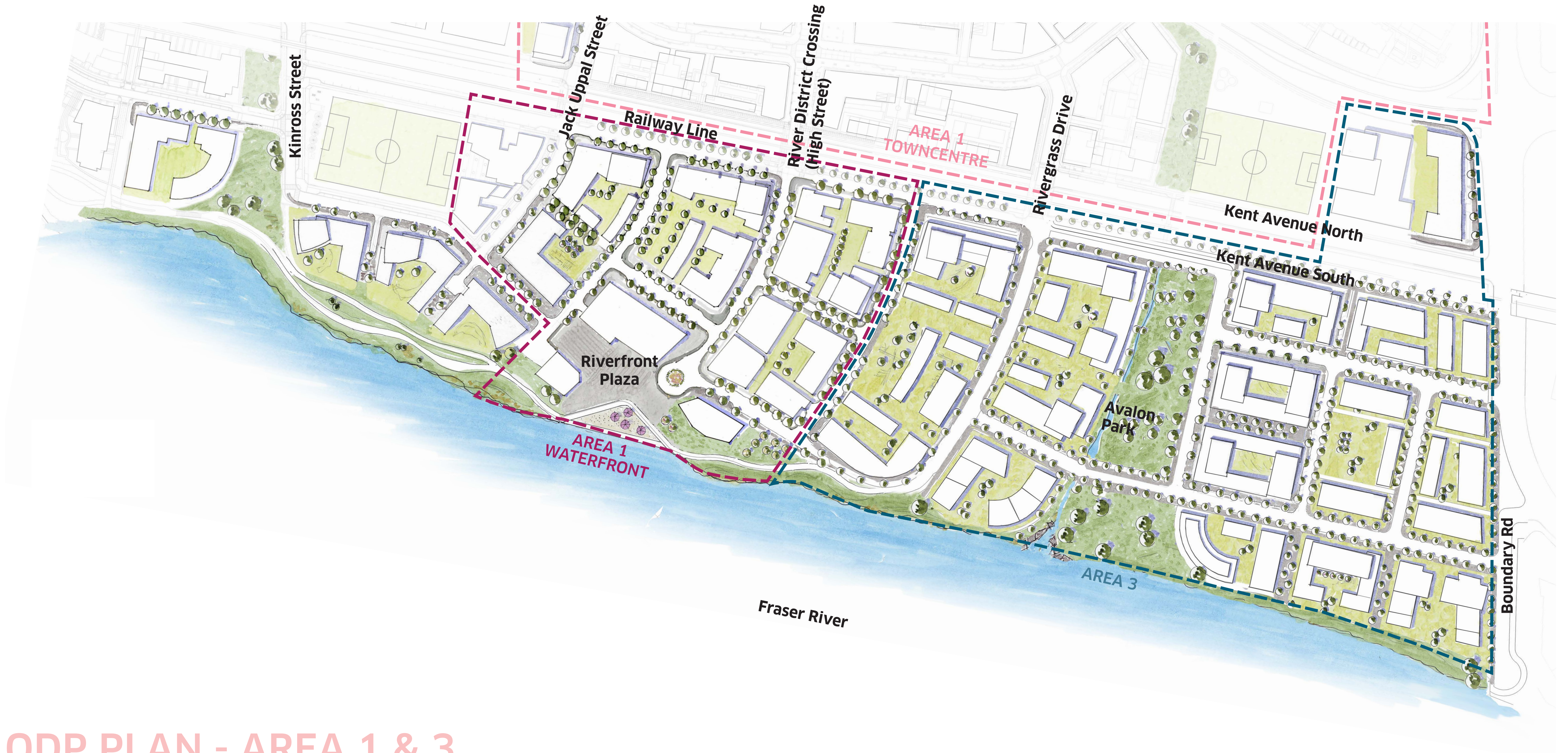


RIVER DISTRICT



ODP PLAN - AREA 1 & 3

This plan represents the accepted changes to Area 1 after Community Centre Density Reallocation

RIVERFRONT PLAZA

Proposed Concept

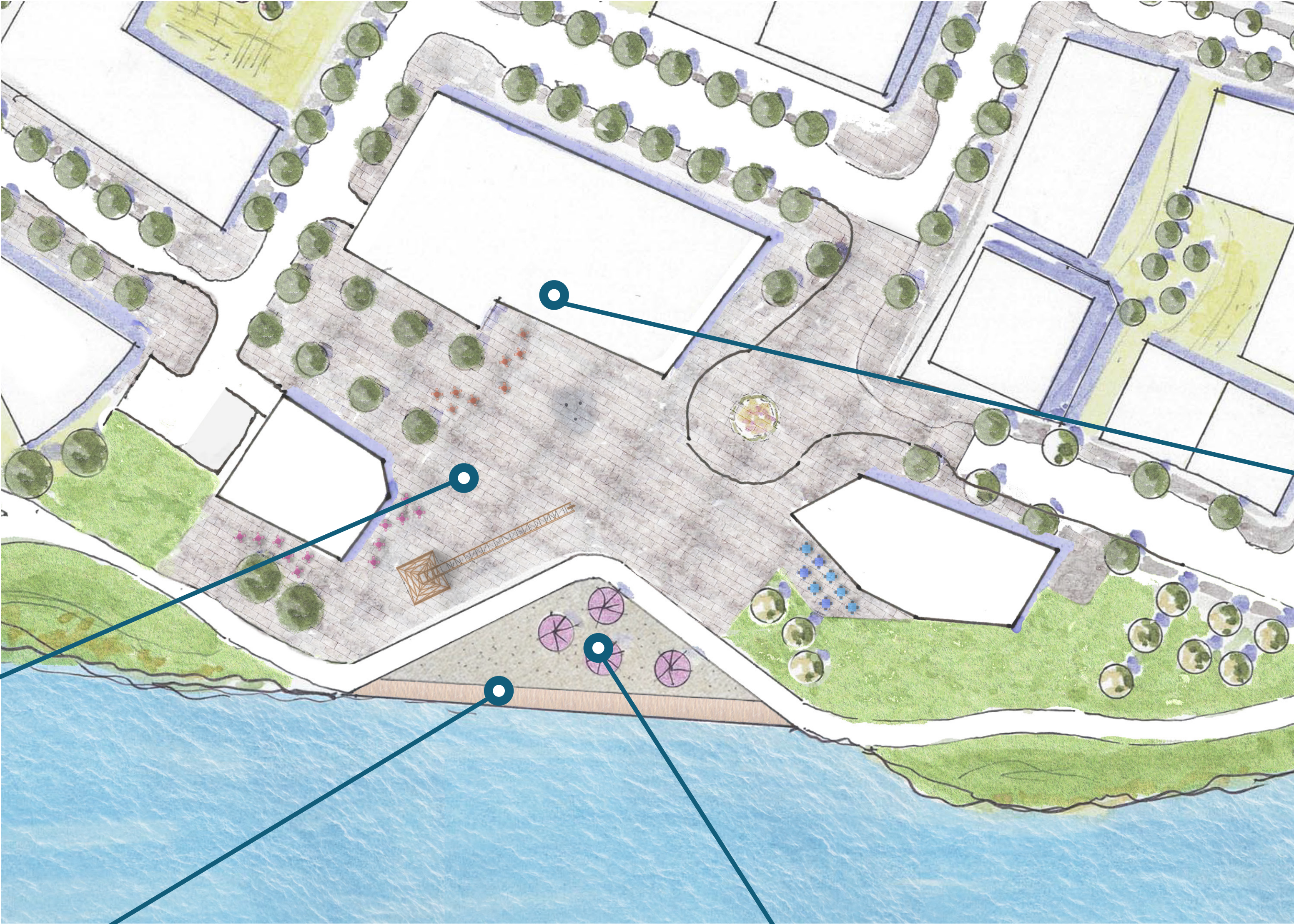


The Riverfront Plaza is seen as the neighborhood heart, and is situated where High Street meets Fraser River. The plaza is framed by a series of public functions including a community centre, library, daycare and a retail building. Besides serving as a community meeting place, it is also holds the potential to become a regional attractor with functions and program that serve beyond the local community, from daytime to evening, from weekday to weekend and all seasons, across different age groups.

*Note, this is a preliminary concept that will be subject to further refinement and massing changes.

The Square consists of a flush surface and allows for movement across the plaza. The flush surface and size of the area invites for program such as Farmer's Market, seasonal events and holiday celebrations, and rotating art programs. A splash pad is integrated in the surface to provide seasonal water play. In the center of The Square is the historic crane, which will serve as a neighbourhood marker recalling the industrial heritage of River District creating an 'Instagram moment', lit with artistic lighting, changing with the seasons / use of The Square.

Proposed elements of the plaza are:



The Deck will provide a vantage point for visitors of the plaza, as well as a unique moment along the Fraser River when public can be directly above the water.

The Beach a great location for watching the sun rising and setting and for meeting with friends and family for summer activities such as beach volleyball. Deck chairs and umbrellas allow people to enjoy the positive aspects of climate as well as the striking view of the Fraser River and Mount Baker. The size of the space allows for reprogramming in the colder seasons, even covering the sandy area with other surfacing allowing for alternative use. Elements such as food trucks could support the use of the Beach all year round, but should be placed on the adjacent paved area 'The Square'.



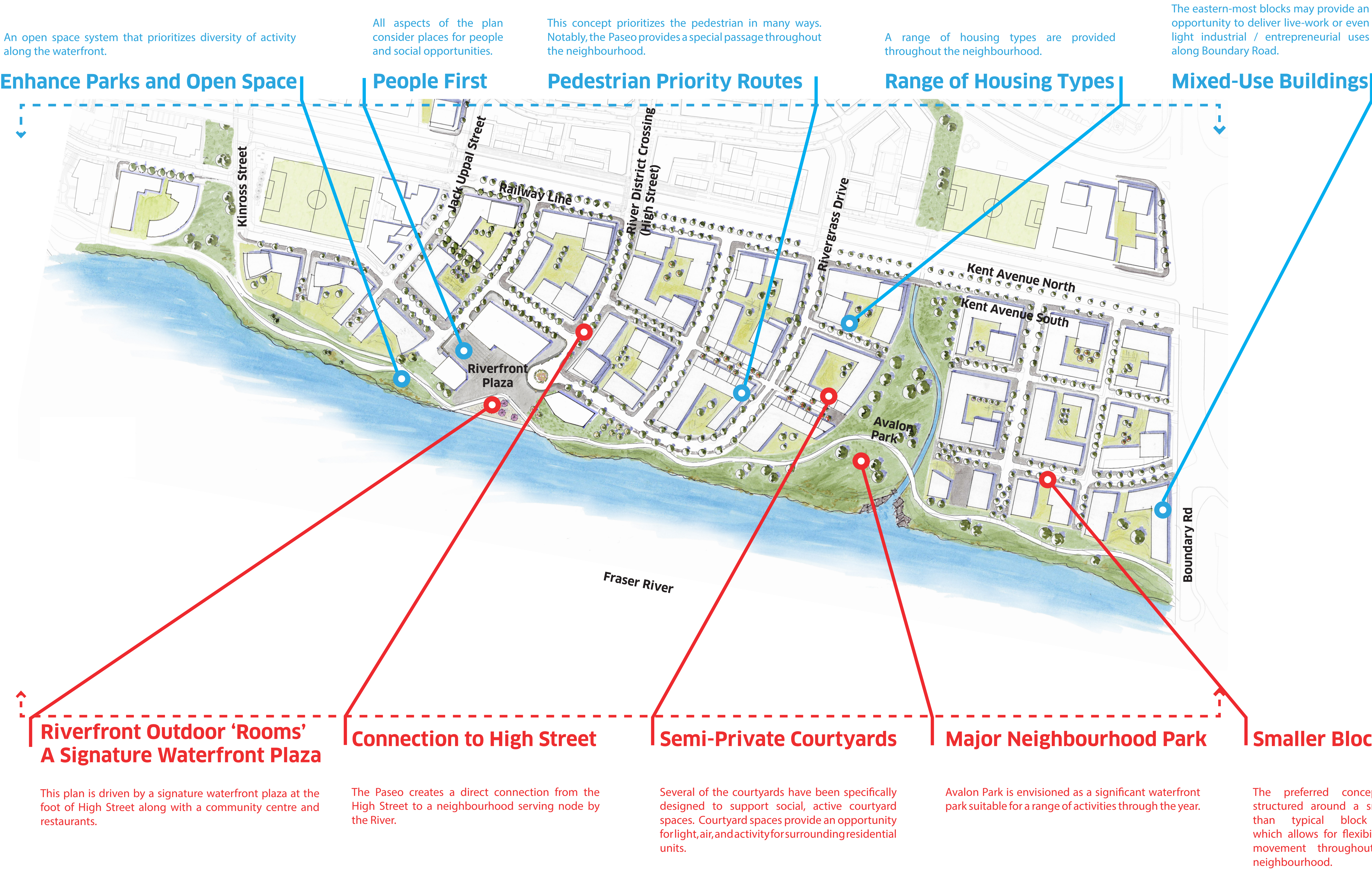
The Community Centre and Library Outdoor Space has a Roof Structure which allows for outdoor programming. As a protected area from the elements by the entrance, the community centre can serve the neighborhood all year round.



RIVER DISTRICT - DESIGN IDEAS

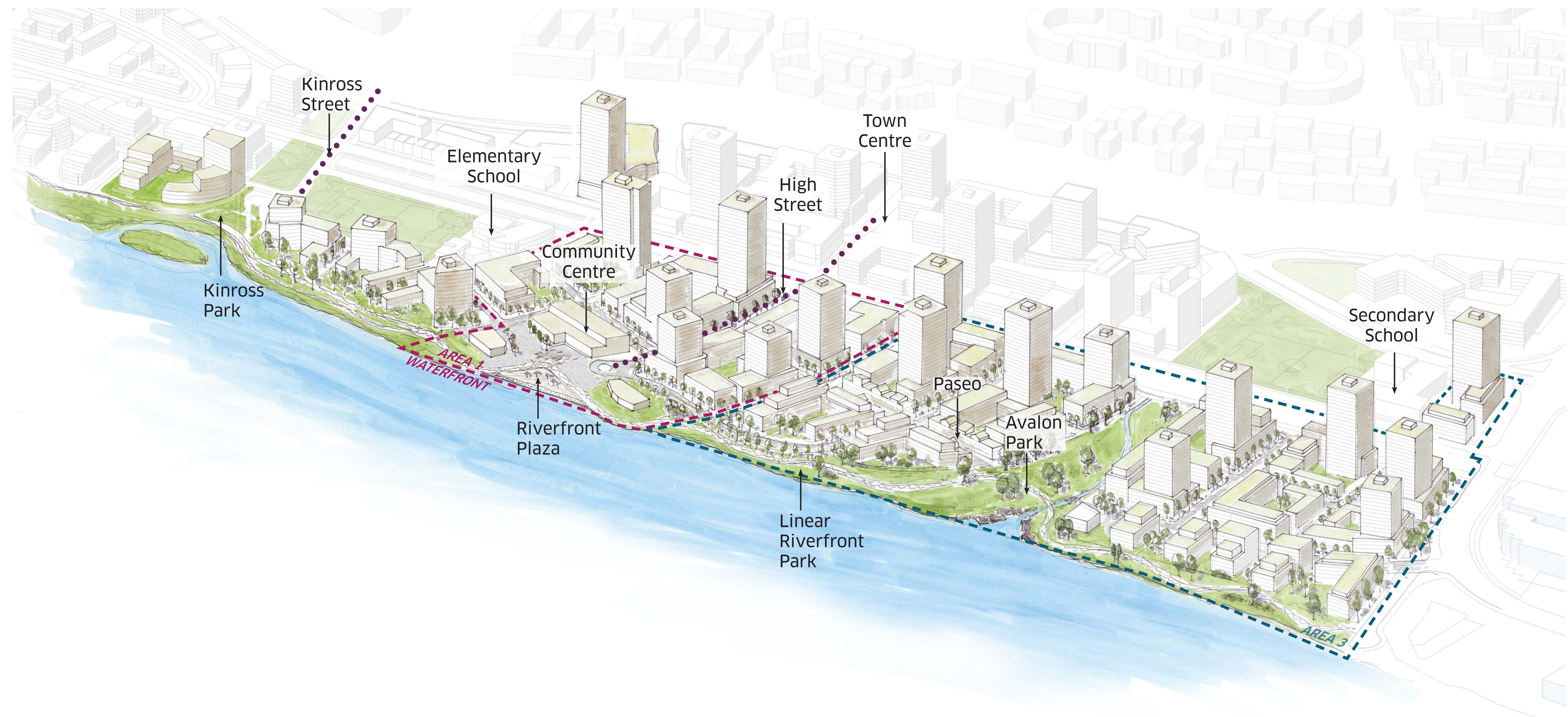
ODP

Neighbourhood Concept



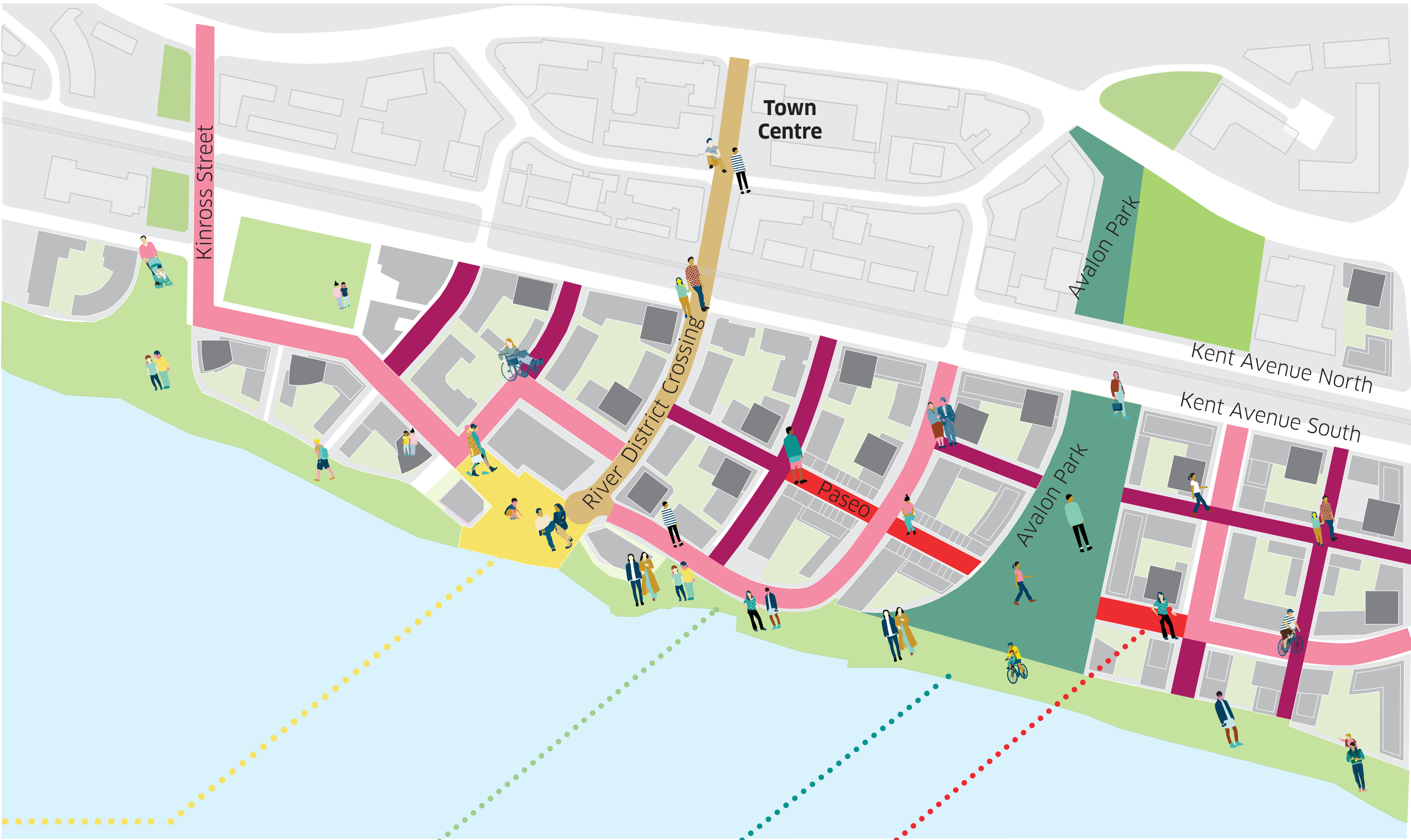
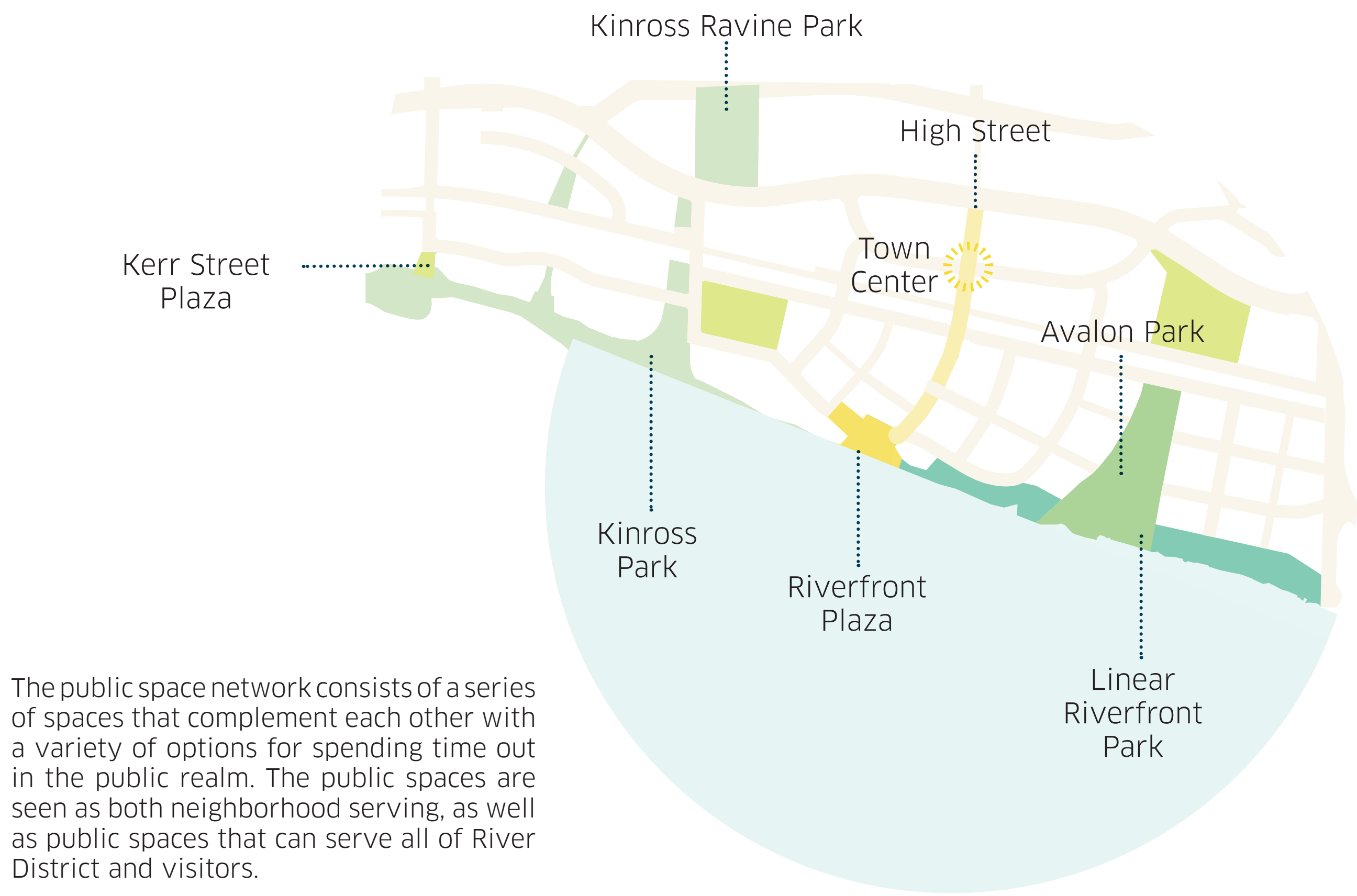
RIVER DISTRICT NEIGHBOURHOOD CONCEPT

One cohesive plan for River District Area is presented on the following boards. We are seeking feedback on the approach to development parcels, public space, street network, parks and open space and building massing.



The River District is characterized by a recognizable hierarchy and organization of community experiences. The Avalon stream corridor north of the site is carried south to the Fraser River through Avalon park leading to an expansive open space along the riverfront. A continuous shared path along the Fraser River connects the neighbourhood via a cohesive ribbon of green.

THE PUBLIC SPACE NETWORK



Key Public Spaces

Riverfront Plaza

The plaza is part of Area 1, but directly connected to Area 3 Riverfront Park.

Riverfront Park

Linear park along Fraser River.

Avalon Park

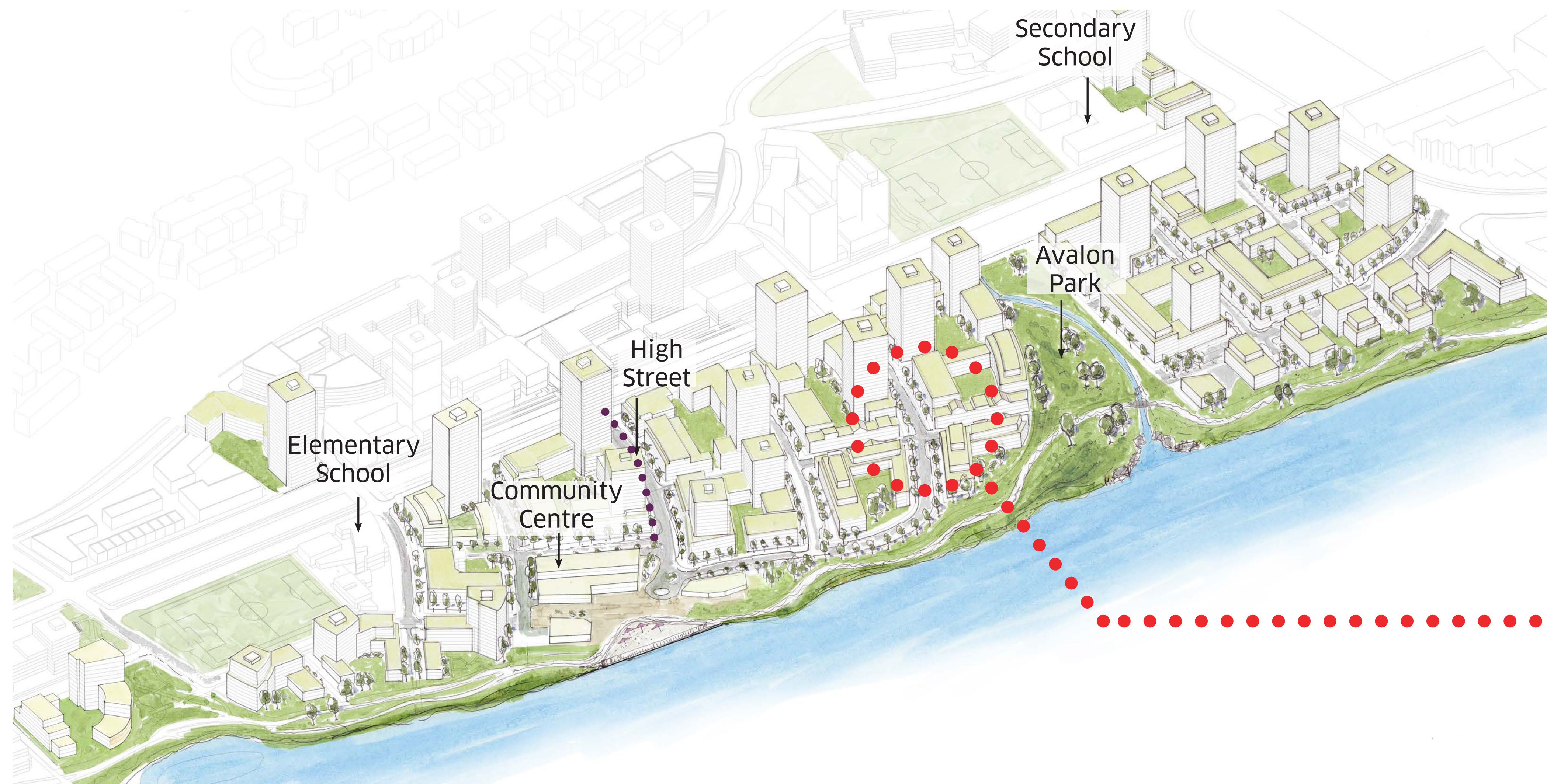
A neighborhood park connecting north-south.

Streets and Public Space

River District Space Plan

- Pedestrian Spine
- Neighbourhood Laneways
- Neighbourhood Connectors
- Avalon Park
- Linear Riverfront Park
- Riverfront Plaza

RIVER DISTRICT - PREFERRED CONCEPT



Above is a birds eye illustrative rendering of the River District .

Pedestrian & Bike Priority



The Paseo is a pedestrian prioritized street adjacent to the riverfront park. The spine is intended to be an east/west connector through the community with commercial uses along the street to activate the ground level with residential above.

The spine is directly north of the riverfront park and is linked to the open space through pedestrian connectors creating a large and continuous public space network.



Land Use

- Residential
- Commercial (Residential upper levels on some)
- Flex use (Residential/Commercial/ Light Industry)
- Community Centre



Height and Building Type

- Towers (11-28 storeys)
- Mid-rise buildings (6-8 storeys)
- Low-rise buildings (3-6 storeys)



Circulation

- Streets
- Paseo
- Lane
- Pedestrian

PUBLIC SPACE NETWORK - STREETS

Proposed Street Hierarchy

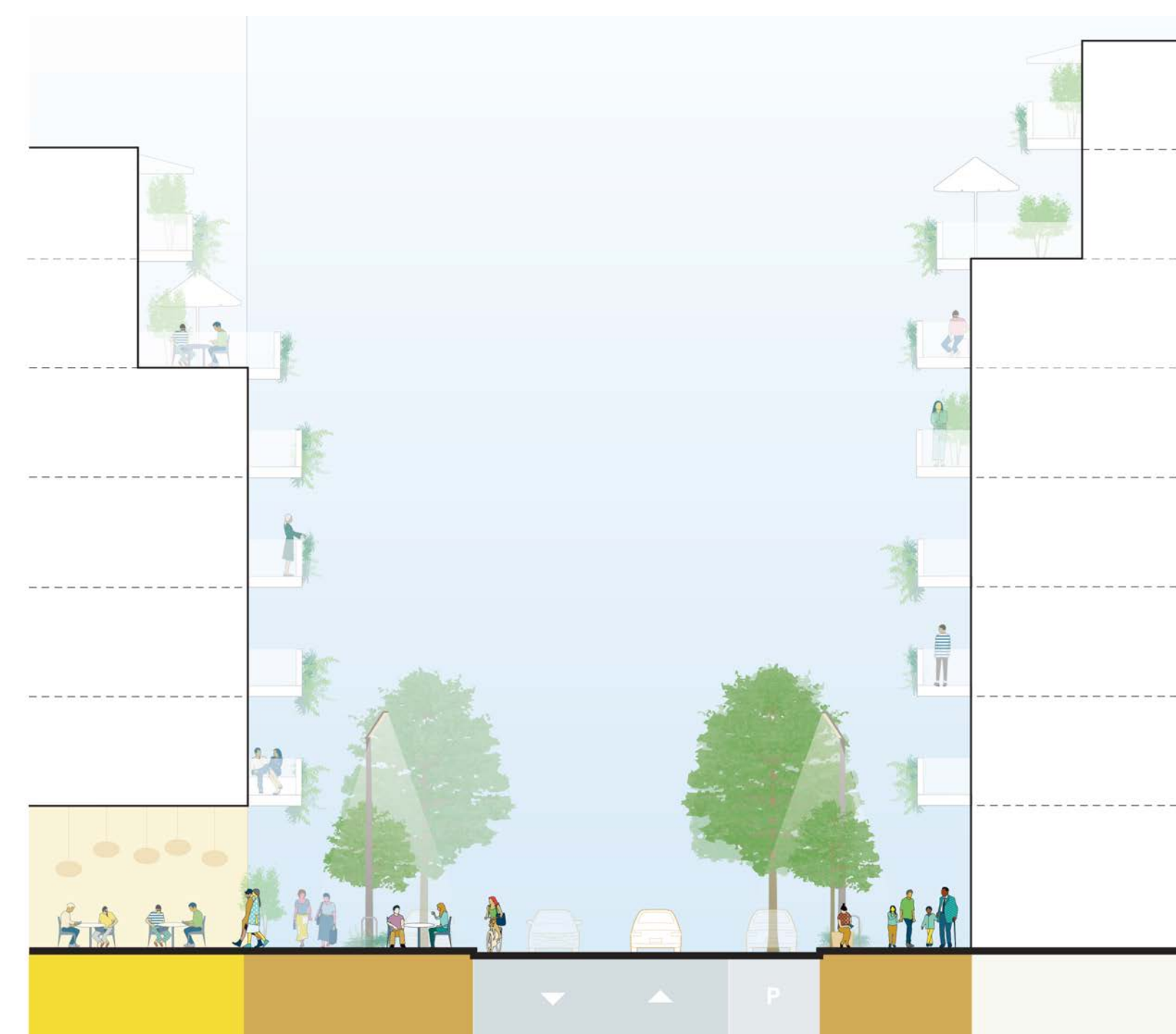
The proposed street hierarchy shown are illustrative concepts to demonstrate street types and character. These street types show the variety of experiences and possibilities for streets in the public realm.

The streets in River District are more than just roads serving people getting from A-B or to and from home, they are the connective tissue that link together all the components of the public space network and hold smaller areas for programming / 'the small pause' on the way.

The street hierarchy allows for some streets to serve local traffic to and from parkades, while others serve other functions such as play and small-scale meeting places. Stormwater management and greening is incorporated across all street types.

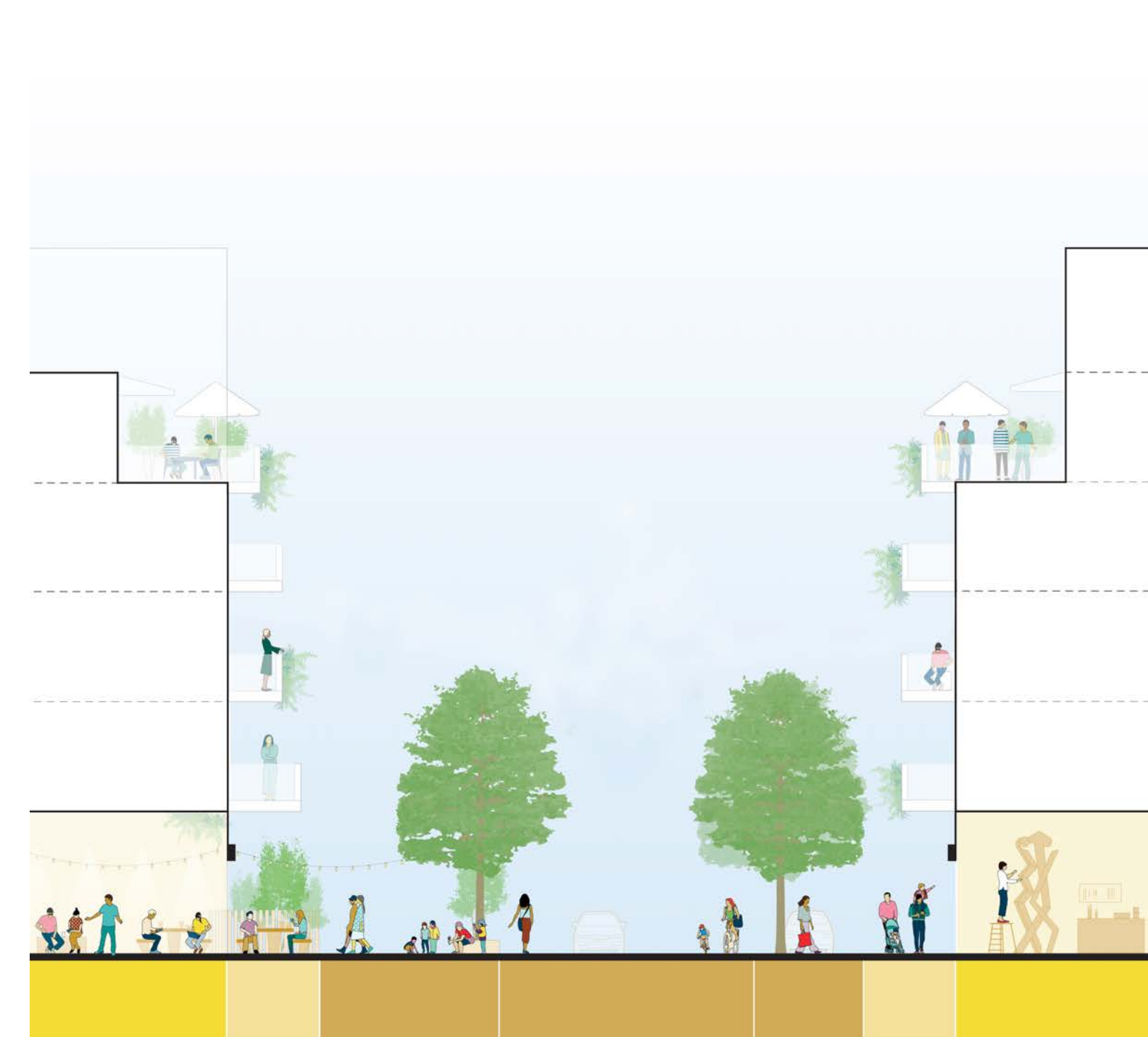
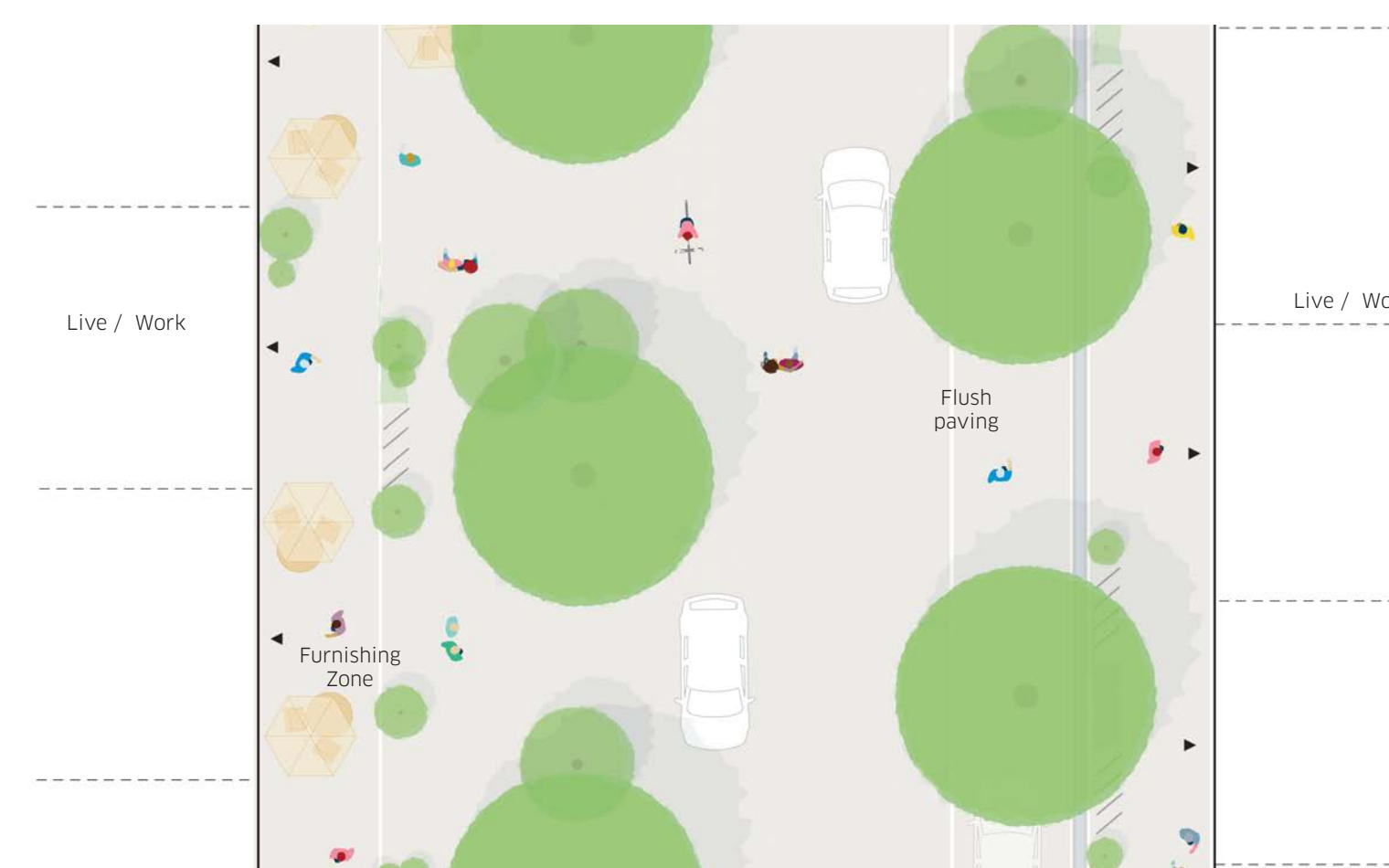
The streets of the River District are designed to facilitate walking or biking as the easiest and most comfortable choice for getting around. Where the east-west connection is thin, a public mixed used path along the river.

Street



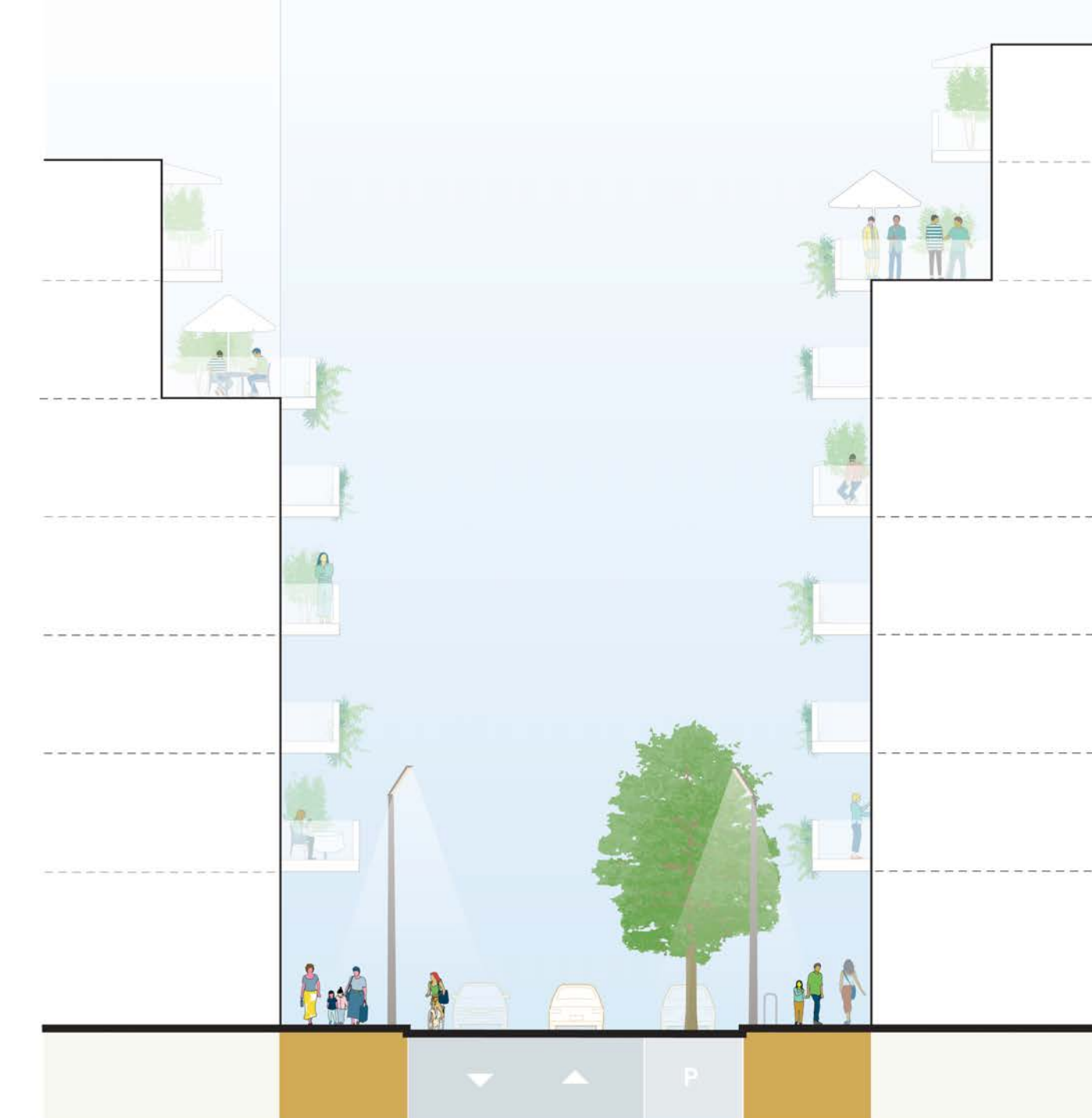
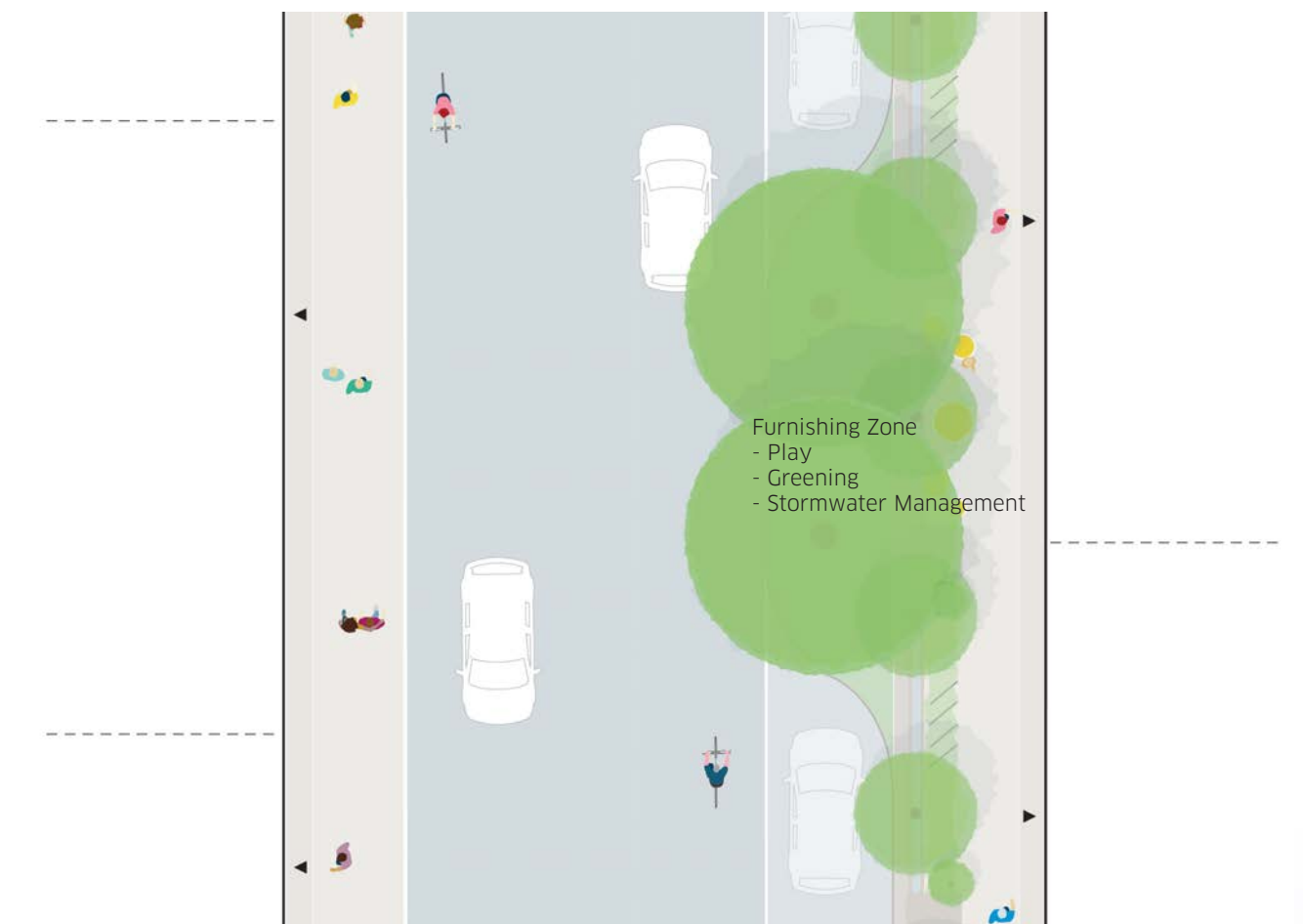
Active ground floor
Furnishing Zone
- Seating
- Bike Parking
- Lighting

Paseo



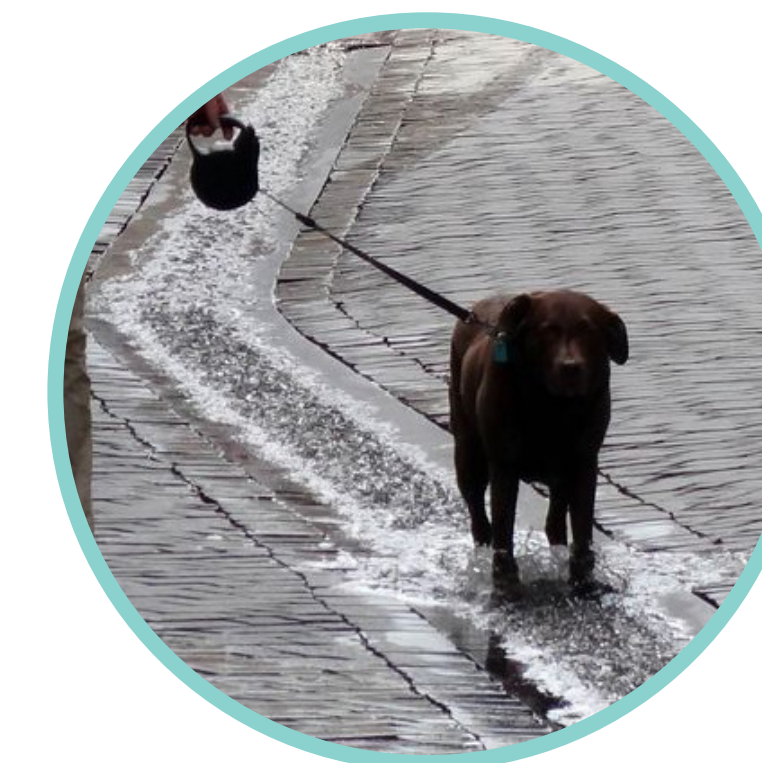
Live / Work
Furnishing Zone
Live / Work

Lane



Furnishing Zone
- Seating
- Bike Parking
- Lighting

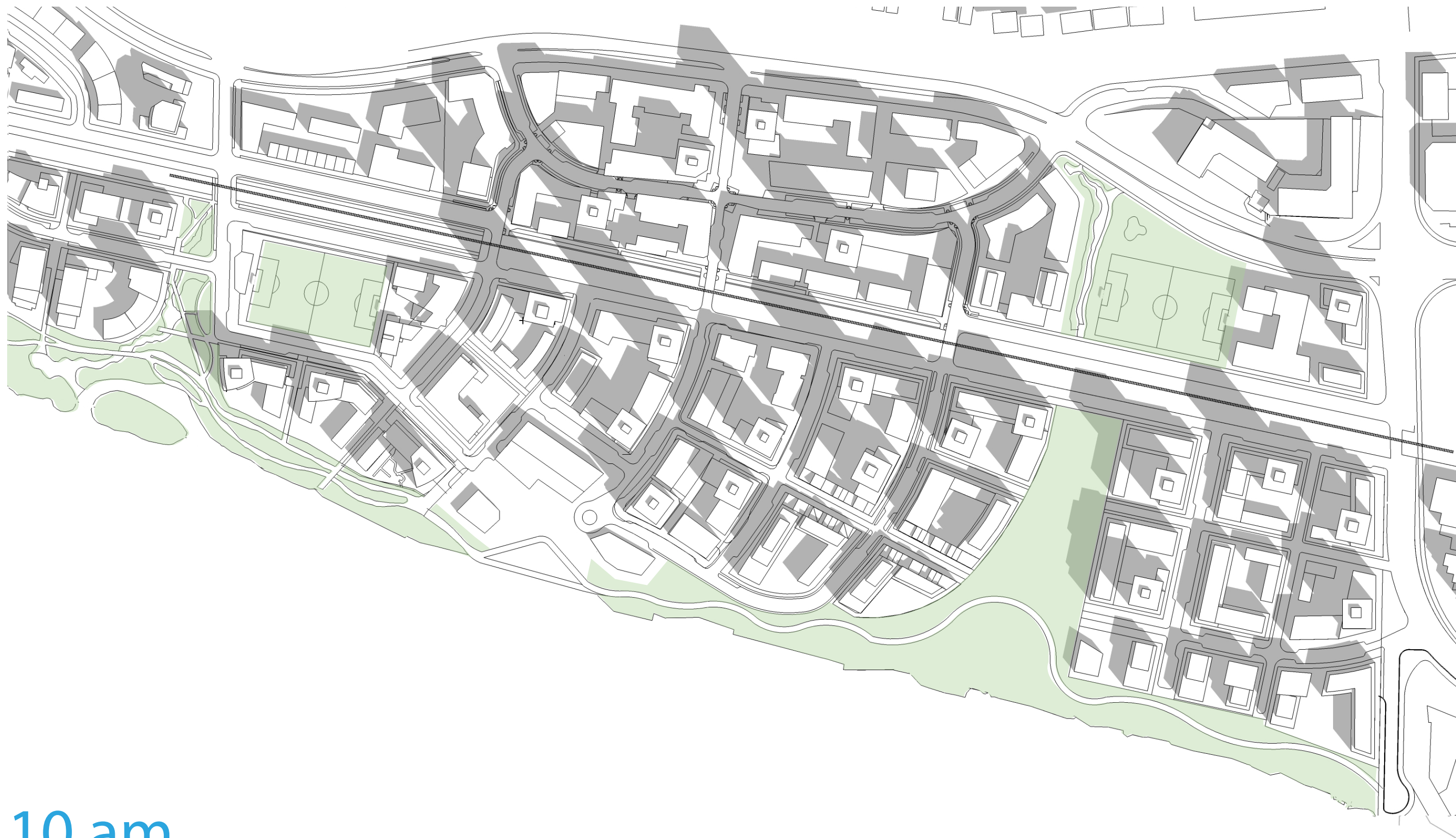
Inspirational Images



RIVER DISTRICT - SHADOW STUDY

September 21st

The blue outline denotes the previous ODP shadow extents



10 am



2 pm



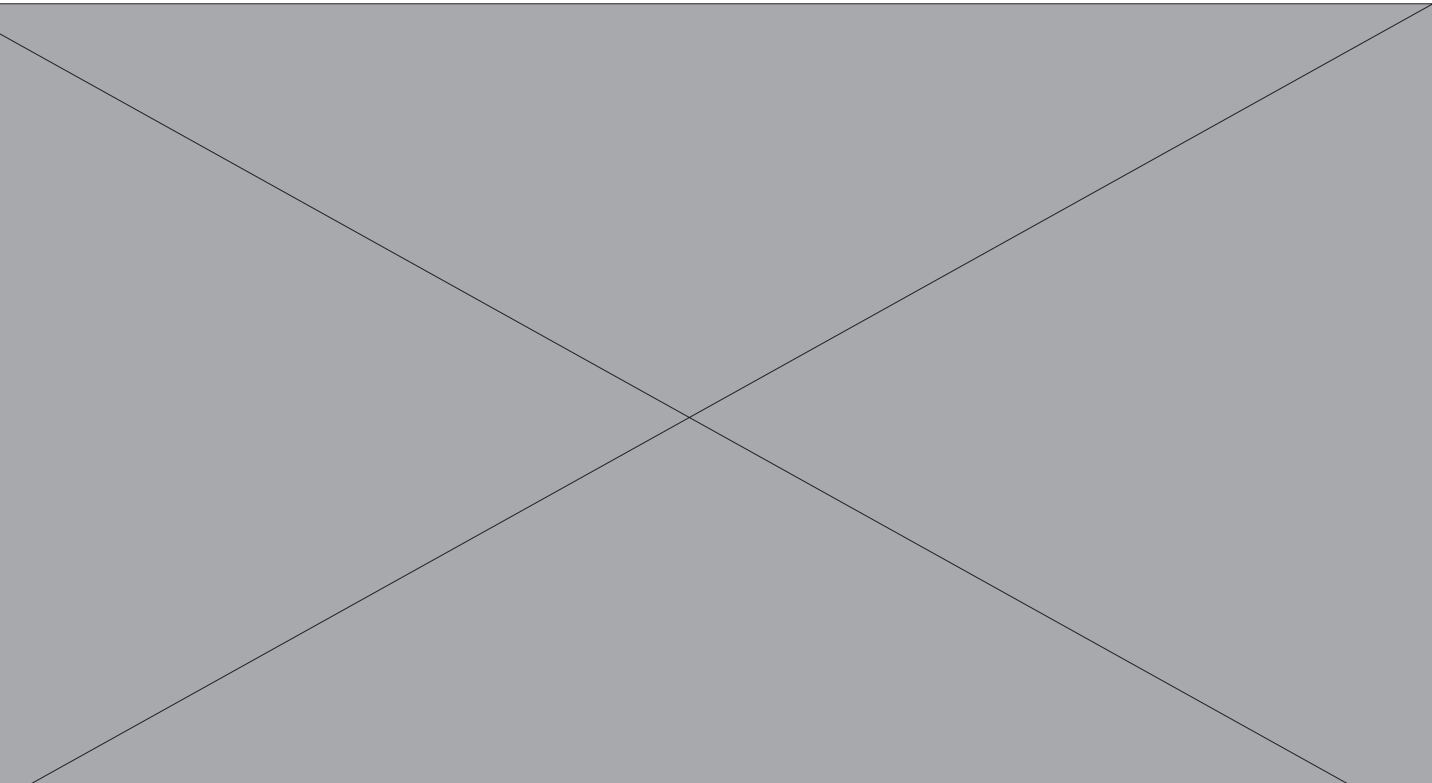
12 pm



4 pm

RIVER DISTRICT BUILDINGS HEIGHTS AND MASSING

ODP APPROVED PLAN



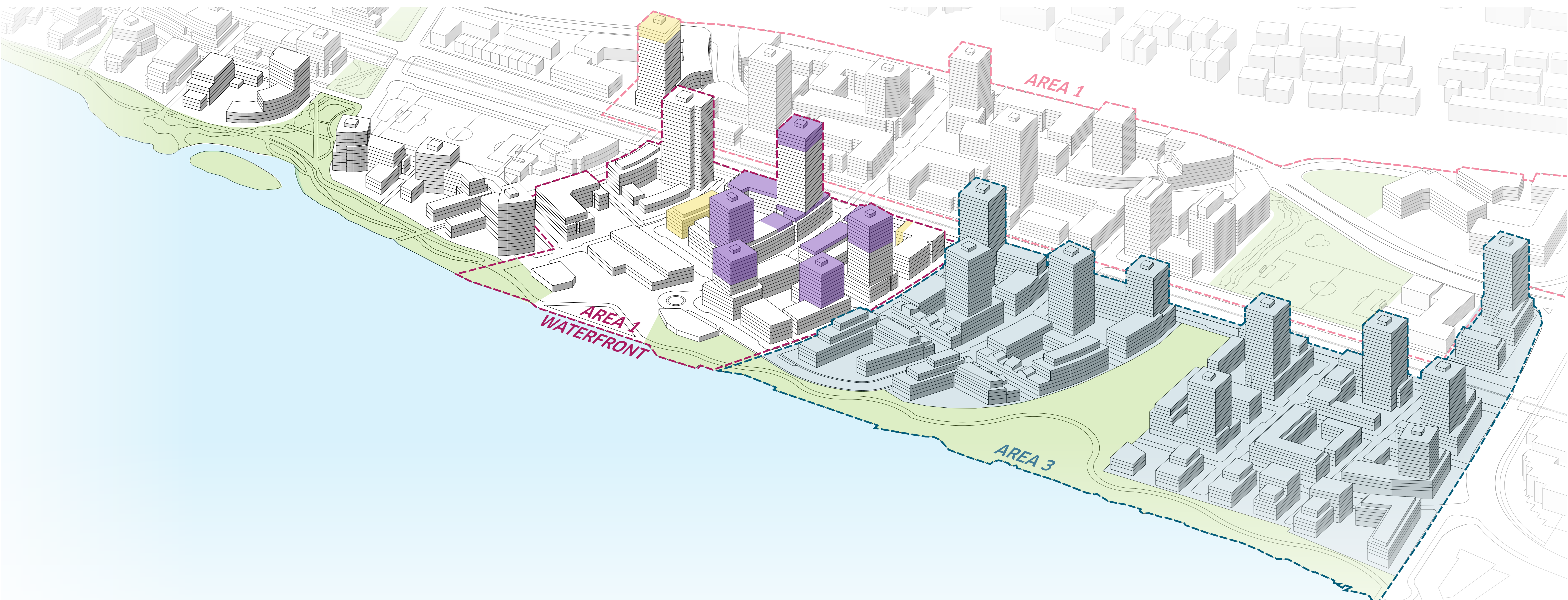
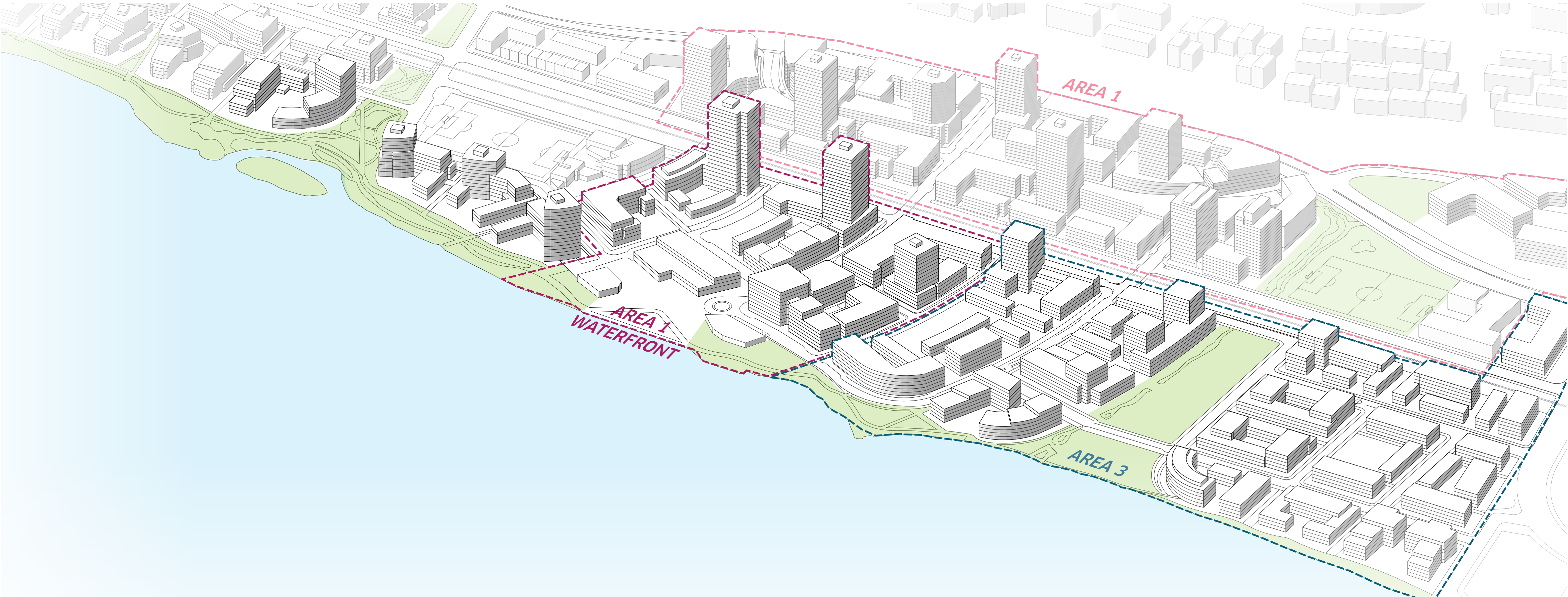
This plan shows the approved density of the ODP, with the community centre site.

PROPOSED PLAN



This plan shows the additional floor area proposed and includes new affordable housing.

- Additional market residential area
- Additional affordable housing
- Redesigned Area 3 - includes affordable housing



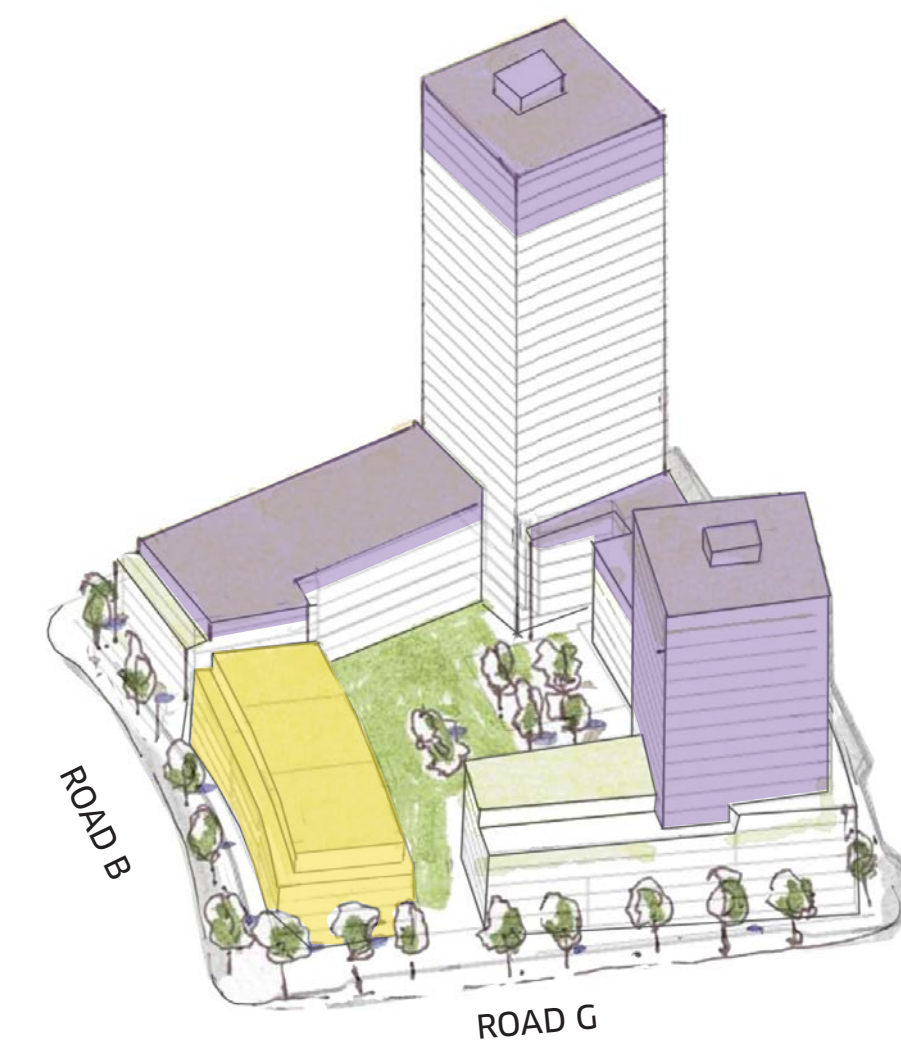
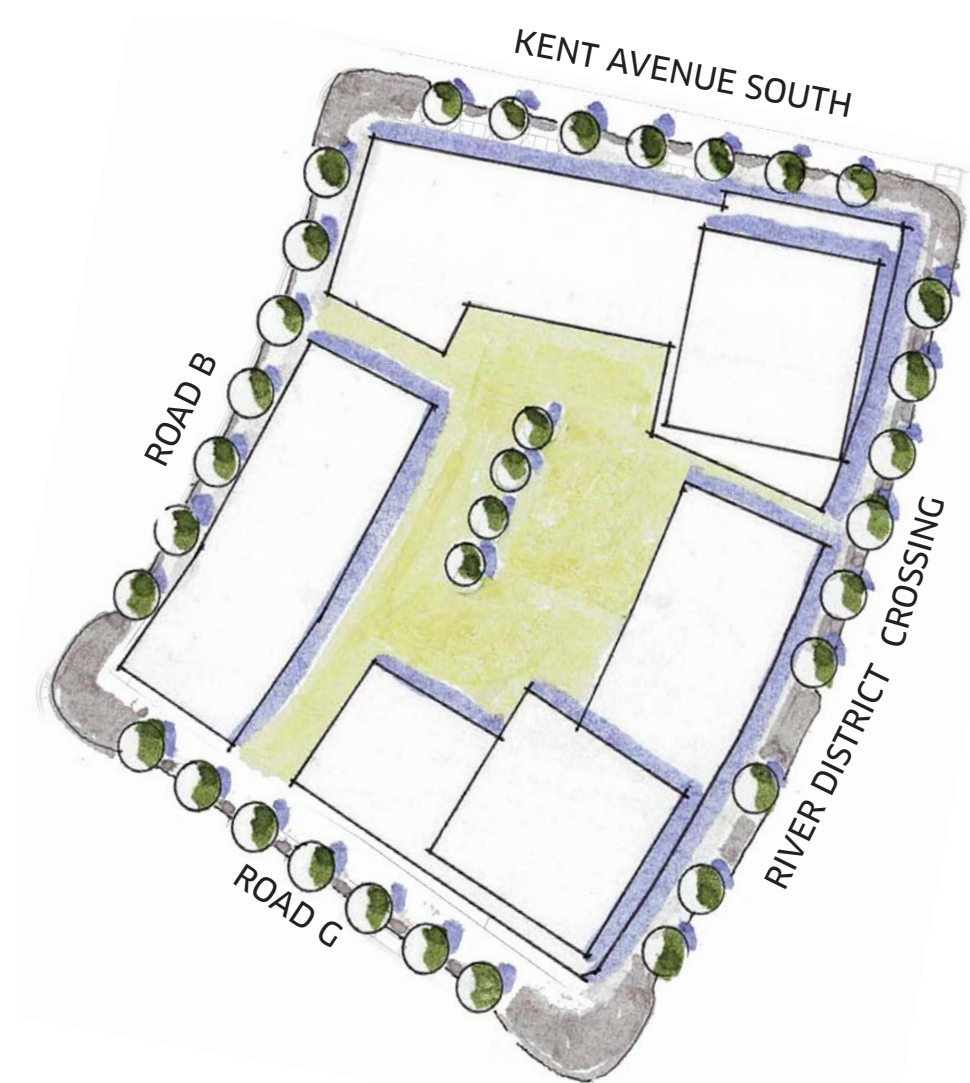
AREA 1

ODP DENSITY

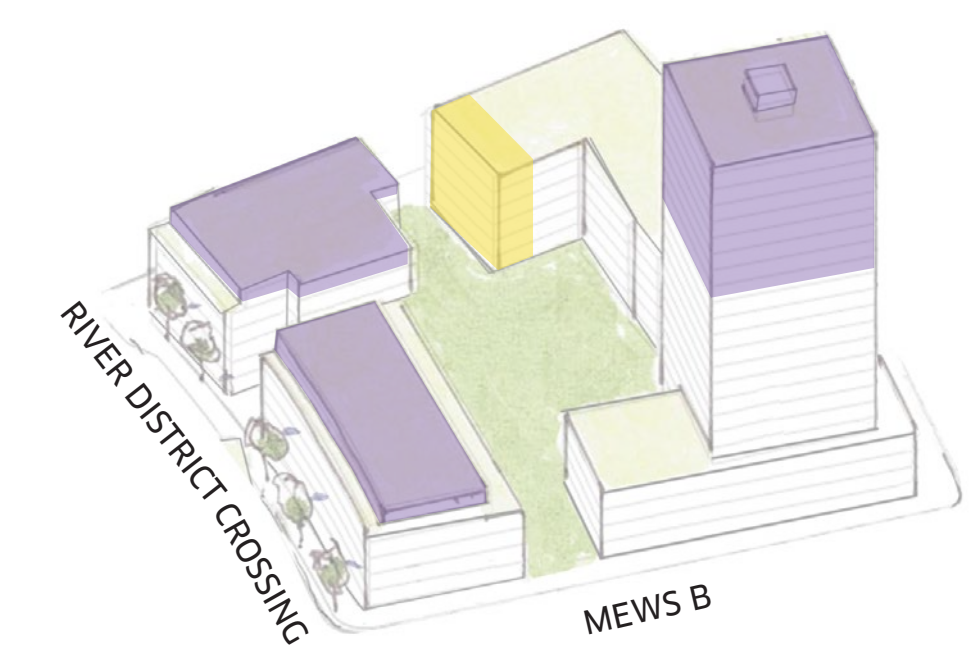


NEW MASSING

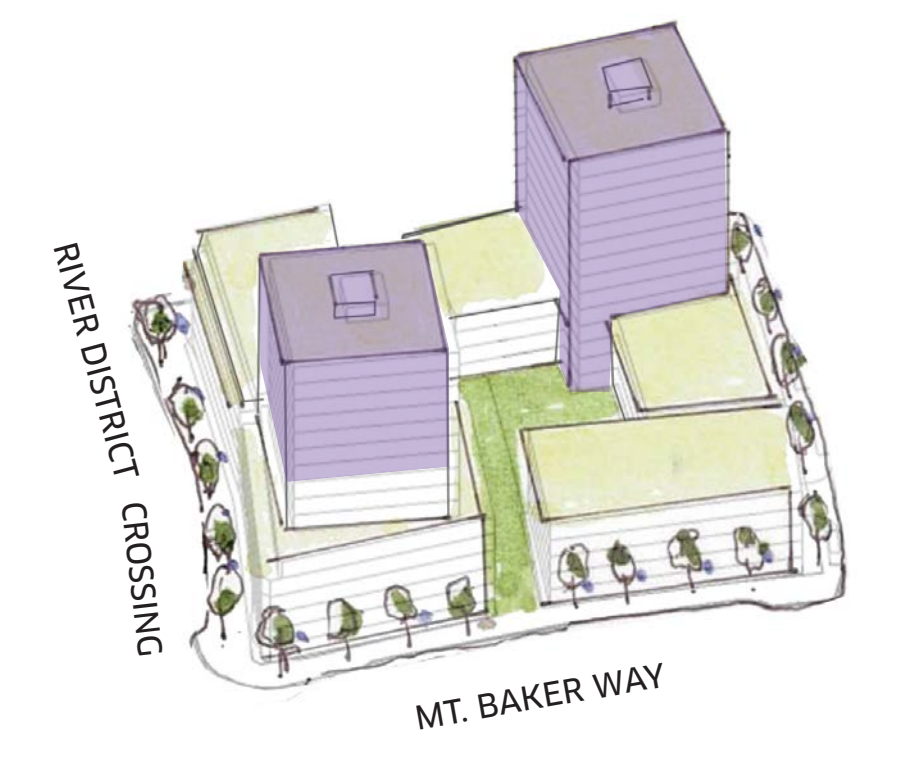
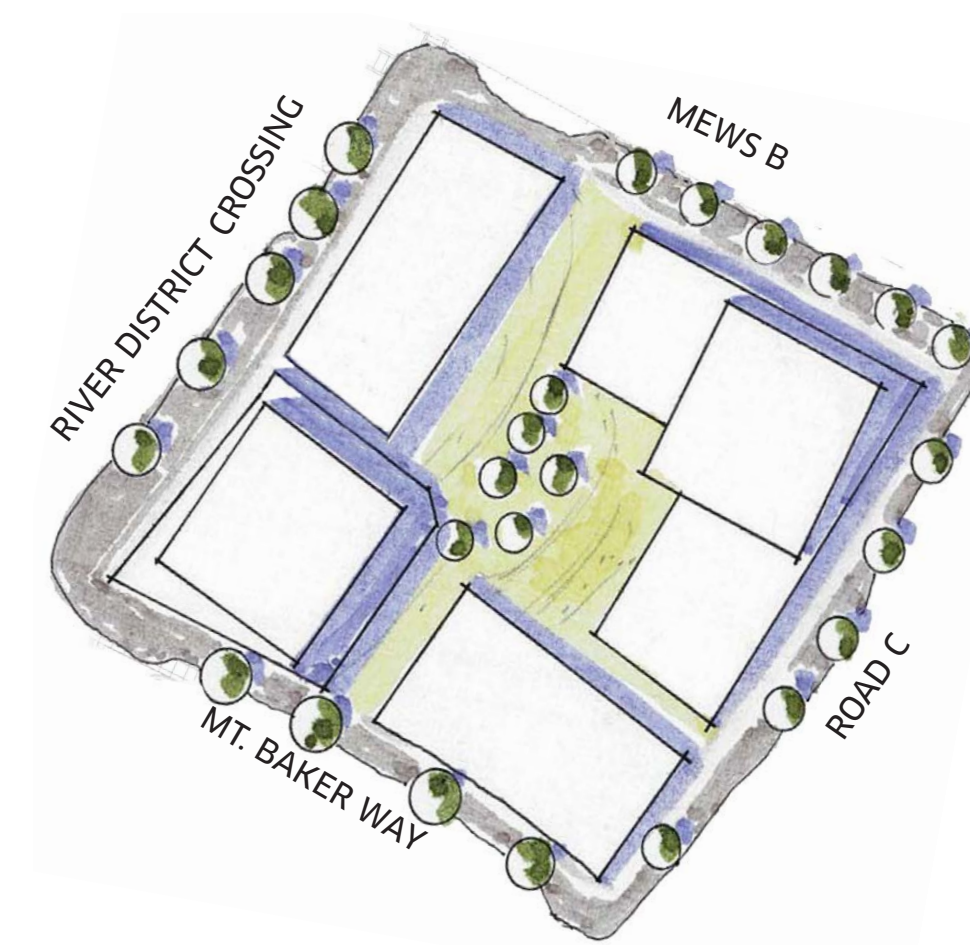
PARCEL 29/30



PARCEL 33/34

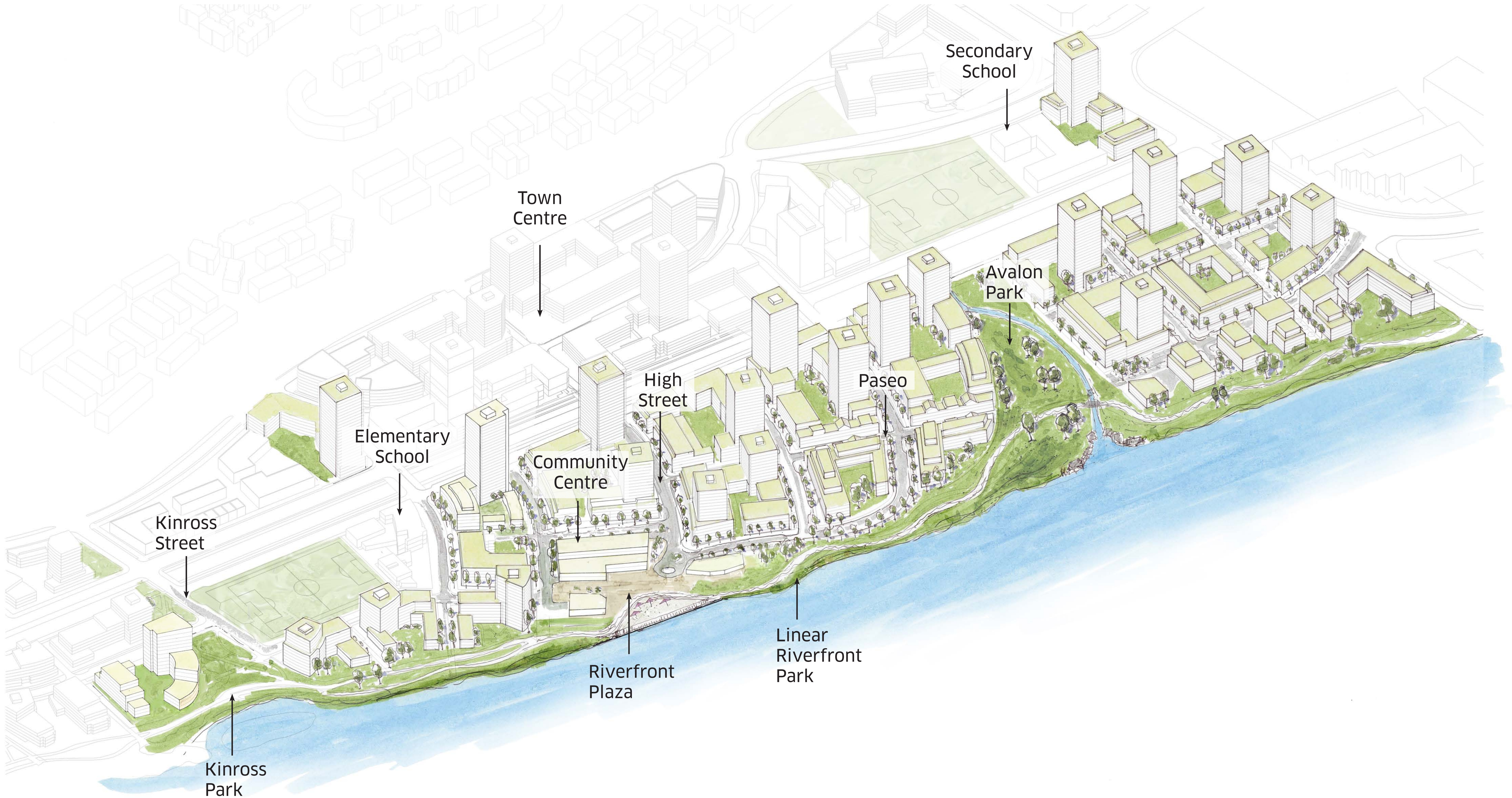


PARCEL 35/36



Additional market residential area
Additional affordable housing

RIVER DISTRICT PROPOSED DENSITY



This view shows the revised overall density of Area 1 and Area 3