents. Vehicles will access both parcels from the internal road. Large-vehicle loading will occur at a lay-by located along Pearson Way, and this approach is supported by a Traffic Impact Assessment. On-street parking along this road will be coordinated with the lay-by. Garbage and recycling will be managed within the parking structures and dedicated recycling areas will have localized minimum 6m headroom.

Design Approach

As a development company, Intracorp is committed to executing projects of extraordinary architectural character and distinction. This is exemplified in the company's diverse portfolio of projects in various municipalities, including: Vista Place and Ventana in North Vancouver; Spruce, Stirling House, Jacobsen, and the upcoming MC² in Vancouver; Chancellor Row at UBC; Centrepoint, and the upcoming Metroplace and Silver towers in Burnaby.

The overall design approach for River Park Place will continue this legacy of incorporating modern materials such as concrete, masonry, glass, metal and wood in a clean and cohesive architectural identity. Color and material contrasts will be used carefully and purposefully along with the massing strategy, to break down the building volumes into smaller discernible components. Bold color accents will be used to highlight key areas and focal points, adding visual interest and individual personality to the various building forms.

A human-scaled and pedestrian-oriented environment will be achieved by adhering to architectural and landscape design principles that enhance visibility, visual appeal, security, and articulation. Designed to be a landmark development for this neighbourhood, the midrise buildings will create variety in street wall massing at the pedestrian level, while the taller building forms will mark the entrance to the Oval Village shopping district and the City Centre, and will be clearly visible by people approaching Richmond from Sea Island.

Podium Rooftops

The podium rooftops will provide extensive outdoor amenities to all project residents as a green shared space with both private & public areas. Distinctly programmed zones include outdoor dining/BBQ, a social fire-pit, community garden plots, children's play areas, exercise spaces and ornamental planting. The programming of these spaces is intended to complement the indoor amenity areas which open out onto them. Many of the townhouses fronting the internal street will have roof deck access from within the unit. All rooftop residential units will have private patios opening onto the roof space.

Sustainable Design

This project will emphasize sophisticated and efficient design and systems performance. In particular, sustainable building practices will be incorporated into the design of the project, and a measurement standard of LEED® Silver equivalency will be set as a target. Passive solar design will be pursued and expressed in the building design. Slab extensions and balcony locations address each orientation to respond to opportunities for solar shading, while keeping thermal bridging to an acceptable minimum.

Hollybridge Limited Partnership (Intracorp) is pleased to have the opportunity to develop this exciting new project in the City of Richmond. We hope to build on our legacy of contemporary, sophisticated design that stands the test of time, to create a development that will fit well within the high calibre of urban design in this emerging Richmond neighbourhood, while at the same time establishing a unique identity that will add to the variety of built forms in the City Centre.

We look forward to continuing a productive and positive working relationship with City Staff and Council. Please do not hesitate to contact me at 604-801-7023 or djacobson@intracorp.ca, should you have any questions.

Yours truly,

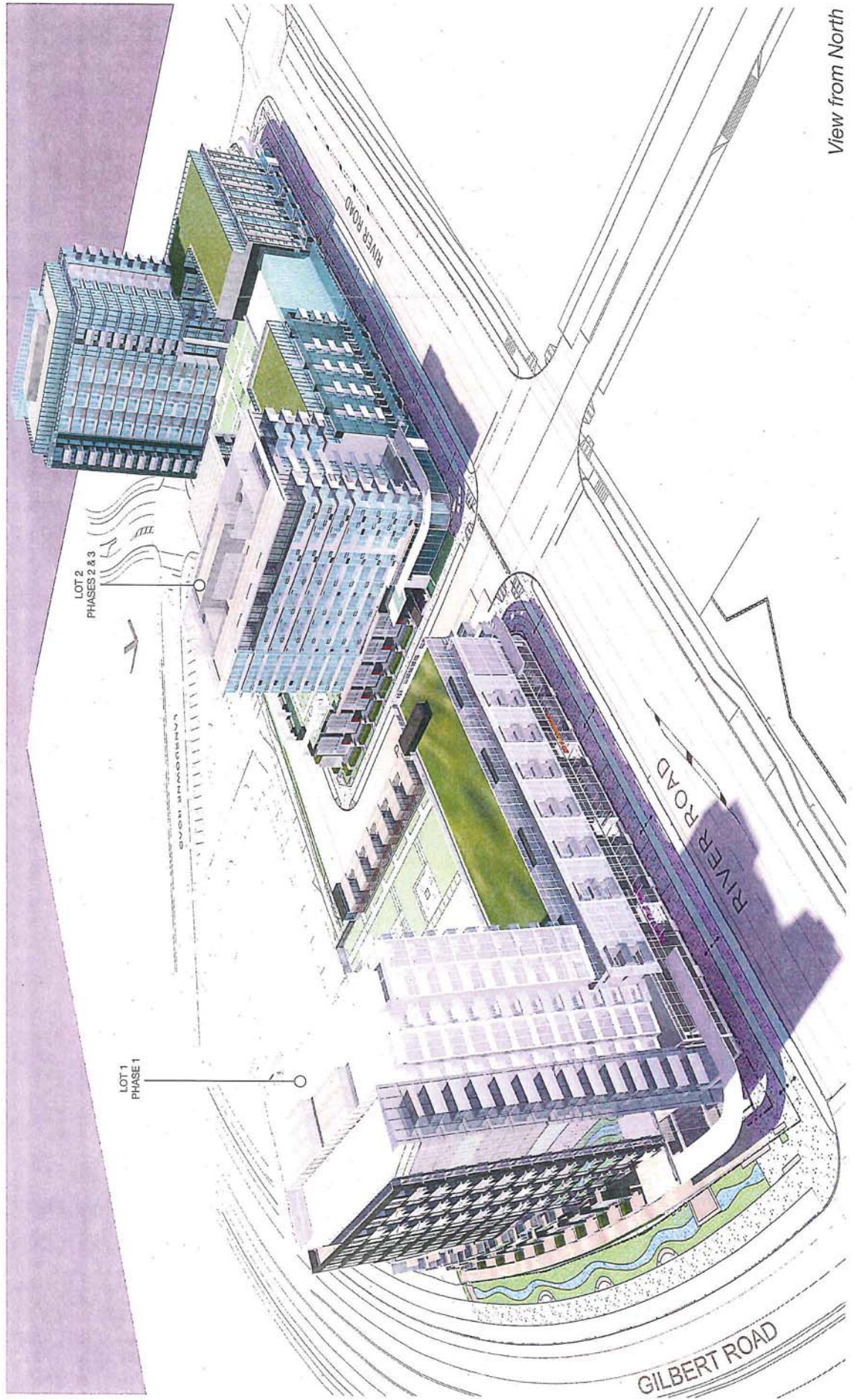
HOLLYBRIDGE LIMITED PARTNERSHIP



David Jacobson
Development Manager

Encl.

Cc. Mayor and Council, City of Richmond
Suzanne Carter-Huffman, Senior Planner, City of Richmond
Maurice Pez, Senior Vice President, Development & Construction, Intracorp



View from North

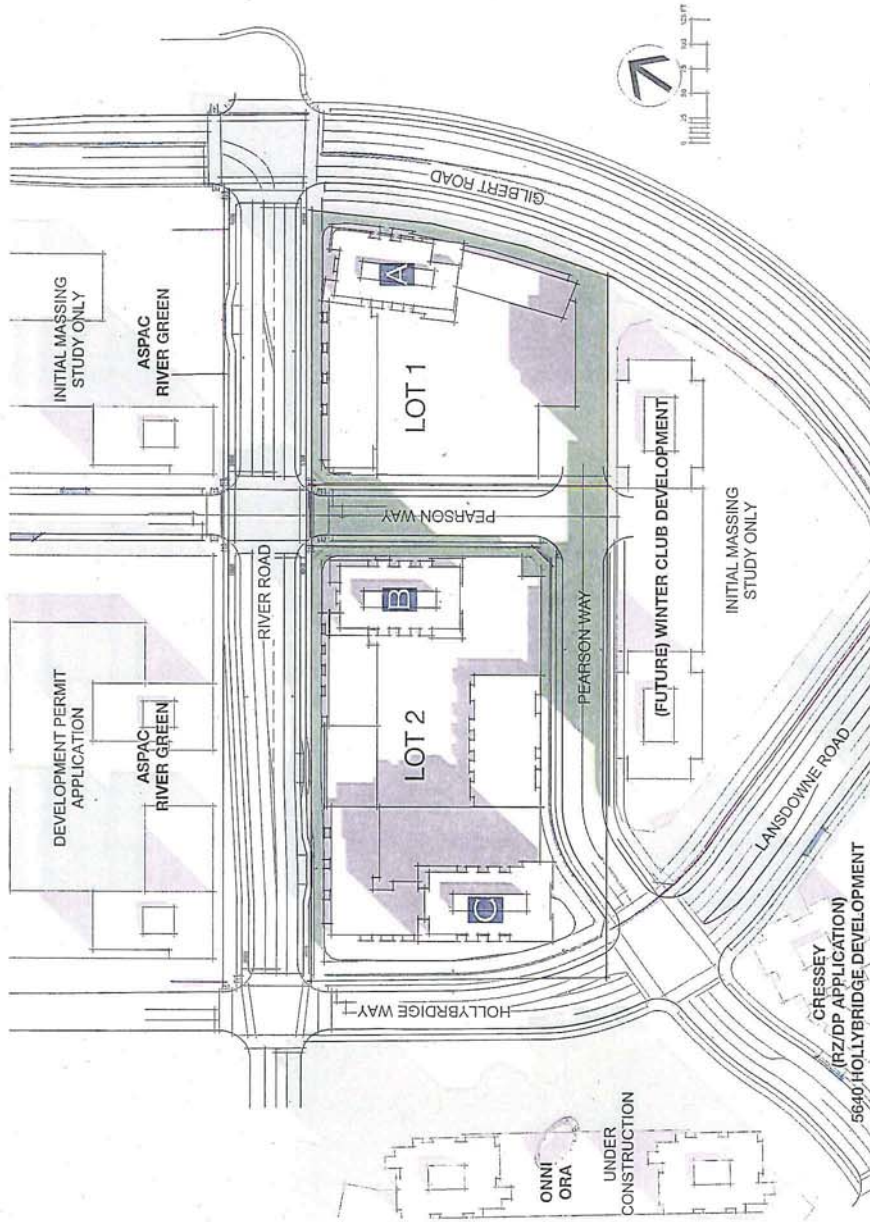
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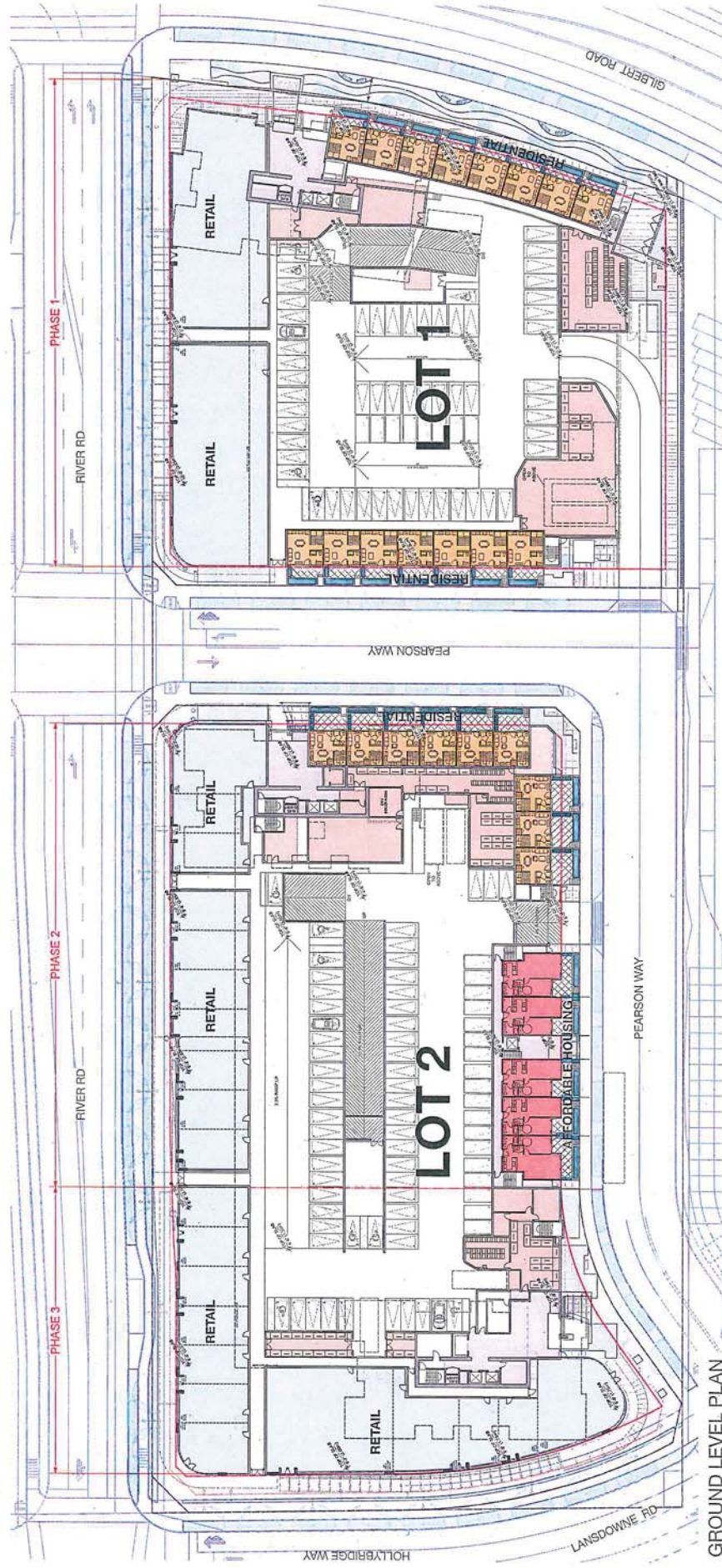
RIVER PARK PLACE



With views of the mountains, river, and ocean, River Park Place is the next addition to Richmond's emerging Oval Village neighbourhood. The name "River Park Place" reflects the community's unique character, namely its extensive landscaping, home-inspired amenities, and residential community living. River Park Place will be a welcome addition to the Oval Village neighbourhood.

River Park Place is a sophisticated, modern development located in the heart of the emerging neighbourhood of The Oval Village. Well-built by design and with broad market appeal, River Park Place offers a vibrant urban lifestyle with a wealth of local area amenities, transportation choices, and retail experiences. Integrating leading edge technologies and sustainable building systems, River Park Place is the best of contemporary responsible living.





GROUND LEVEL PLAN



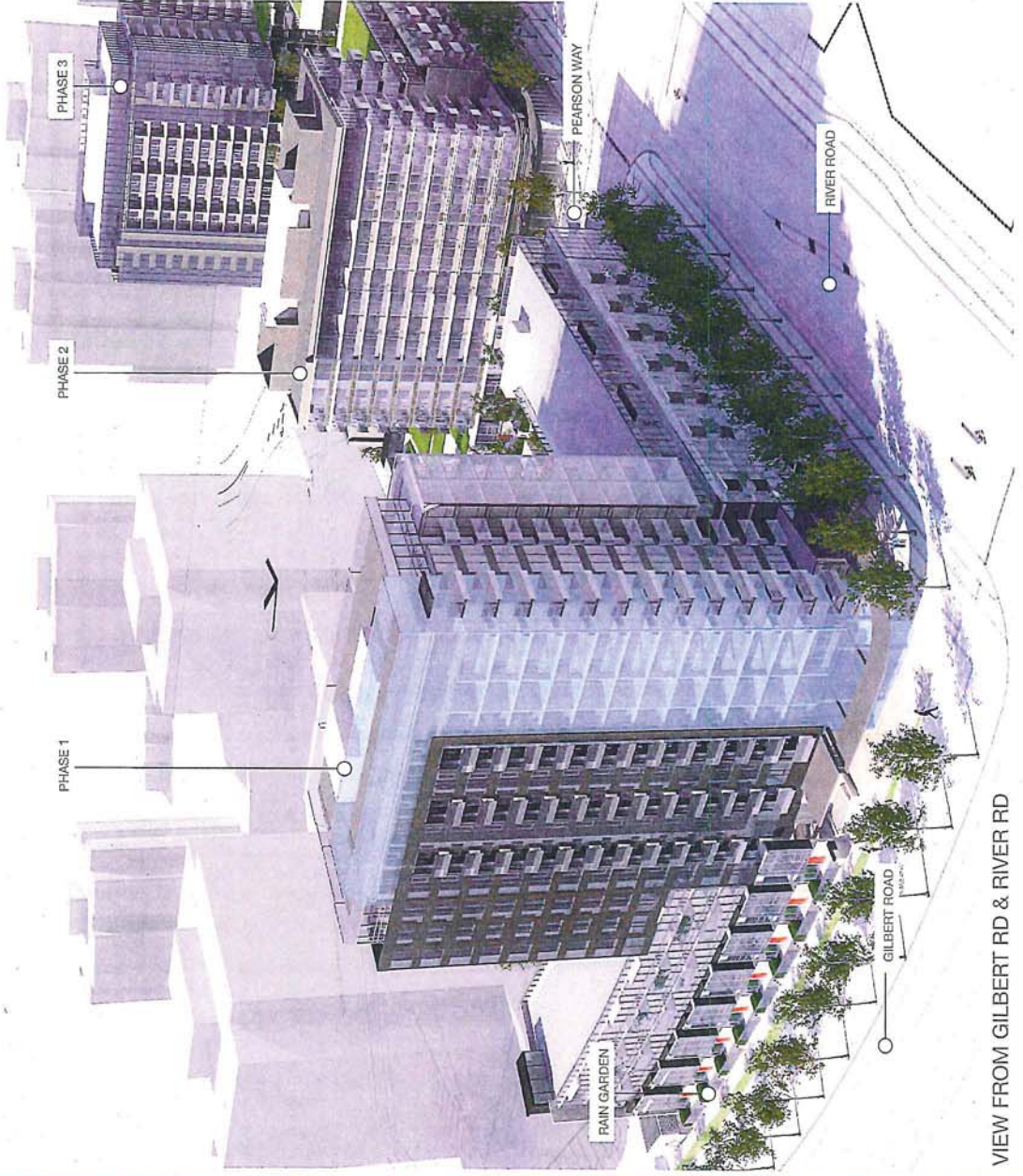


PODIUM LEVEL PLAN

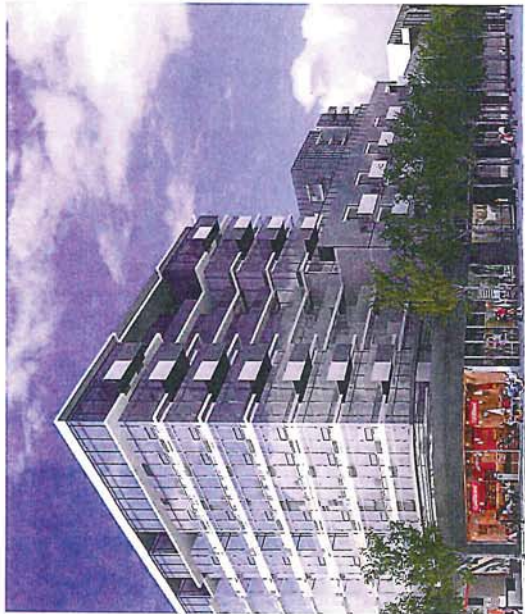




GILBERT RD TOWNHOUSE FRONTAGE



VIEW FROM GILBERT RD & RIVER RD



RIVER RD FRONTAGE



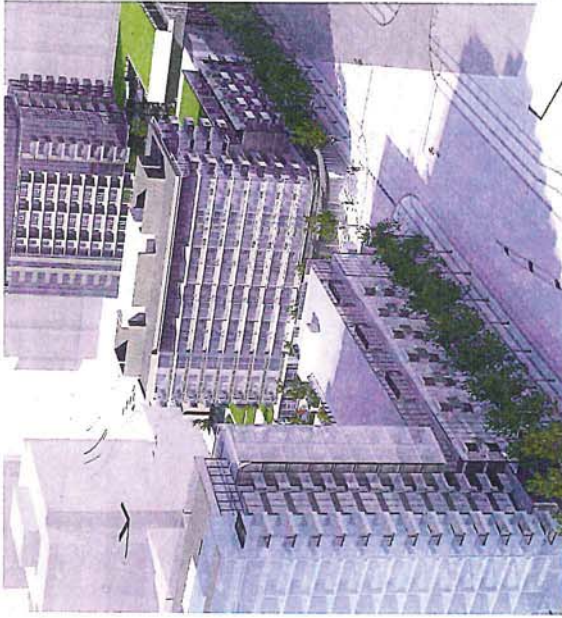
VIEW FROM HOLLYBRIDGE WAY AND PEARSON WAY



INTRACORP
INTERNATIONAL CORPORATION

MYA
INTERNATIONAL CORPORATION

RIVER PARK PLACE



RIVER RD FRONTAGE



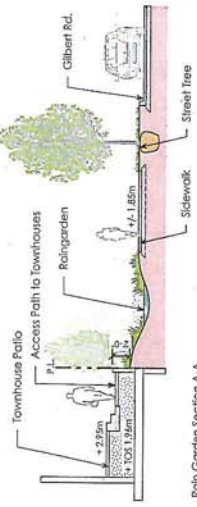
RIVER RD COMMERCIAL FRONTAGE



RIVER PARK PLACE



PEARSON WAY TOWNHOUSE FRONTAGE



GILBERT RD TOWNHOUSE FRONTAGE