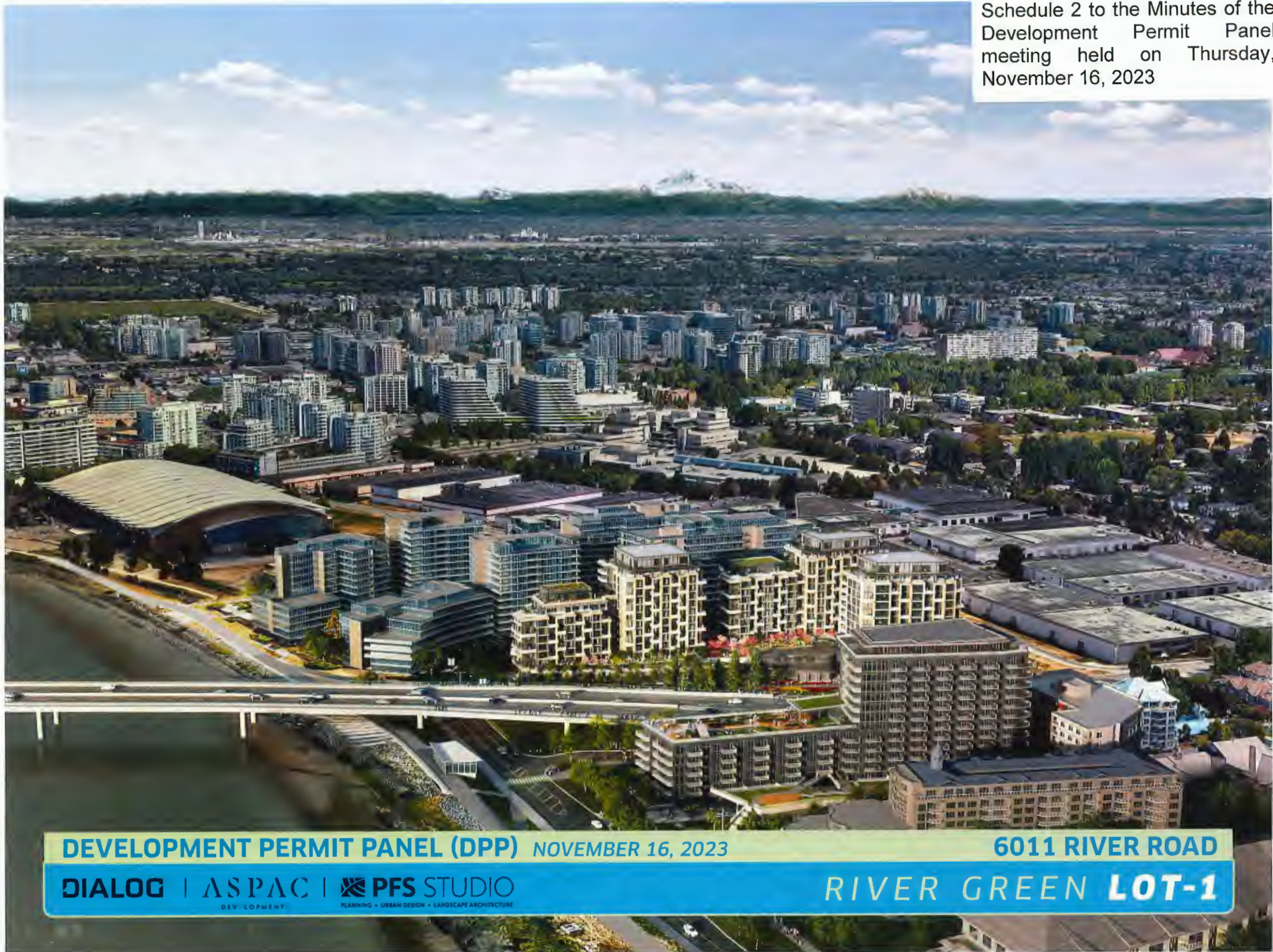


Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
November 16, 2023



DEVELOPMENT PERMIT PANEL (DPP) NOVEMBER 16, 2023

6011 RIVER ROAD

DIALOG | **ASPAC** | **PFS STUDIO**
DEVELOPMENT | PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

RIVER GREEN LOT-1



RIVER GREEN (RG) LOT 9



RG - LOT 12



RG - HUMMINGBIRD CHILDCARE CENTRE



RG - LOT 2



RG - LOT 9 & 17

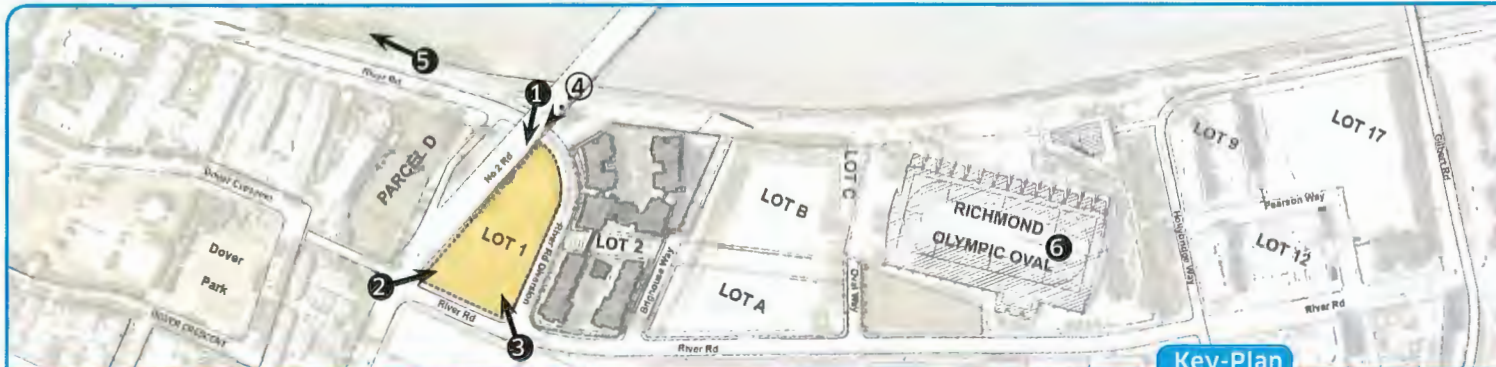
RIVER GREEN EXISTING DEVELOPMENTS ASPAC

- Legend**
- (1) Richmond Olympic Oval
 - (2) River Green Lot 2 Occupied
 - (3) River Green Lot 9 Occupied
 - (4) River Green Lot 12 Occupied
 - (5) River Green Lot 17 Occupied
 - (6) Hummingbird Childcare Centre
 - (7) Dover Crescent Park
 - (8) No.2 Pump Station
 - (9) WCB Office
 - (10) YVR Airport
 - (11) Middle Arm Dike Network
 - (12) River Green Lot A/B Future Development
 - (13) River Green Parcel D Future Development
 - (14) Pathways Non-Market Housing
 - (15) Presentation Centre



SITE

CONTEXT PLAN - SITE LOCATION



LEGEND

- (1) No.2 Road Bridge
- (2) No.2 Road Bridge & Site
- (3) North-West Site View
- (4) Underpass View
- (5) Western Dyke View
- (6) Skating Oval

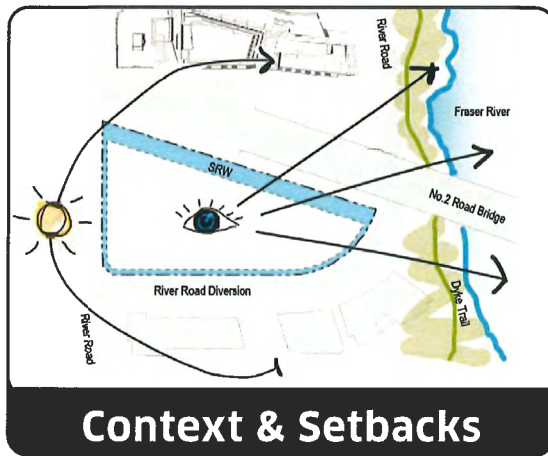
SITE CONTEXT PHOTOS

Key-Plan

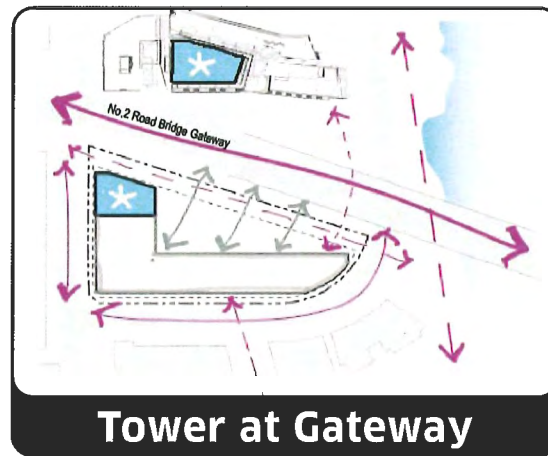


SITE

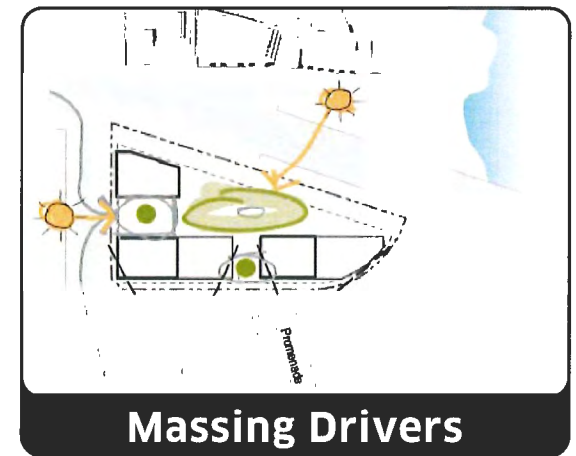
RIVER GREEN - CONTEXT PLAN



- Ground development on site, within its context.
- Work within building setbacks and SRWs.

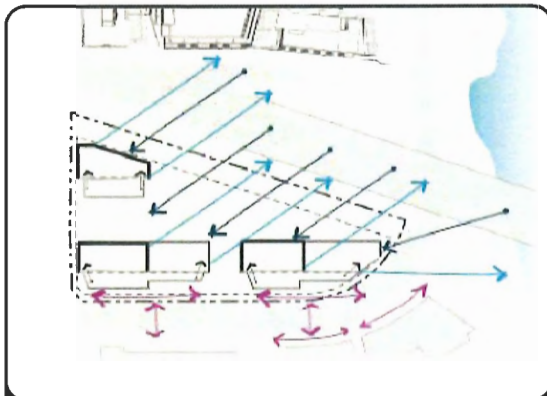


- Create slender tower at gateway.
- Buildings elements should be set well back from the No.2 Road Bridge.



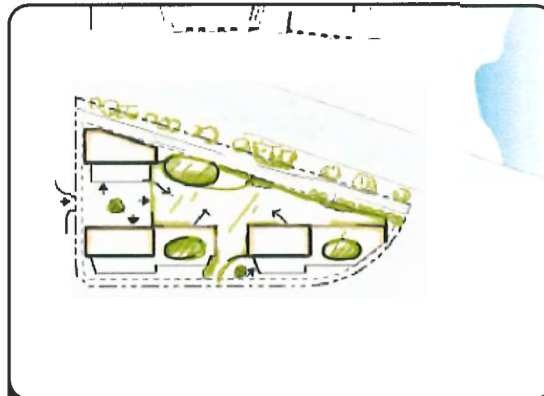
- Step buildings towards water.
- Building mass oriented around accessible entry courtyards.
- Punctuate 'east-west promenade' (Lots 2/A/B) on Lot 1 with entry court and dramatic building corner.

DESIGN PRINCIPLES



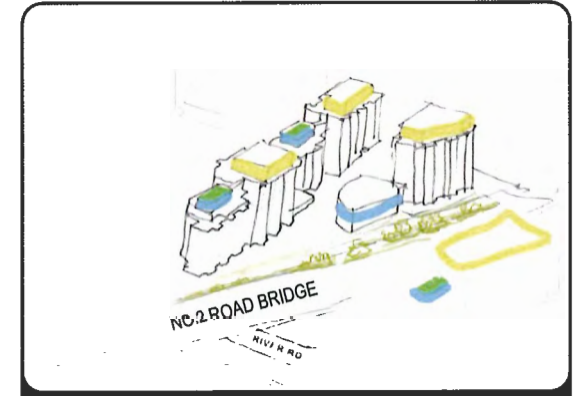
Views & Orientation

- Split buildings lengthwise to exaggerate slim vertical profiles on short ends.



Outd. Amenity Spaces

- Outdoor living spaces integrated with large indoor amenity spaces.
- Outdoor amenity spaces oriented towards views/water.
- Outdoor focal spaces with maximized access to mid-day and afternoon sun.



Gateway Arch. Expr.

- A Gateway architectural expression is provided, reinforced, and enhanced by complimentary features between 6011 and 5900 River including:
 - facade materiality and colour
 - height and massing flanking No. 2 Rd
 - illuminated amenity pavilions and tower trellis elements
 - feature amenity pavilion massing and materiality

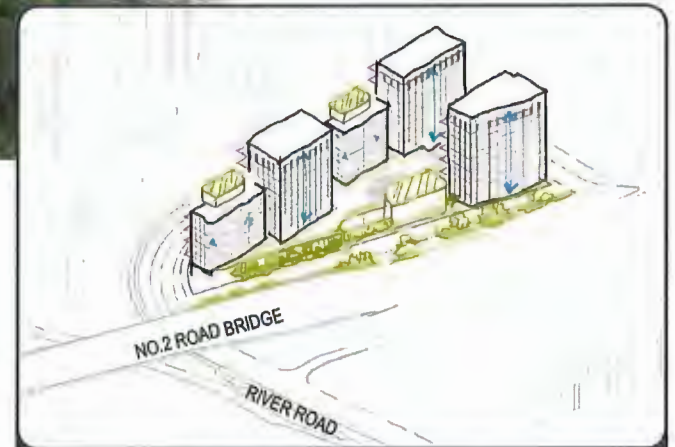


- Wrap elongated midrise elements into complimentary vertical frames.
- Eastern, horizontally oriented facades to be cohesive with neighbouring buildings.

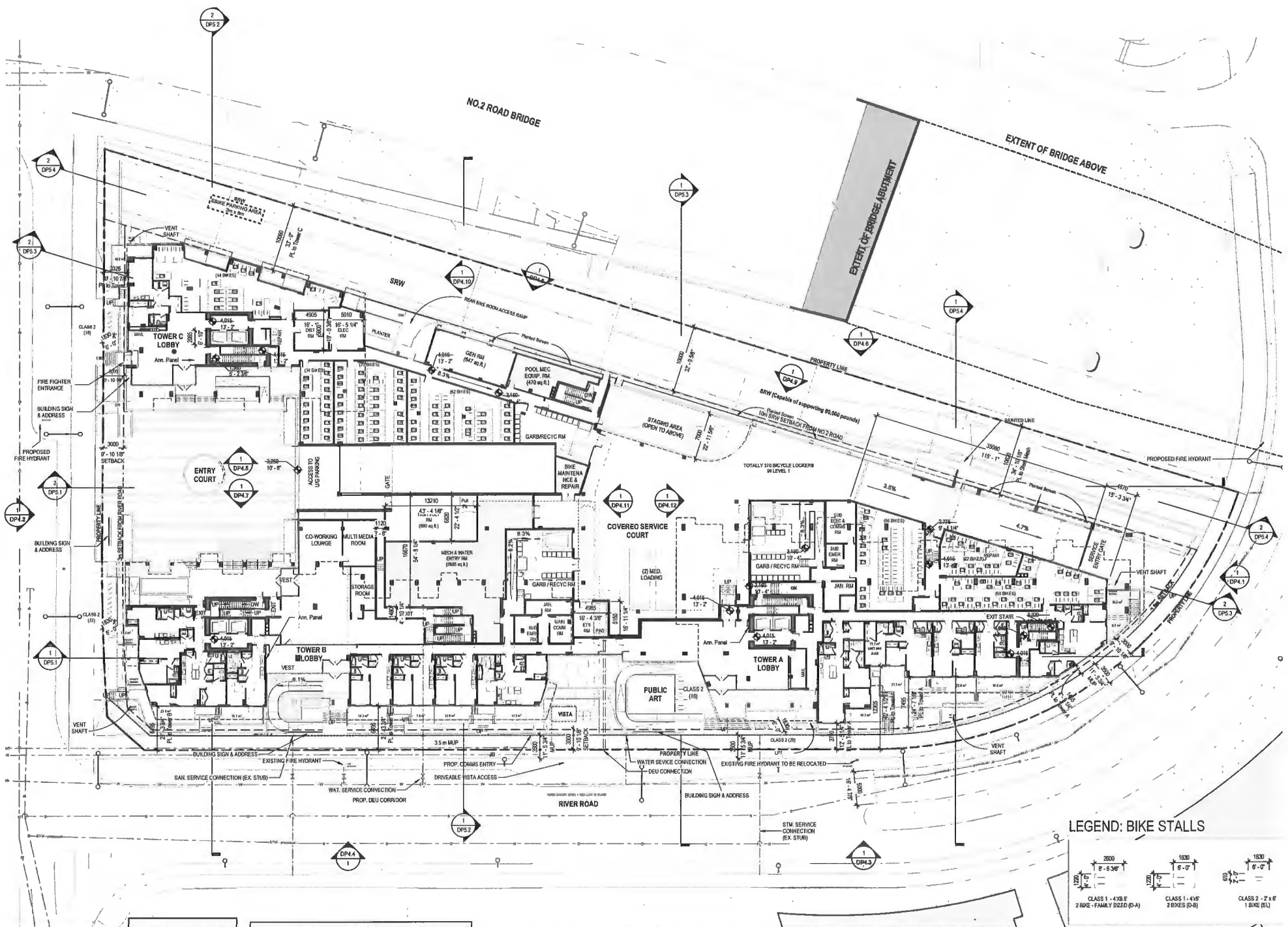


Horizontal Expression
Eastern Facade

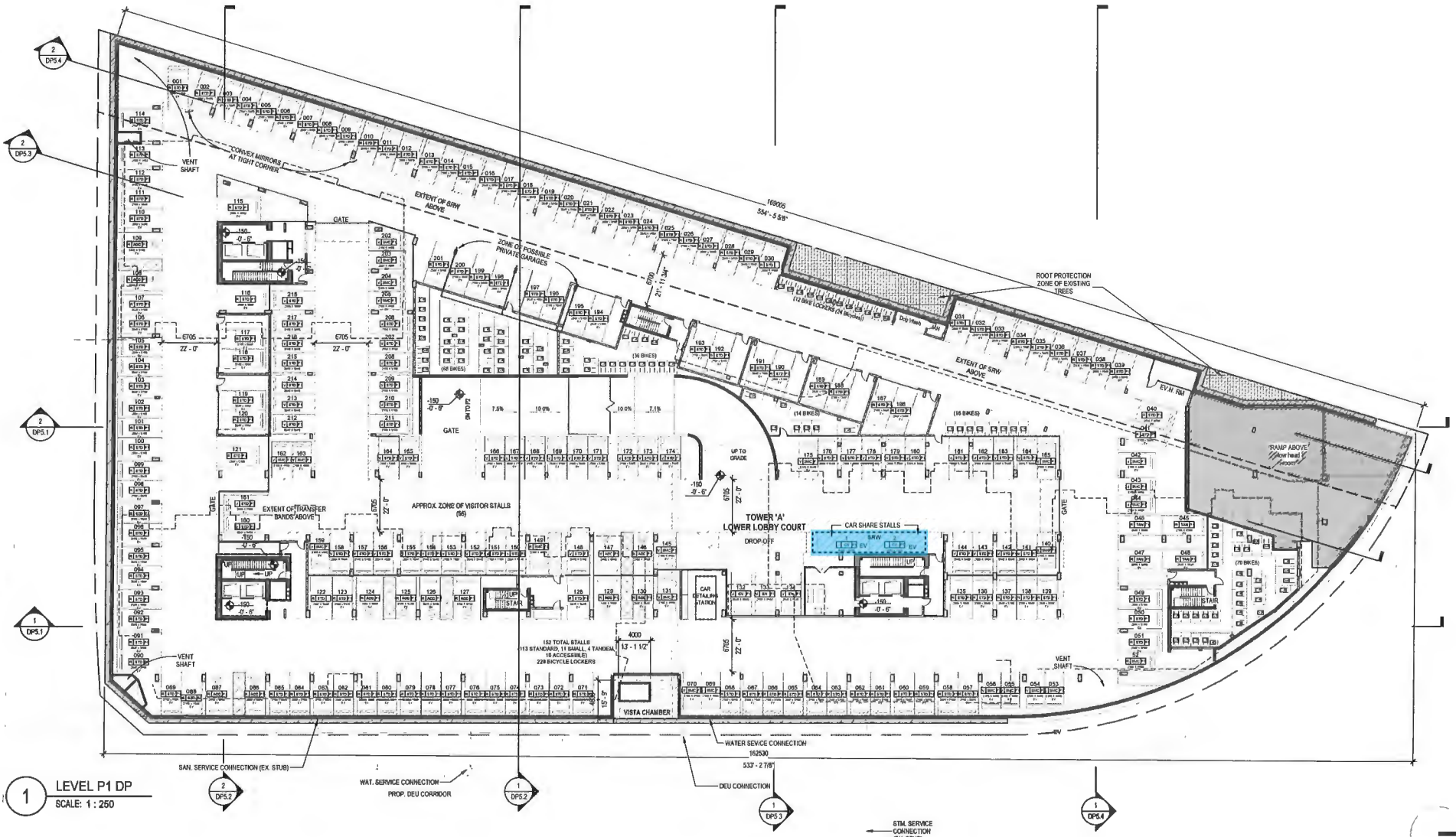
Tower A
West Elevation



Vertical Gateway Expr.
Western Facade

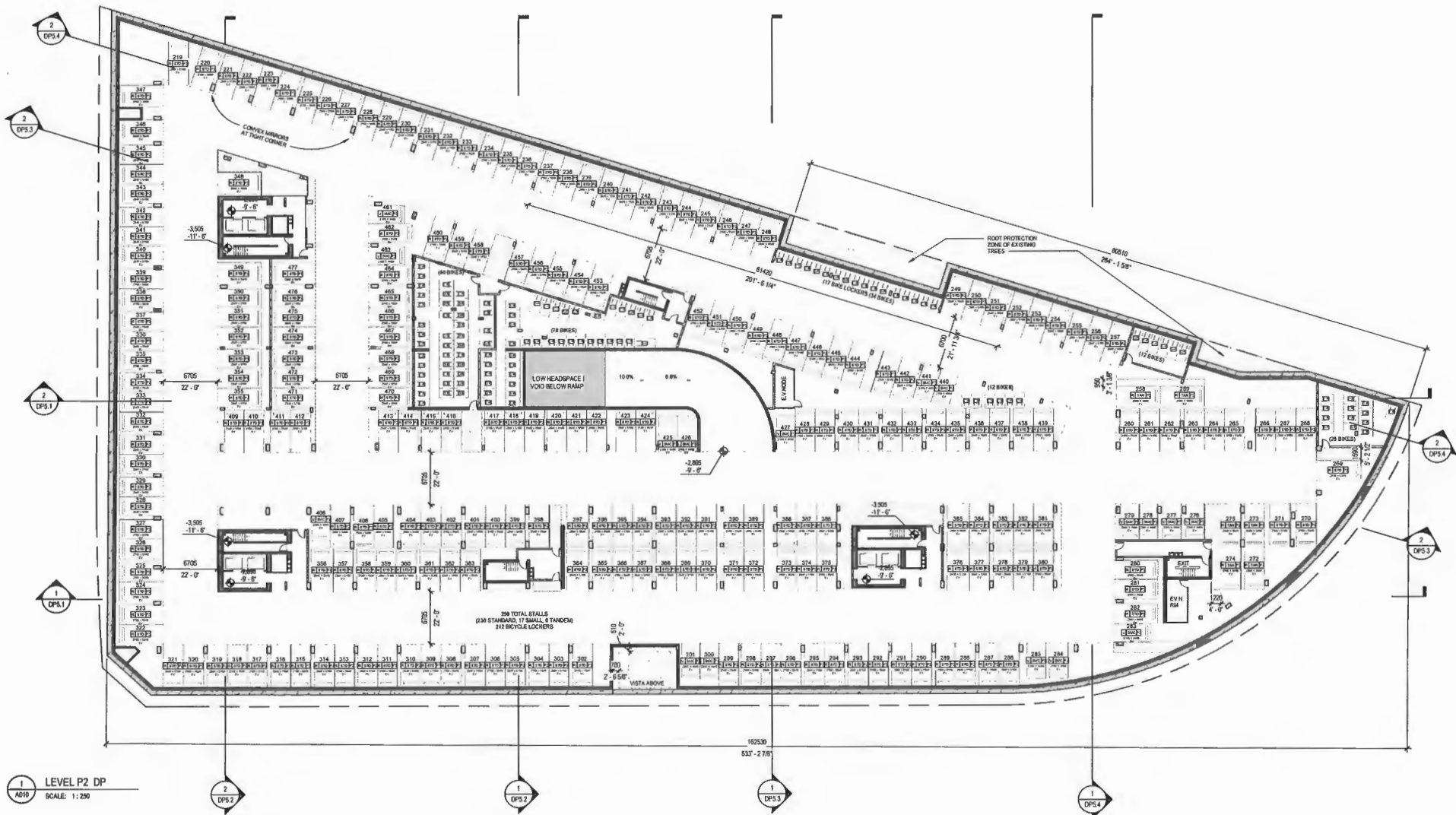


PLAN STREET LEVEL



1 LEVEL P1 DP
 SCALE: 1:250

PLAN PARKING LEVEL 1



PLAN PARKING LEVEL 2



AERIAL PERSPECTIVE NO.2 RD BRIDGE NORTHWEST



AERIAL PERSPECTIVE SOUTHWEST



AERIAL PERSPECTIVE SOUTHEAST



AERIAL PERSPECTIVE NORTHEAST



GATEWAY VIEW NO.2 RD BRIDGE SOUTH



PEDESTRIAN VIEW NO.2 RD BRIDGE SRW



PEDESTRIAN VIEW SOUTHWEST CORNER



6011 RIVER ROAD
TOWER C TOWER B

PEDESTRIAN VIEW SOUTH ENTRY COURT

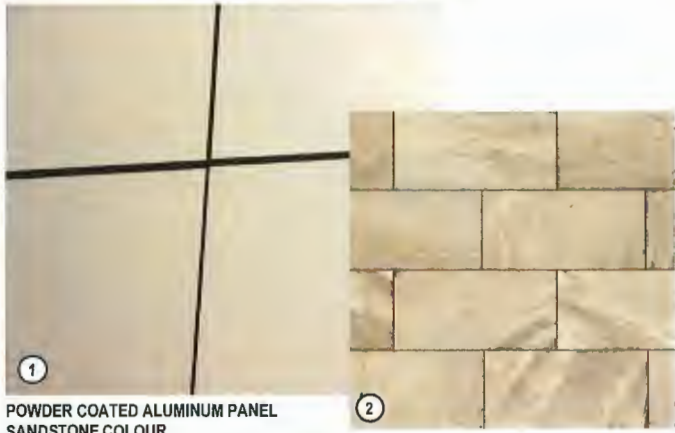


PEDESTRIAN VIEW SOUTHEAST CORNER



PEDESTRIAN VIEW EAST ENTRY COURT + PROMENADE

FOREGROUND & FRAMING ELEMENTS



1
POWDER COATED ALUMINUM PANEL
SANDSTONE COLOUR
TYPICAL CLADDING
DURASTAR SANDSTONE #UC135177 (PPG)

2
SANDSTONE TILE
FEATURE PLANTER WALLS &
LANDSCAPE ELEMENTS
IVORY VIEN CUT TRAVERTINE TILE (or SIM. CREO STONE)



5
CHARCOAL
SPANDREL GLASS
MATCH CHARCOAL GRAY
METAL PANEL



6
SANDSTONE
SPANDREL GLASS
MATCH SANDSTONE METAL PANE



7
FEATURE MATERIAL
POOL, FITNESS PAVILION & MAIN ENTRY
HAMPTON BRASS (or SIM.) #NI-032 (Pure+Freeform)

BACKGROUND ELEMENTS



3
POWDER COATED ALUMINUM PANEL
CHARCOAL COLOUR
TYPICAL RECESSED CLADDING
DURASTAR CHARCOAL GRAY #UC143865
(PPG)



4
DARK GREY STONE TILE
FEATURE RECESSED CLADDING
AT ENTRIES & AMENITIES
MARBLE TILE 'PIETRA GRAY' (or SIM. CREO STONE)



9
LINEAR PATTERN OF MIXED
CONCRETE PAVERS
PROMINENT PUBLIC AREAS



8
FROSTED GLASS
PRIVACY SCREEN BETWEEN
BALCONIES



PLANTED SCREEN AND POOL PAVILION

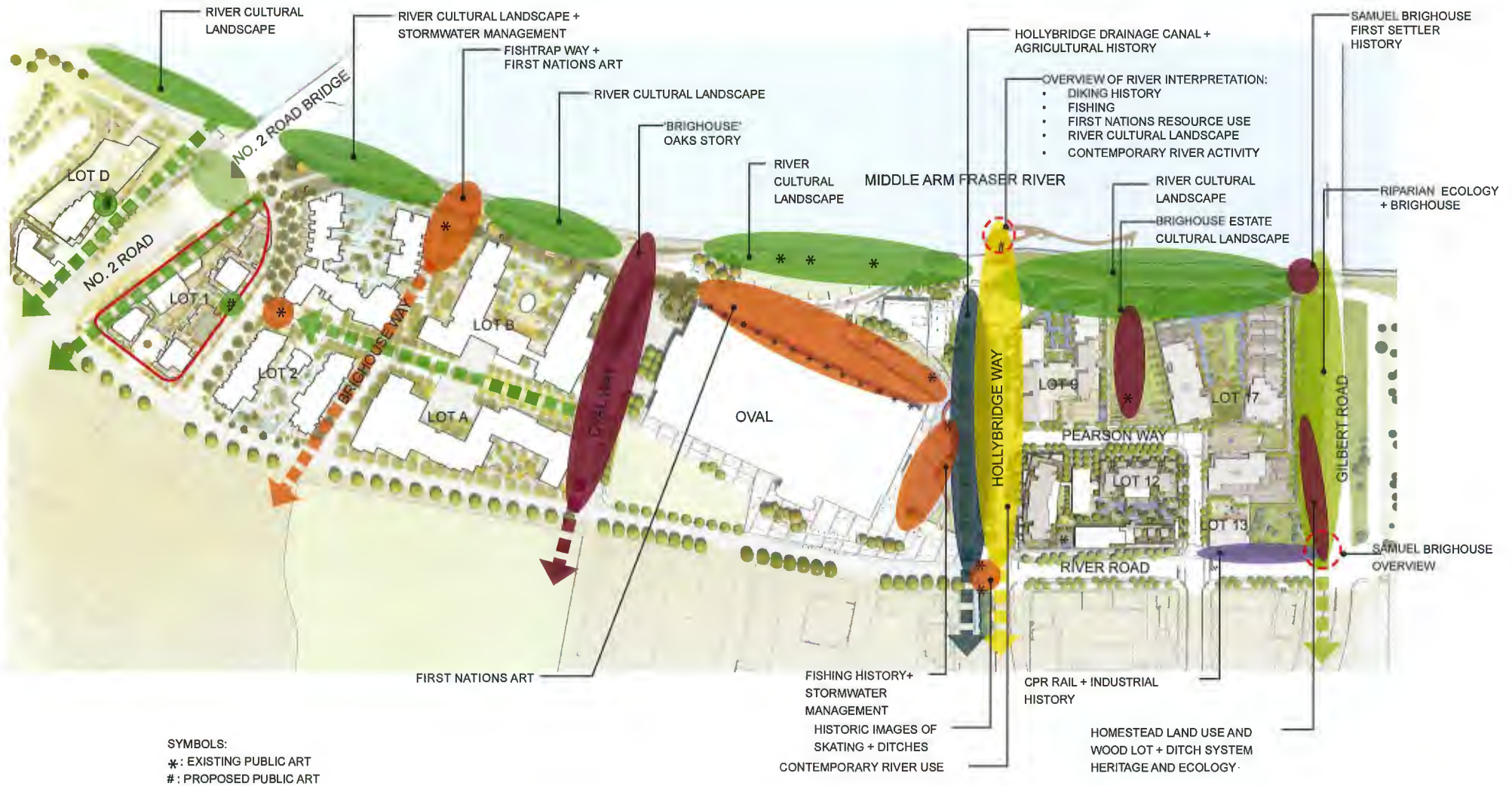


ENTRY COURTYARD



TYPICAL FACADE ELEMENTS

MATERIAL PALETTE

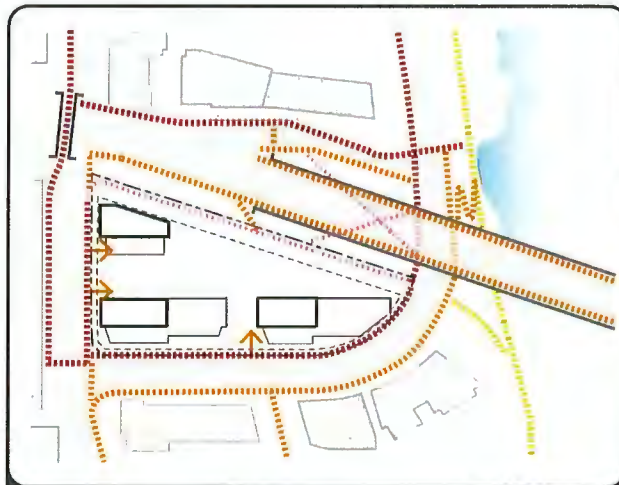


BRIDGE TO BRIDGE CONNECTIVITY



BIKE ROUTES

- ON-STREET BIKE LANE
- - - MUP BIKE/PEDESTRIAN 3.5m
- · - · - OFF-STREET SHARED WITH PEDESTRIANS (PAVED)
- · - · - OFF-STREET SHARED WITH PEDESTRIANS (UNPAVED)



PEDESTRIAN

- · - · - MUP SIDEWALK 3.5m
- · - · - SIDEWALK 2m
- · - · - WALKWAY UNDER AND BESIDE THE BRIDGE
- · - · - RIVER FRONT PROMENADE



GATEWAY FEATURES

- GREEN ROOF
- ▬ PROPOSED ROW OF TREES
- LANDSCAPED AREA LEVEL 2 & UPPER LEVELS
- PROPOSED TREES
- EXISTING TREES
- ✱ POTENTIAL PUBLIC ART LOCATION

CONTEXT DIAGRAMS

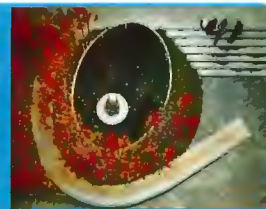
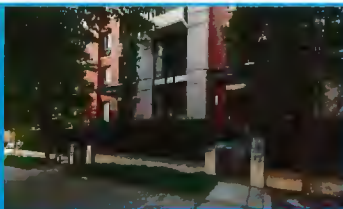
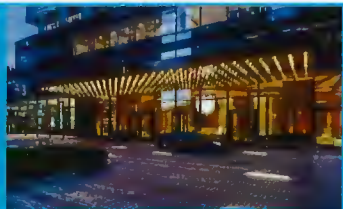
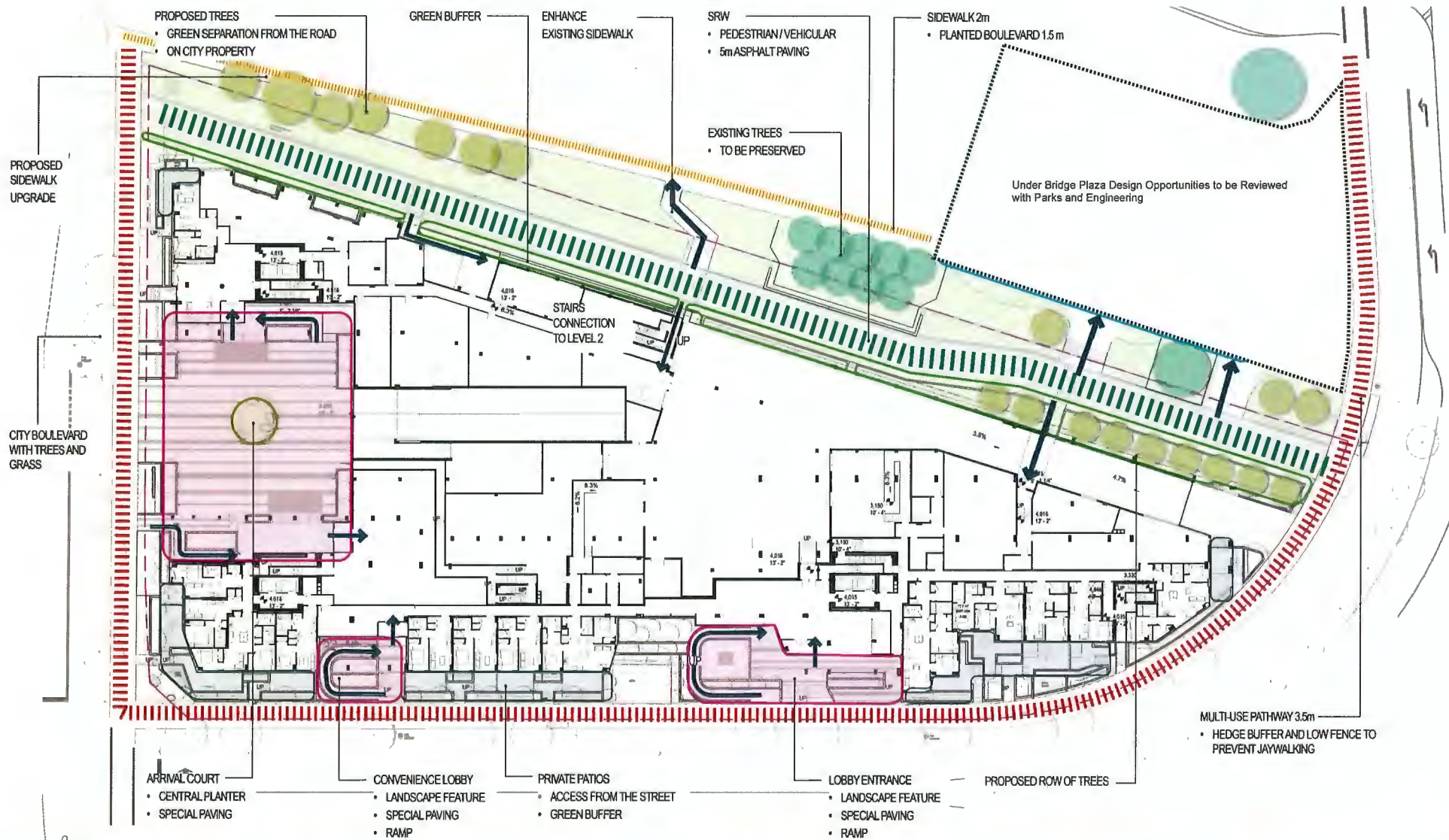
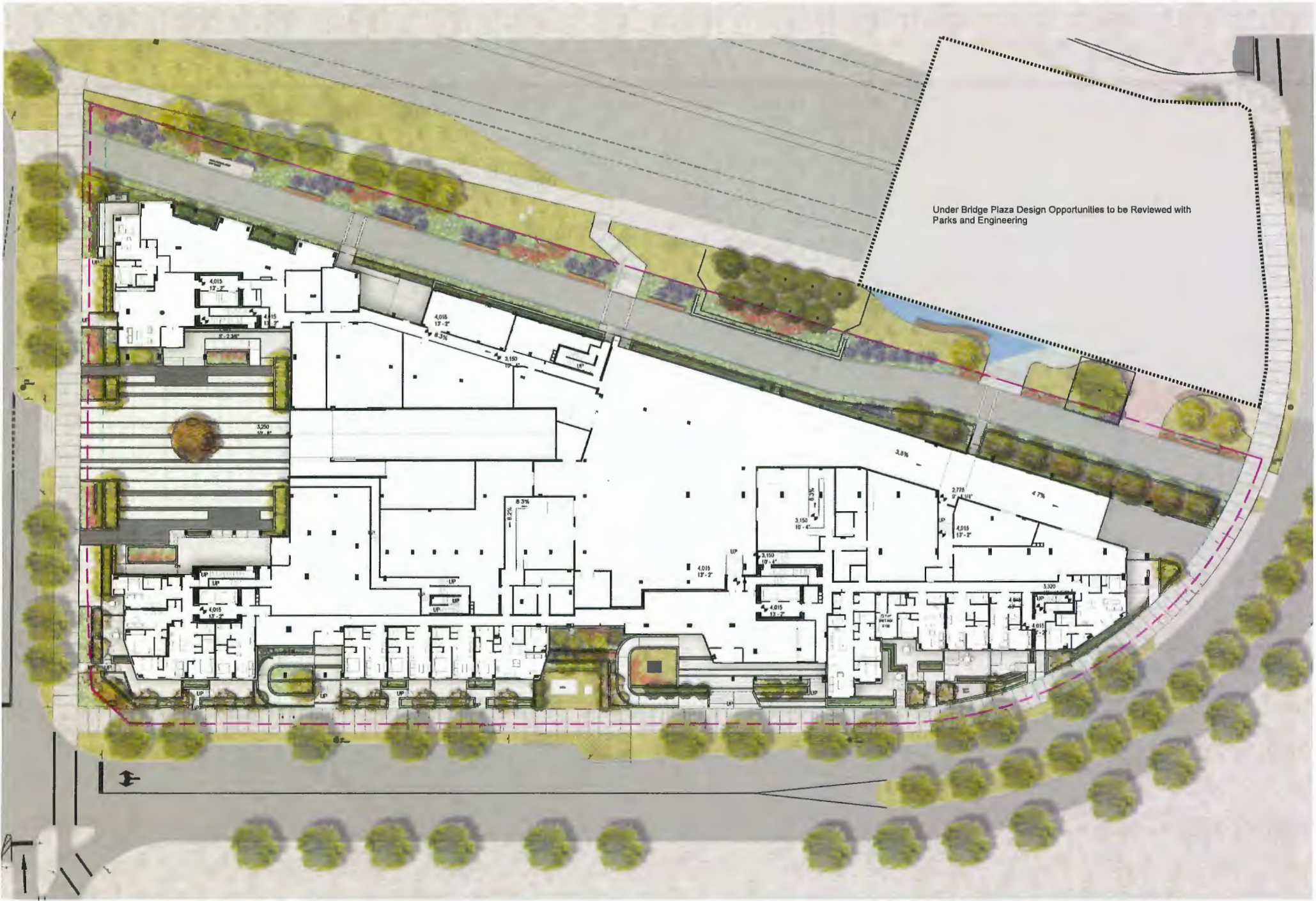
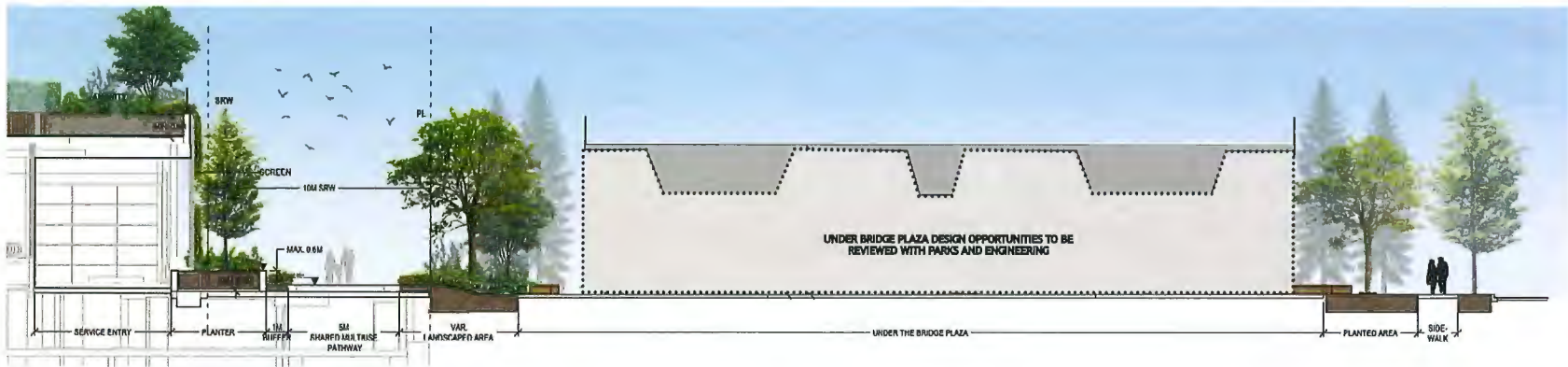


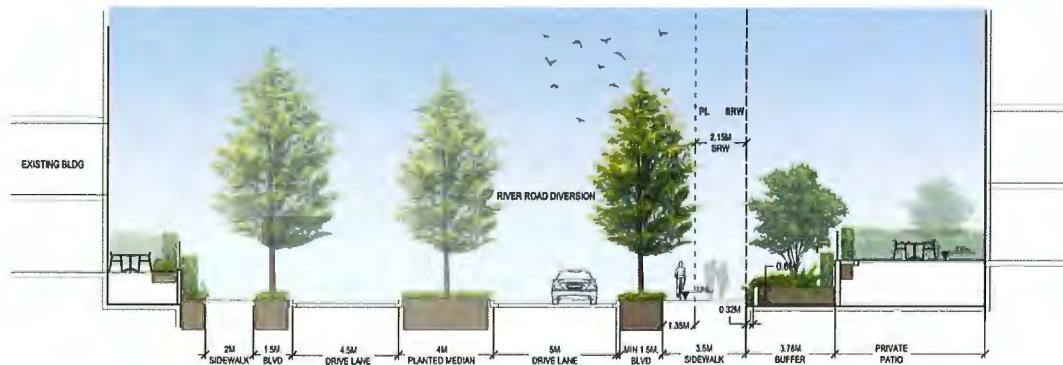
DIAGRAM STREET LEVEL



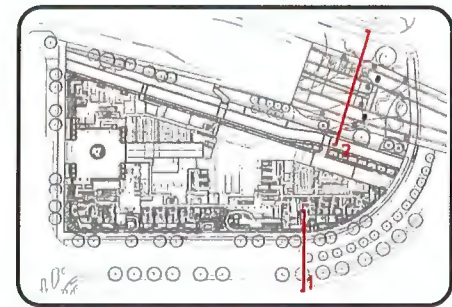
PLAN STREET LEVEL



SECTION 2



SECTION 1



Key Plan

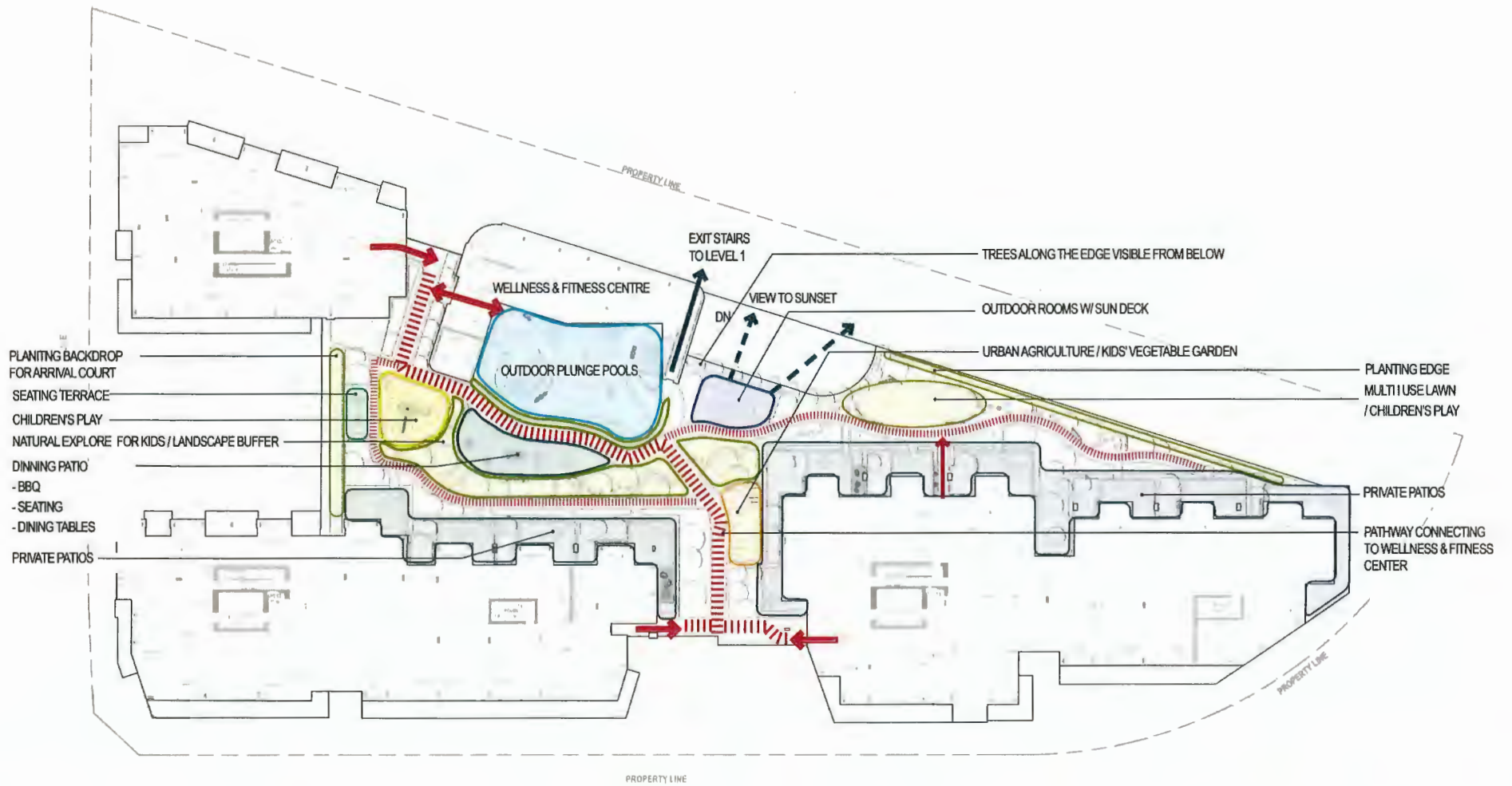
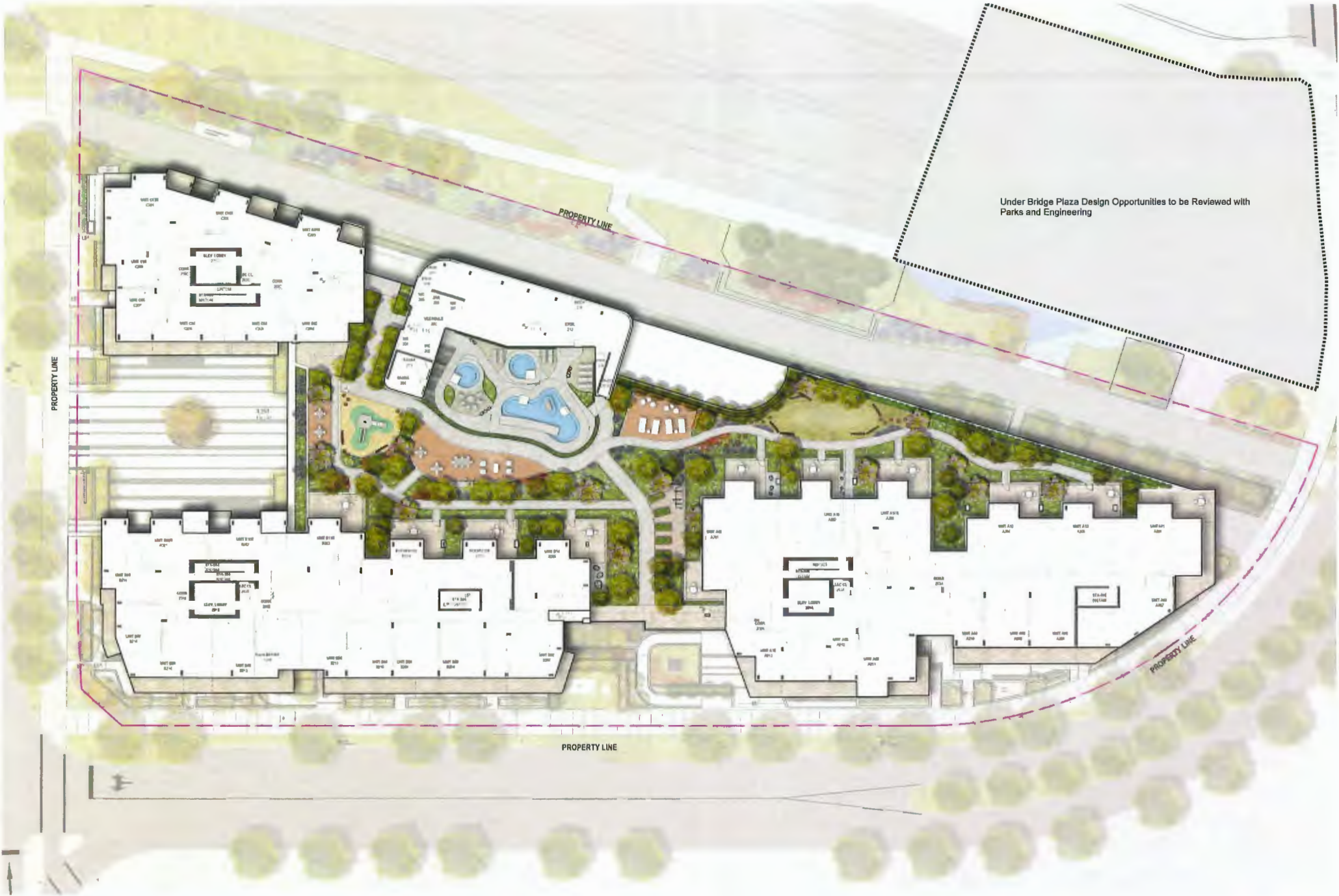


DIAGRAM AMENITY TERRACE



PLAN AMENITY TERRACE



RESIDENT'S VIEW AMENITY TERRACE

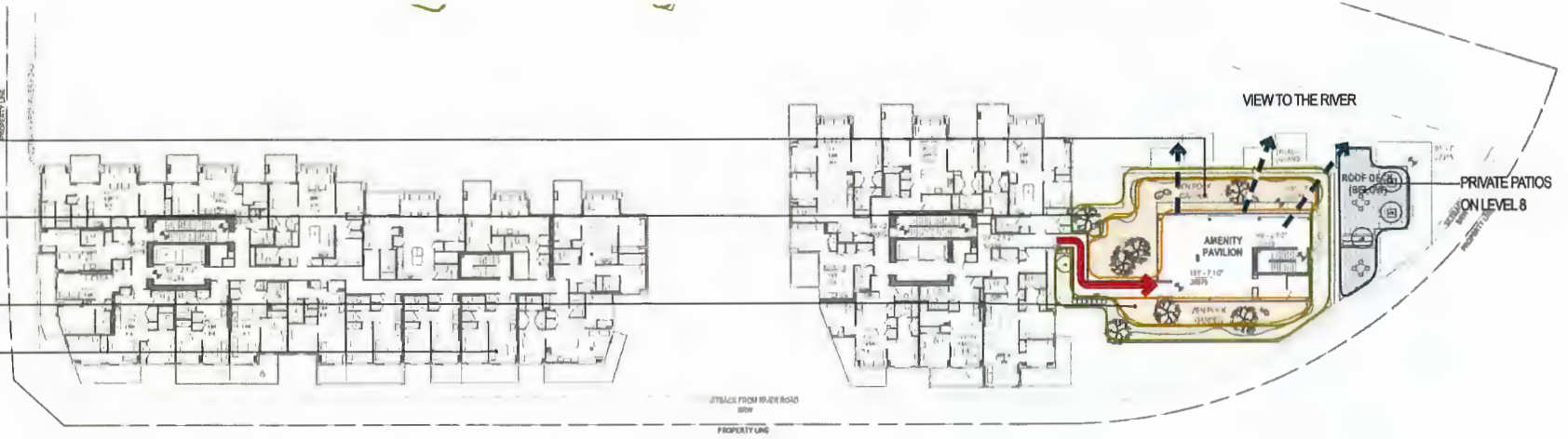
LEVEL 9

ZEN GARDEN W/ ROCK FEATURES & PLANTING

PLANTING BUFFER

ROCK GARDEN W/ PLANTING ISLAND

GREEN ROOF ON LEVEL 9
AMENITY ROOF



LEVEL 10

GREEN ROOF ON AMENITY ROOF

OUTDOOR ROOM / GATHERING SPACE

GARDEN / PLANTING BUFFER

BBQ DINNING / TABLE / CHAIRS

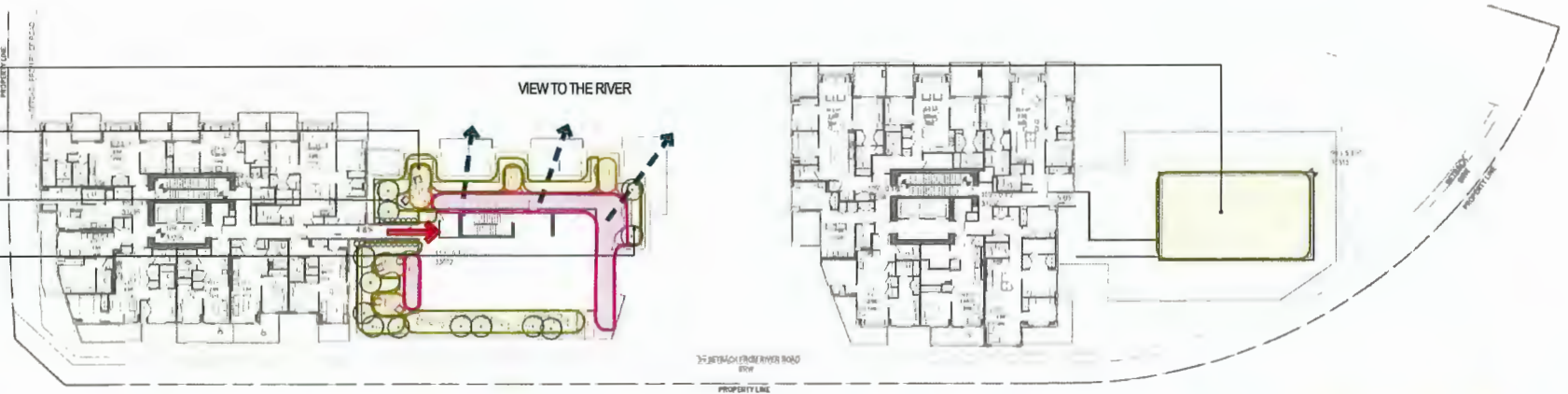


DIAGRAM AMENITY PAVILIONS



PLAN ROOFTOP





RESIDENT'S VIEW AMENITY PAVILLION LEVEL 9



RESIDENT'S VIEW AMENITY PAVILLION LEVEL 10



GATEWAY VIEW NO.2 RD BRIDGE SOUTH (NIGHT TIME)