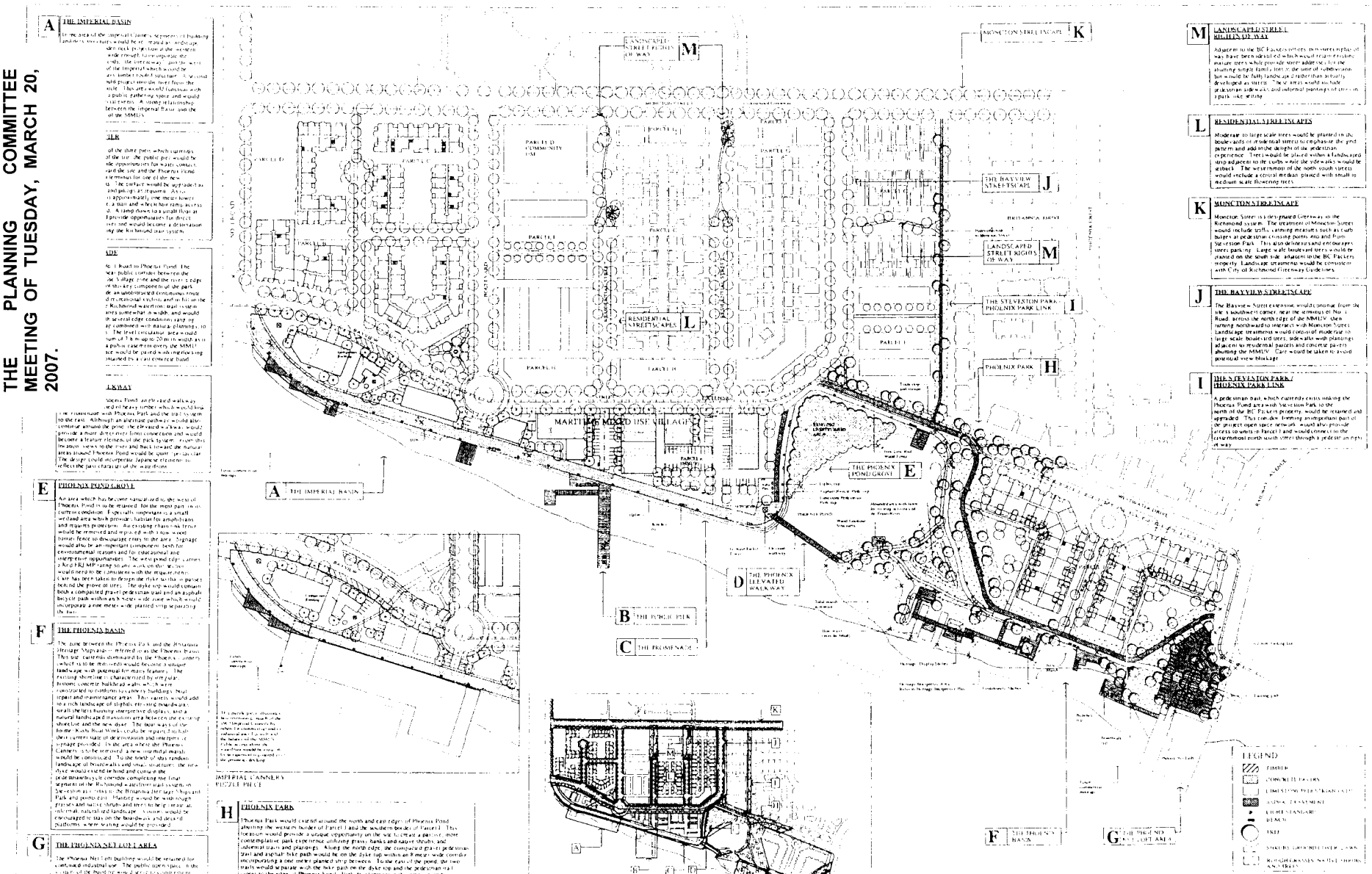

A THE IMPERIAL BASIN

In the area of the Imperial Cannery's eastern wharf building and dyke, two routes would be re-created as landscaped open park corridors (one on the eastern wide enough to incorporate the curb). The first route ... along the west of the Imperial which would be ... timber roofed structure. A second wide pedestrian route ... from the north ... This area would function as a public gathering space and would ... visitor centre. A strong relationship between the Imperial Building and the ... of the MMUV.

B THE PUBLIC PIER

... of the three parts which currently ... of the site, the public pier would be ... opportunities for water contact ... and the Phoenix Pond ... terminus for one of the new ... The surface would be ... and paving ... (required). As ... approximately one metre lower ... a stair and wheelchair ramp access ... A ramp down to a small float at ... provide opportunities for direct ... and would become a destination ... the Richmond river system.

C THE PROMENADE

... to Phoenix Pond. The ... public corridor between the ... Village zone and the river's edge ... the key component of the park ... an unobstructed continuous route ... recreational cyclists and in fact on the ... Richmond waterfront. Path ... varies somewhat in width, and would ... several edge conditions ranging ... a combined ... natural planting ... The level circulation area would ... sum of 3 m up to 20 m in width as ... a public character given by the MMU ... ace would be paved with imprinted ... inlaid ... a cast concrete band.

D THE PHOENIX ELEVATED WALKWAY

... Pond and the raised walkway ... edge of heavy timber which would ... the ... consistent with Phoenix Park and the traditional ... to the east. Although an alternate pathway would also ... continue around the pond, the elevated walkway would provide a more direct river front connection and would become a feature element of the park system, giving the ... views to the river and back inland over the natural ... around Phoenix Pond. It would be quiet, ... The design could incorporate Japanese ... to reflect the past character of the waterfront.

E PHOENIX POND GROVE

An area which has become naturalized to the west of Phoenix Pond is to be retained. For the most part, in its current condition, it appears to be a small wetland area which provides habitat for amphibians and requires protection. An existing chain-link fence would be removed and replaced with a low, wood-rail barrier fence to discourage entry to the area. Signage would also be an important component, both for environmental reasons and for educational and interpretive opportunities. The west pond edge carries a Red #1 MP rating so any work on the ... would need to be consistent with the ... Care has been taken to design the dyke section to ... behind the proposed ... The dyke top would contain both a compacted gravel pedestrian path and a paved bicycle path within an 8 metre wide zone which would incorporate a one metre wide planted strip separating the two.

F THE PHOENIX BASIN

The zone between the Phoenix Park and the Britannia Heritage Shipyards is referred to as the Phoenix Basin. This site currently dominated by the Phoenix ... owners which is to be maintained would become a unique landscape with perennial ... mass features. The existing shoreline is characterized by very ... historic concrete bulkhead walls which were constructed to conform to ... buildings. Boat repair and maintenance areas. The owners would add to a rich landscape of ... elements including ... a small shelter housing interpretive displays, and a natural landscaped transition area between the existing shoreline and the new dyke. The boat ways of the former Kishi Boat Works could be repaired to their current state of deterioration and interpretive signage provided. In the area where the Phoenix Cannery ... to be removed, a new industrial marsh would be constructed. To the north of this random landscape of boardwalks and small structures, the new dyke would extend behind and connect the pedestrian path to override complicating the final segment of the Richmond waterfront system on Steveston ... links to the Britannia Heritage Shipyard Park and points east. Planting would be a mix rough grasses and native shrubs and trees to help create an informal, natural ... landscape. Visitors would be encouraged to stay on the boardwalks and decked platforms where seating would be provided.

G THE PHOENIX NET LOFT AREA

The Phoenix Net Loft building would be retained for continued industrial use. The public open space to the ... of the building would provide ... opportunities for this site where a ... landscaped edge of public access between the Britannia Heritage Shipyard Park and the Phoenix Basin. A 12 space parking lot would be ... to be shared public use. A traffic turn around would allow for dropping off supplies and equipment at the building.

H PHOENIX PARK

Phoenix Park would extend around the north and east edges of Phoenix Pond, abutting the western border of Parcel I and the southern border of Parcel J. This location would provide a unique opportunity on the site to create a passive, more contemplative park experience, utilizing grass, banks and native shrubs and ... plantings. Along the north edge, the compacted gravel pedestrian trail and asphalt bike path would be on the dyke top within an 8 metre wide corridor ... a one metre planted strip between. To the east of the pond, the two trails would separate with the bike path on the dyke top and the pedestrian trail ... to the edge of Phoenix Pond. Park development in this area would be ... of the Yellow Dot MP rating. Two small lookout decks would be built over the ... edge of the pond to provide controlled access to the pond. One ... would be combined with a possible tram stop to the north of the pond. The other would be located on the ... of land which acts as the east terminus point for the elevated walkway. This section of the park would be slightly mounded to provide a ... area over the existing tidal marsh to the river and Shady Island.

I THE STEVESTON PARK / PHOENIX PARK LINK

A pedestrian trail, which currently exists linking the Phoenix Pond area with Steveston Park to the north of the BC Packers property, would be retained and ... This corridor, forming an important part of the project open space network, would also provide ... access to units in Parcel I and would connect to the ... north south street through a pedestrian right of way.

J THE BAYVIEW STREETSCAPE

The Bayview Street extension would continue from the site's southwest corner, near the terminus of No. ... Road, across the north edge of the MMUV, then ... northward to intersect with Moncton Street. ... Landscape treatment would consist of moderate to ... large scale boulevard trees, sidewalks with plantings ... adjacent to residential parcels and concrete pavers ... abutting the MMUV. Care would be taken to avoid ... potential view blockage.

K MONCTON STREETSCAPE

Moncton Street is designated Gateway on the Richmond system. The treatment on Moncton Street would include traffic calming measures such as curb ... bulges at pedestrian crossing points and Post-Sign ... Parking. This also defines sand enforces ... streets parking. Large scale boulevard trees would be ... planted on the south side ... adjacent to the BC Packers ... property. Landscape treatment would be consistent ... with City of Richmond Gateway Guidelines.

L RESIDENTIAL STREETSCAPES

Moderate to large scale trees would be planted in the ... boulevards of residential streets to emphasize the grid ... pattern and add to the delight of the pedestrian ... experience. Trees would be placed within a landscaped ... strip adjacent to the curbs, while the sidewalks would be ... setback. The west-most of the north south streets ... would include a central median planted with small to ... medium scale flowering trees.

M LANDSCAPED STREET RIGHTS OF WAY

Adjacent to the BC Packers property, two streets rights of ... ways have been identified which would retain existing ... mature trees while providing street addresses for the ... abutting single family lots. In the case of subdivision ... but would be fully landscape rather than as totally ... developed as streets. These areas would include ... pedestrian sidewalks and informal plantings of trees in ... a park like setting.

NOTES
1. Park plan illustrates the ... design concept, locating hard ... and soft elements in order to ... prepare conceptual cost ... estimate.
2. This drawing is to be read ... in conjunction with the ... "Heritage Interpretation Plan".

Perkins & Company

P+A

IMPERIAL LANDING
at Steveston