

river
green

THE VIBRANCY OF A COMMUNITY

Imagine a neighbourhood as vibrant
and sought-after as Coal Harbour.
With access to the best of Vancouver.
That is River Green.

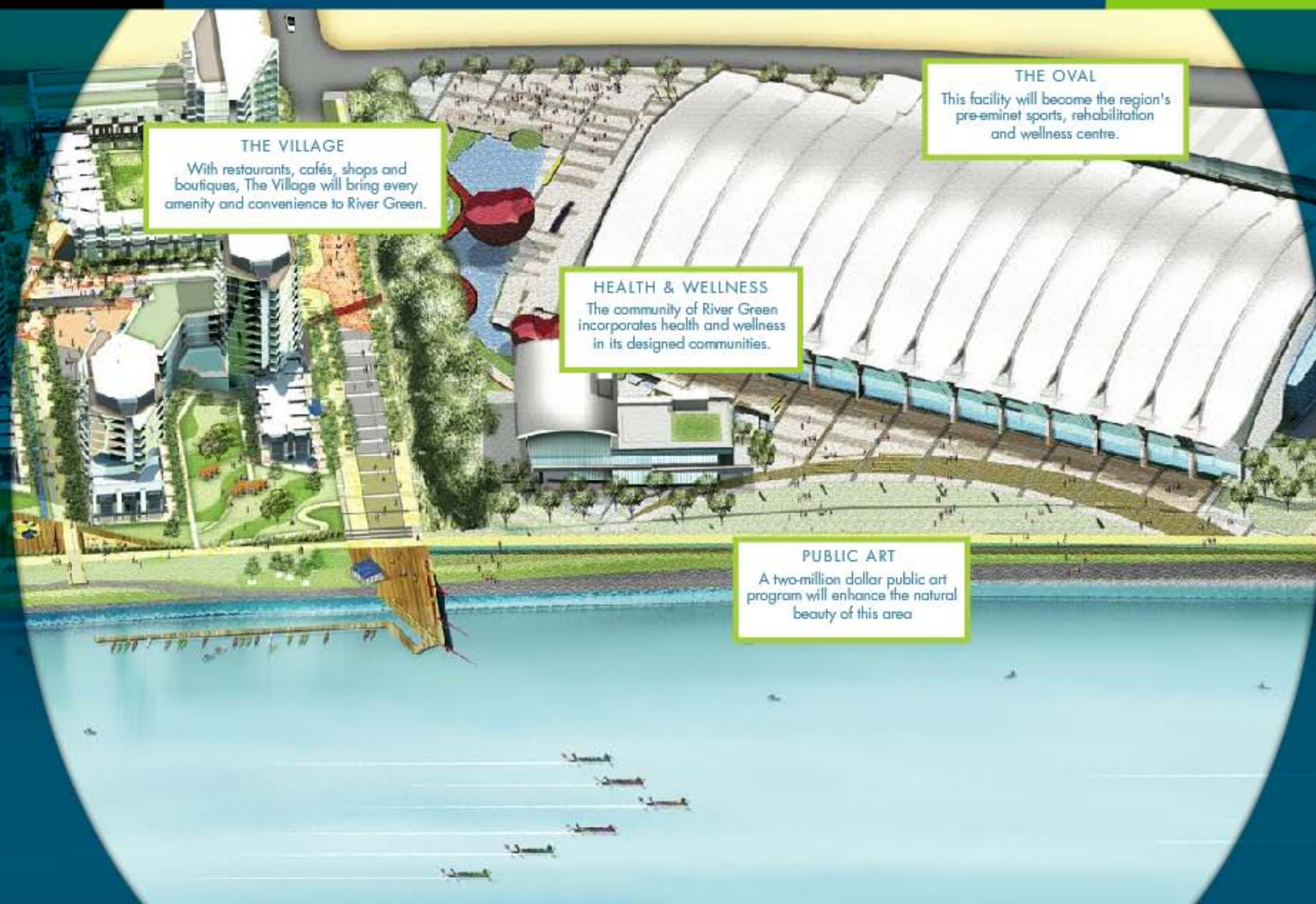
Following the 2010 Olympic Winter
Games, this stretch of waterfront land
will transform into a vibrant community.
It will be a model of contemporary
highend living surrounded by legendary
West Coast elements.



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[CLICK HERE TO SEE AN AERIAL VIEW
OF THE MASTERPLAN - PHASE ONE](#)





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THE VILLAGE

With restaurants, cafés, shops and boutiques, The Village will bring every amenity and convenience to River Green.

HEALTH & WELLNESS

The community of River Green incorporates health and wellness in its designed communities.

THE OVAL

This facility will become the region's pre-eminent sports, rehabilitation and wellness centre.

PUBLIC ART

A two-million dollar public art program will enhance the natural beauty of this area





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PHASE ONE

NATIVE LANDSCAPING

Beautifully designed landscaping, incorporating native plants, brings a park-like feel to the homes at River Green.

DIKE TRAILS

Natural, waterside trails invite you to spend time exercising, walking or simply talking in the views.

WATER FEATURES

The design of River Green incorporates innovative water features, infusing a feeling of an urban resort throughout the development.

FRASER RIVER

NO. 1 R. Q. AND BRIDGE



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PARKS

- Parkland and Green Spaces along the shores of the Fraser River.

RICHMOND VILLAGES

- Six village hubs throughout Richmond, each with its own focus and flavour.

TRANSPORTATION

- Canada Line Services.
- Private shuttle to the nearest Canada Line stop.

STREET IMPROVEMENTS

- The City of Richmond is widening roads, adding bike lanes and enhancing access to local businesses.



LOCATION

The City of Richmond is building its future on a defined plan for sustainability and community living. River Green is a perfect example of what the future of this area will be. In time, this stretch of land will have exceptional homes, as well as new roadways, pedestrian pathways, extensive landscaping, and enhanced foreshore, a two-million dollar public art program and, of course, the sporting and recreation haven of the Oval.

River Green will be a complete contemporary, waterfront community in a vital area, with every convenience, amenity and luxury, all just steps away from the Fraser River.

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DIKE REVITALIZATION

The dike trails along the Fraser River have been revitalized to incorporate an enhanced foreshore. Residents and visitors will have access to stepped-down seating, allowing a relaxed view of the boats as they pass.

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THE QUALITY OF FORESIGHT

At River Green, exceptional design takes full advantage of an exceptional location. All the homes, in fact the entire neighbourhood, will be built at or above dike level, with tiered residences stepping down to the water. This design will maximize views of the river and mountains, as will plantings of low-growing native species along the foreshore.

The homes are designed to a minimum target of meeting the equivalent criteria for a LEED Silver rating, ensuring comfort, quality and sustainability. And residents will come home to the quality that defines an Aspac development and the design that makes their residences so sought-after.



NEIGHBOURHOOD

RESIDENCES

WELLNESS

DEVELOPER

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FULL SCREEN



B C C O N D O S . N E T



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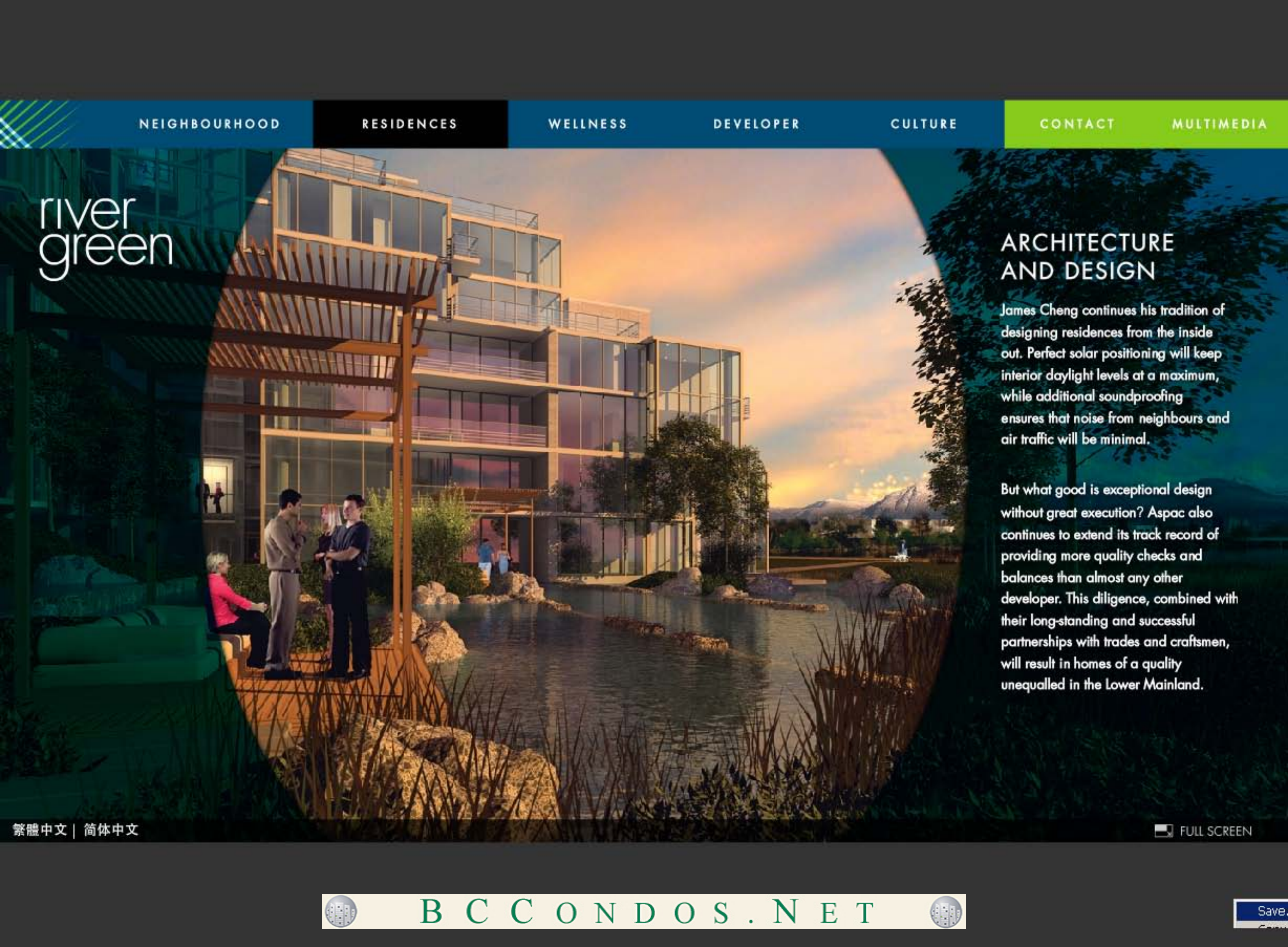
FULL SCREEN



B C C O N D O S . N E T



Save

An architectural rendering of a modern, multi-story residential building with large glass windows and balconies. The building is situated on a waterfront with a body of water in the foreground. Several people are shown on a wooden deck in the foreground, looking towards the building. The sky is a mix of orange and blue, suggesting sunset or sunrise. The overall scene is framed by a dark, semi-circular vignette.

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ARCHITECTURE AND DESIGN

James Cheng continues his tradition of designing residences from the inside out. Perfect solar positioning will keep interior daylight levels at a maximum, while additional soundproofing ensures that noise from neighbours and air traffic will be minimal.

But what good is exceptional design without great execution? Aspac also continues to extend its track record of providing more quality checks and balances than almost any other developer. This diligence, combined with their long-standing and successful partnerships with trades and craftsmen, will result in homes of a quality unequalled in the Lower Mainland.



The logo for 'river green' is displayed in a white, lowercase, sans-serif font. The word 'river' is positioned above 'green'. The background of the page features a large, circular inset showing a modern interior with a large window overlooking a landscaped outdoor area with trees and a building. The overall color scheme is dark blue and green.

INTERIORS

While the external elements of these homes inspire superlatives, with an Aspac property, these superlatives are built on the most solid foundations. Finishings and fixtures have been selected from designers such as L'O Di Giotto and Hansgrohe. These names are more than assurances of quality; their superior ergonomics will provide homeowners with unequalled levels of comfort and a certain ease of living.

Kitchens will be from the Snaidero Orange line, exclusive in British Columbia at River Green homes. These kitchens blend functionality with fresh design, and layer aesthetic beauty with environmental friendliness.



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THE WEALTH OF HEALTHFUL OPTIONS

Residents at River Green will have the Richmond Olympic Oval as part of their community. As one of the largest sports and wellness centres in North America, this architecturally stunning facility will offer access to an extensive range of sporting facilities.

Combine this accessibility with proximity to dike trails and cycling paths. This neighbourhood will establish a new definition of a healthful community.





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THE OVAL

The Richmond Olympic Oval offers residents of River Green access to one of the largest, most comprehensive sports centres in North America.

THE OVAL PLAN INCLUDES:

- 2 Olympic-size ice rinks
- 42,000 square feet of hardwood courts for basketball, volleyball and badminton
- 70,000 square feet of high-performance, synthetic sport flooring that includes a running track, a sprint track, soccer field, handball courts, volleyball and badminton courts
- 23,000 square-foot fitness centre



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- 2 Olympic-size ice rinks
- 42,000 square feet of hardwood courts for basketball, volleyball and badminton
- 70,000 square feet of high-performance, synthetic sport flooring that includes a running track, a sprint track, soccer field, handball courts, volleyball and badminton courts
- 23,000 square-foot fitness centre
- Sports Centre/Sports Medicine Centre
- Indoor paddling and rowing centre
- Fitness studios for yoga, pilates and tai chi
- Indoor cycling and rowing studio
- The capability to convert back to a 400-metre speed-skating track

The logo for River Green, featuring the words "river" and "green" in a lowercase, sans-serif font, stacked vertically.

RIVER GREEN CLUB

The River Green Club provides exclusive services and amenities to residents of River Green.

AMENITIES INCLUDE:

- Party room
- Fitness room
- Music room & study room
- Tree-lined drive
- Entrance lobby
- Children's play area
- Indoor pool
- Virtual golf
- Billiards lounge
- Sauna and steam room
- Theatre room

SERVICES INCLUDE:

- 24-hour Concierge Service
- Private shuttle to the Canada Line

The logo for River Green, featuring the words "river" and "green" in a lowercase, sans-serif font, stacked vertically.

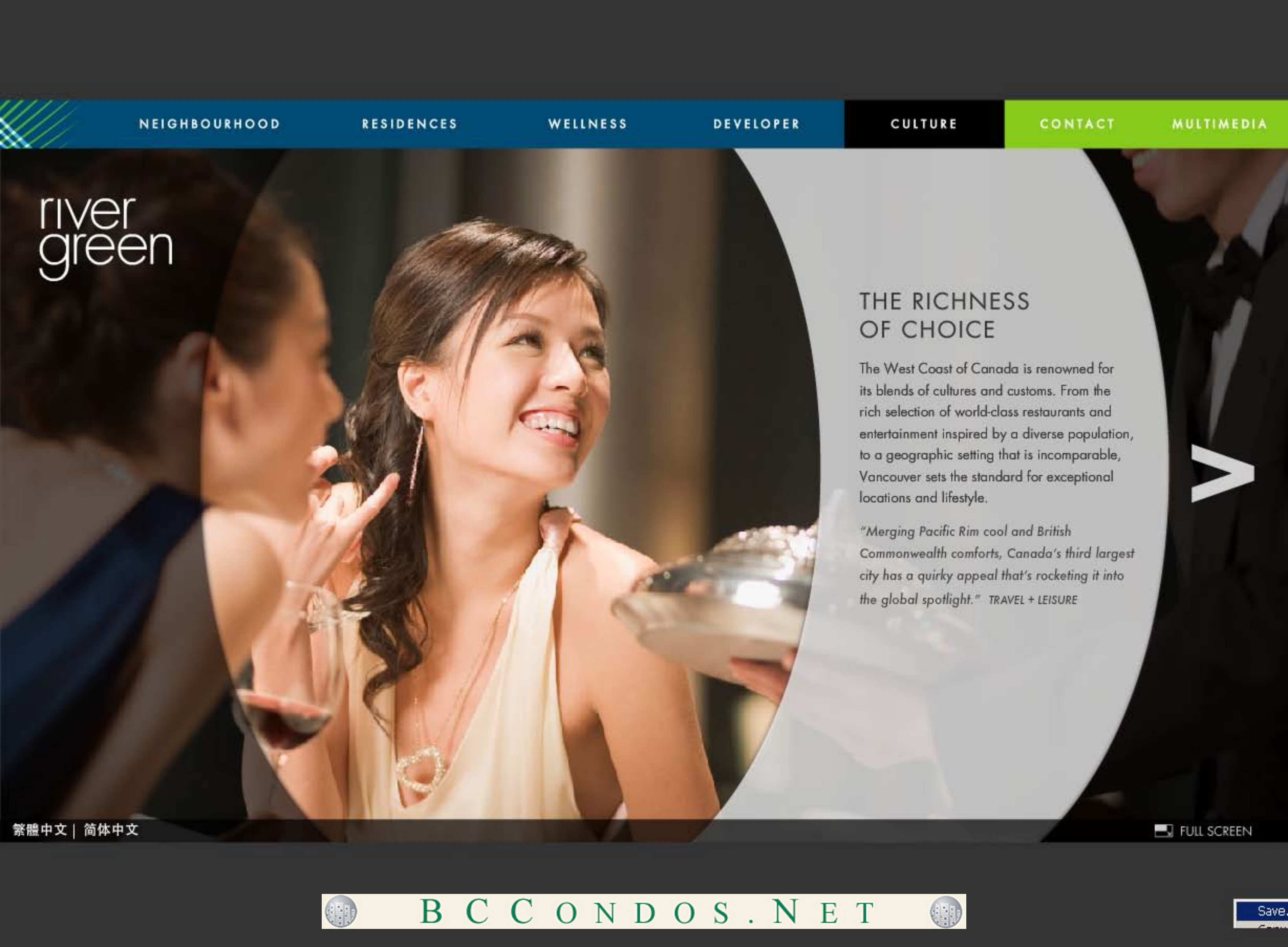
THE CONFIDENCE OF EXPERIENCE

Between 1993 and 2008, the team at Aspac turned an industrial waterfront strip along the northern edge of Vancouver's downtown peninsula into one of the city's most prestigious addresses. Today, Coal Harbour is a blend of refined residential towers and townhomes complete with an eight-acre waterfront park, community centre, boutique shops and a 250-berth marina.

Now, standing upon the site of River Green, Aspac is having a remarkable sense of déjà vu. This new site also boasts dramatic, unbroken views across precious waterfront. Like Coal Harbour, it inspires the same pulsequickening sense of possibility, and soon it, too, will be a teeming hub of urban activity.

www.aspac.ca





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THE RICHNESS OF CHOICE

The West Coast of Canada is renowned for its blends of cultures and customs. From the rich selection of world-class restaurants and entertainment inspired by a diverse population, to a geographic setting that is incomparable, Vancouver sets the standard for exceptional locations and lifestyle.

"Merging Pacific Rim cool and British Commonwealth comforts, Canada's third largest city has a quirky appeal that's rocketing it into the global spotlight." TRAVEL + LEISURE



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THE CITY OF RICHMOND

Richmond is one of the most multicultural cities in Canada, with more than a dozen languages spoken in the city. From the Coast Salish aboriginals who set up early camps, to the Japanese fishermen attracted by the strong salmon run, to the European farmers and boat builders, the settlement patterns here have been largely at the water's edge. Today, the city continues drawing people into its fold – people attracted to its temperate climate and natural edges, its intercultural exchanges and diverse pockets.



[NEIGHBOURHOOD](#)[RESIDENCES](#)[WELLNESS](#)[DEVELOPER](#)[CULTURE](#)[CONTACT](#)[MULTIMEDIA](#)

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THE CITY OF VANCOUVER

Vancouver has repeatedly been voted one of the top cities in the world to live. With its gorgeous natural surroundings and growing cityscape, it is easy to see why.

The city offers world-renowned restaurants, accommodations, entertainment and shopping. Central downtown boasts a convenient blend of dining, nightlife, recreation and some of the most concentrated residential living space in North America.

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 FULL SCREEN



B C C O N D O S . N E T



Save

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Please register to receive the latest information about this new waterfront community.

First Name*

Last Name*

E-mail*

Phone*

Address

City*

Province (State)*

Country

Postal Code / Zip

Comments

* Required field to complete registration.

Are you a realtor?

☐ Yes ☐ No

If you are a realtor,
what is your realty office?

When are you thinking
of purchasing?

less than 3 months

What type of product
are you looking for?

1 bedroom

What is your price range?

\$400,000 - \$500,000

What size range
are you looking for?

less than 600 square feet

REGISTER



RIVER GREEN
STORY CENTRE

5111 Hollybridge Way
Richmond, BC Canada
V7C 0A3

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info@rivergreen.com

F. 604-233-2638
www.rivergreen.com



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Olympic Oval

→ Exit on foot via Waterfront
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than well said.”*
Benjamin Franklin

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WESTCOASTHOMES

SATURDAY, JUNE 19 | 2010 | EDITOR MICHAEL SASGES 604.605.2467 | HOMES@VANCOUVERSUN.COM

A Richmond

epic

First open house
at \$9 million
‘story centre,’
\$90 million in sales
inaugurate 15-year
River Green campaign
F6

 SOLD (BOUGHT) F2 Asking eluded Vancouver old-timer Built in 1912 and renovated in 2008, a Cedar Cottage residence with mortgage helper falls \$30,000 short of the asking price.	STRATIFIED F4 Don't start without a stop Termination language is an imperative in agreements strata corporations sign with the managers of strata properties, columnist Suzanne Morphet reports.	 OUT OF TOWN F15 Canadian firsts for sale All involved in Parkside Victoria think its fractional-ownership status and green-construction content make the development a Canadian
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EXPERIENCE RIVER GREEN
COAL HARBOUR QUALITY ON THE RICHMOND WATERFRONT

River Green brings Coal Harbour Quality to the Richmond Waterfront.
Minutes away from downtown Vancouver, this vibrant master planned community of waterfront homes will set a new standard for living in Richmond.

In Coal Harbour, Aspac Developments created Vancouver's most exclusive residential neighbourhood. Now they will transform the Richmond waterfront into the Lower Mainland's most anticipated residential development.

COME EXPERIENCE THE RIVER GREEN STORY CENTRE PUBLIC OPENING
SATURDAY, JUNE 19 12:00 NOON | FESTIVITIES START AT 11AM, JUNE 19 AND 20

RIVER GREEN STORY CENTRE
5111 Hollybridge Way, Richmond
604.233.2633
Toll-free: 1.877.413.2633
www.rivergreen.com



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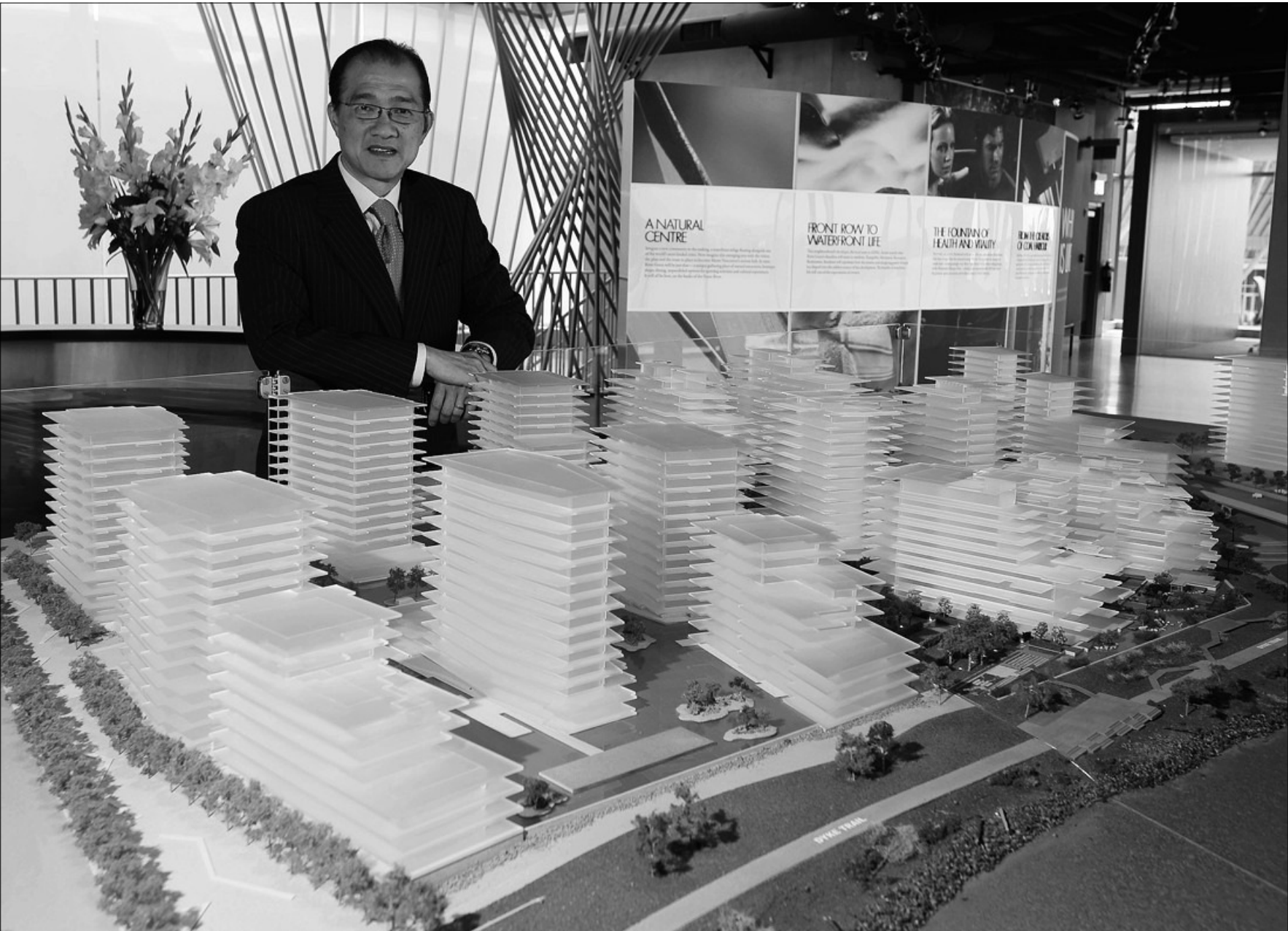
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NEW-HOME PROJECT PROFILE



George Wong is a pioneer organizer of the pre-construction sales and marketing campaigns and has the assignment of persuading the buying public that the Coal Harbour residency experience in Vancouver can be transferred to Richmond.

Chapter 1 of River Green ‘story’ a page turner

\$9-million sales centre, \$90 million in sales to ‘VIPs’ inaugurate 15-year campaign

River Green

Project location: Hollybridge Way and River Road, Richmond
Project size: Six buildings with 458 units in Phase 1
Residence size: 1-bed 700 sq. ft.; 1 bed + den 800 sq. ft.; 2-bed + den 1,280 sq. ft.; 3-bed + den 1,950 sq. ft.; town houses 1,470 sq. ft.; 4-bed + den villas 3,640 sq. ft.
Prices: 1-bed from \$542,000; 2-bed from \$613,000; town-houses from \$829,000; 4-bed + den villas from \$3.2 million
Developer: ASPAC Developments
Architect: James KM Cheng Architects Inc.
Interior Design: Scott Trepp, Trepp Design
Sales centre: 5111 Hollybridge Way
Hours: 10 a.m. — 6 p.m., daily
Telephone: 604-233-2633
Web: rivergreen.com
Occupancy: Summer 2013

BY CLAUDIA KWAN

Imagine a place where you can stroll by expansive vistas of water, and perhaps be greeted every so often by a golden retriever sniffing around for intriguing scents.

You nod hello to seniors out for a walk, or joggers and cyclists doing a quick round of cardio, and or families out for some fresh air.

You ponder stopping off for breakfast at a local café, but instead amble home through perfectly landscaped gardens, eventually arriving at the front door of your luxury home.

Inside, you can make yourself a cup of java from your built-in espresso maker, or scramble some eggs on your top-of-the-line stove before beginning your day.

It's not Coal Harbour in downtown Vancouver; it's Richmond.

This is the vision being painted at the sales office for ASPAC Development's River Green. In fact, it's not even being called a sales office.



The \$9-million structure, designed by River Green Phase 1 architect James Cheng, has been dubbed a “story centre.”

Prospective buyers will find the 19,000-square-foot building tucked away behind the Richmond Olympic Oval. When they enter, they will be greeted by an indoor fountain meant to evoke the water surrounding the “island” of River Green outside.

Just past the fountain, glossy white interactive models tell the

in Steveston, Finn Slough, and the heritage London Farm.

There are also massive video screens that can be used to display anything from triumphant moments during the 2010 Olympics, to cartoons designed to amuse fractious children of buyers.

On the third level, there are three show suites intended to demonstrate the sumptuous lifestyle into which River Green purchasers are buying. All the

the dishwashers – perfect for cleaning up after entertaining – to the aforementioned built-in espresso-maker.

River Green marketer George Wong of Magnum Projects says there's already been incredible interest, with more than 3,000 people registering online to receive advance information about the project.

He predicts about \$90 million in agreements of sales and purchase will have been signed by

That's even before the marketing campaign makes any sorties overseas.

“The buyers are VIPs from Vancouver, Burnaby, Richmond, and the North Shore,” says Wong.

“They're looking for an exclusive, high-end lifestyle.”

He adds they're embracing the idea that this is the Richmond equivalent of Coal Harbour – and trying to get in on the ground level

planned community on 11.2 acres of waterfront between the No. 2 Road and Dinsmore bridges in Richmond. Developer ASPAC is expecting completion of the entire project to take between 10 and 15 years. Construction will be rotated between the left and right ends of the huge land parcel, to minimize noise and disruption for residents.

STORY CONTINUES ON NEXT PAGE
MORE PHOTOS ON PAGE F8

NEW-HOME PROJECT PROFILE: RIVER GREEN

CONTINUED FROM F6

Wong says the goal of River Green, styled as a waterfront “village”, is to be an enclave of convenience and comfort. Residents will have easy access to extensive health and wellness facilities in the former Olympic speed skating oval, as well as trails and park land throughout the development. The project is aiming for LEED gold status, with initiatives for green roofs and rainwater conservation. Plug-ins for electric vehicles will come standard in the building.

Architect James Cheng says he and ASPAC learned some lessons from their previous experience building up Coal Harbour.

“At the beginning, it was a little isolated (in Coal Harbour),” Cheng admits. “The grocery stores were a few blocks away, there wasn’t much in the immediate area. We know people want to work and play in the same area. They want a complete community.”

Cheng says they wanted to allow residents easy access to luxury resort-style amenities. To that end, he says, they tried to incorporate at River Green all the services, security, and convenience one would find at a five-star establishment.

Residents will be able to connect with the area by having access to a community shuttle that can take them to destinations like Vancouver International Airport, or the Canada Line transit station, which is a 20-minute walk away. For those who want to minimize the use of cars, bike paths are being expanded, leading to local businesses. A pedestrian promenade links the community together, allowing for easy access from across the neighbourhood to the oval.

When it came to architectural interest, Cheng says there was no need or desire to compete with the iconic oval or the waterfront views, visible through the many windows in the River Green buildings.

Instead, he tried to focus on the “near view” – the 200 to 300 metres of landscaping visible from the buildings.

“There are many days when you can’t see the mountains or the river because of the weather,” says Cheng. “So I spent time designing in gardens and water elements – even introducing the sound of water – because the river’s very quiet. This way, you can feel the lightness of the wind and the dampness of the air, and it brings in more of a sense of privacy. It sets up a boundary between public and private space.”

Both Cheng and Wong believe River Green will fill a void in the market: a demand for high-end multi-family housing in Richmond.

“We have people working at YVR (Vancouver International Airport), the London Drugs warehouse, BCIT professors [who work at the Richmond aerospace campus],” says Wong. “They want to live closer to where they work, but they haven’t had this option up until now.”

Cheng says the goal was to make the community sustainable over the long term, capable of evolving to fit the changing needs of residents. That’s why they incorporated everything from one-bedroom units to villas of more than 3,500 square feet in place of single-family homes.

“This is the point of a complete community,” Cheng says with a smile. “This will be here for 100 years or more, for many many cycles and generations. So that’s why we wanted to get it right.”

Special to The Sun

PHOTOS ON PAGE F8

spruce

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B C C O N D O S . N E T

NEW-HOME PROJECT PROFILE: RIVER GREEN



ITALIAN KITCHENS

Some of the Phase 1 River Green kitchens will be supplied by an Italian company, Snaidero, with the Aspac Developments promising the ‘Orange’ line called for in the specs will be exclusive to the River Green homes. Broker George Wong is selling the first-phase homes with the assistance of one showhome and two Snaidero displays in the ‘story centre.’



PHOTOS BY WARD PERRIN/PNG



FIRST RELEASE
PUBLIC OPENING JUNE 19, 12:00 NOON



River Green brings Coal Harbour Quality to the Richmond Waterfront.

Minutes away from downtown Vancouver, this vibrant master planned community of waterfront homes will set a new standard for living in Richmond.

In Coal Harbour, Aspac Developments created Vancouver's most exclusive residential neighbourhood. Now they will transform the Richmond waterfront into the Lower Mainland's most anticipated residential development.



RIVER GREEN STORY CENTRE

5111 Hollybridge Way, Richmond
Next to the Richmond Olympic Oval
604.233.2633
Toll-free: 1.877.413.2633

www.rivergreen.com

**COME EXPERIENCE THE RIVER GREEN
STORY CENTRE PUBLIC OPENING
SATURDAY, JUNE 19 12:00 NOON
FESTIVITIES START AT 11AM, JUNE 19 AND 20**

THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE WITH A DISCLOSURE STATEMENT. E.&O.E.



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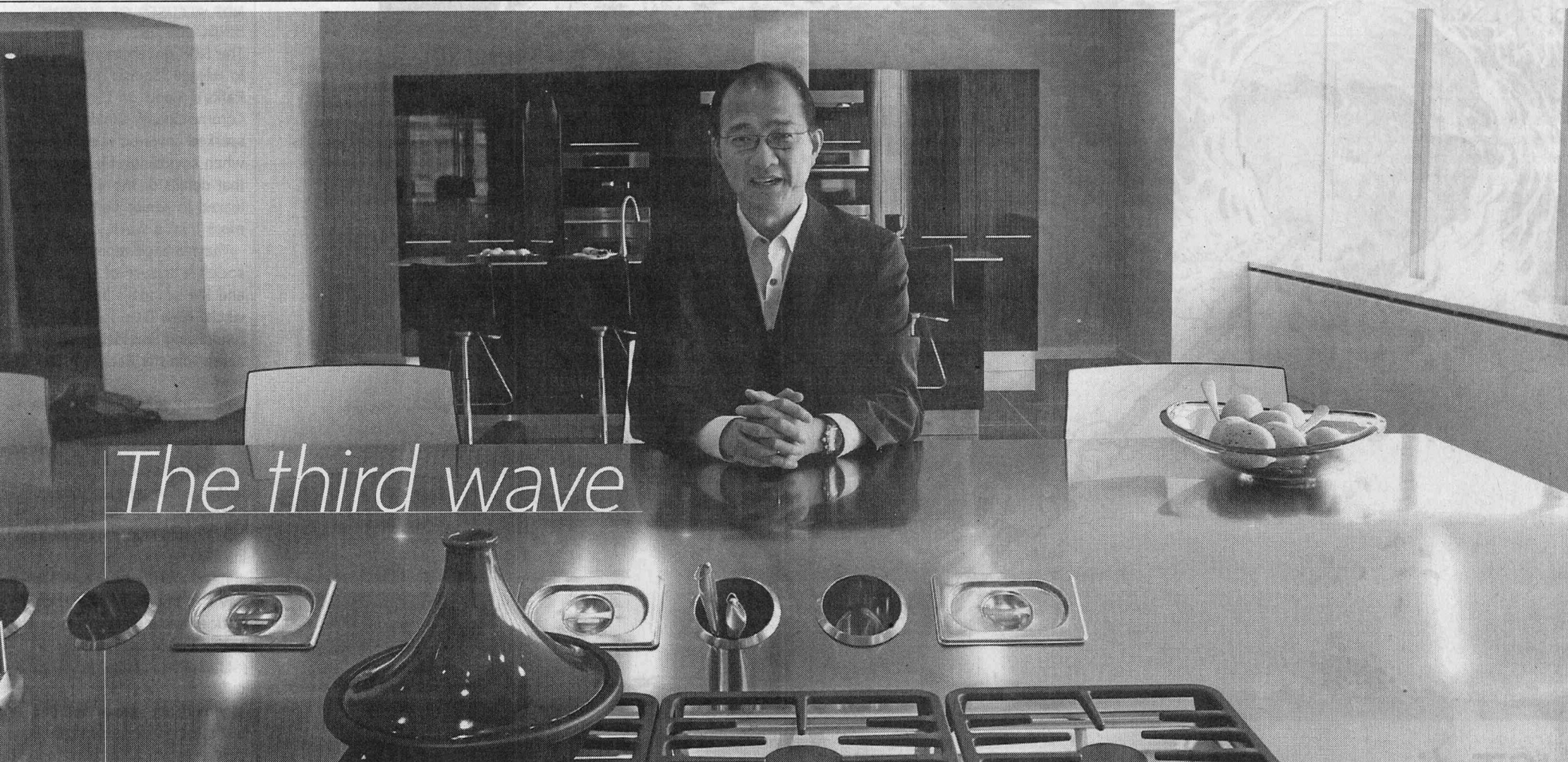


ASPAC

magnum
projects ltd.

Globe Real Estate

THE MARKET



The third wave

Condo marketer George Wong says he's sold \$150-million worth of property to buyers from mainland China in just the last two months.
LAURA LEYSHON FOR THE GLOBE AND MAIL

Buyers from the Chinese mainland are pouring their wealth into Vancouver real estate, boosting the market and making Mandarin a must-have in the realtor's toolbox



KERRY GOLD
kgold@globeandmail.com

The economic impact of wealthy buyers from Mainland China has gone all but unnoticed by the average Vancouverite — but it's no secret to the city's real estate industry.

And unlike the buyers from Hong Kong in the 80s and Taiwan in the 90s, who had a huge impact on property values, this third wave from Mainland China is projected to be far bigger. This wave of buyer is newly rich and seeking luxury properties on the city's West Side, in downtown condo properties, and to a lesser extent, in Richmond and Burnaby. Buyers from Mainland China are even buying up recreational properties in places like Kelowna.

"They're injecting fuel into it, causing [luxury prices] to rise a little faster than they usually would," says West Side realtor Ryan Dyer. "There are definitely some fast-paced sales going on. A lot of the really highly sought after properties have been snapped up pretty fast."

Magnum Projects' George Wong has benefited first-hand from the buying spree of the Mainland Chinese. "We've sold about \$150 million in the last two months," says real estate marketer Mr. Wong.

"In terms of purchasing power, they go for the big residential single detached homes —

that's all we're hearing, especially in regard to high end product," says Mr. Wong, who has had to learn Mandarin as a result.

"It's very much a reflection of the new wealth. China is no longer a sleeping giant — it's a giant.

"And it's not just a Vancouver phenomenon, it's all along the west coast."

Vancouver developer Robert Macdonald, owner of Macdonald Development, is making regular trips to China to entice buyers.

"Realtors on the West Side will tell you about 30 per cent of sales are from the Chinese market," he says.

Marketer Bob Rennie says the majority of high-end shoppers these days are from China. Based on a survey done by his office, Mr. Rennie says more than 60 per cent of West Side sales over \$1.7 million are by new Mainland Chinese purchasers. The pressure on the high end of the market could have an overall affect on affordability, says Mr. Rennie.

"We have to acknowledge that local incomes cannot compete with any foreign money," says Mr. Rennie. "Housing supply is the one thing that cities and planners will have to watch closely to maintain any level of affordability."

Vancouver is no stranger to international interest. Over the last two decades, there have been smaller real estate buying sprees by Americans, English, German, Iranian and Korean buyers. But the overseas Asian buyer has had the biggest impact on the Vancouver property market.

Of all the markets across Canada, realtors say the Chinese are most attracted to B.C. Visas Consulting Group is one of the largest immigration consulting firms in China, with offices in Jiangsu, Zhejiang, Guangdong and Shandong provinces. Visas' Vincent Chen says more than 3,000 Chinese families migrate to Canada under the business category every year.

"At least 60 per cent of these families choose Vancouver to settle down — and a major part of them will buy property there, sooner or later," says Mr. Chen, from his Shanghai office.

Macdonald Realty VP Dan Scarrow, who is half Chinese and knows Mandarin, has experienced the benefits of the new market. Last year, he sold 10 condos priced at more than \$5 million apiece to people from China.

Today, he runs a program aimed at partnering with immigration consultants who are hired by foreign clients to help them settle in, which includes the purchase of real estate.

"After a few years, the Hong Kong and Taiwan waves sort of fizzled out, whereas my immigration consultant friends tell me that there is a minimum of 10 more years of this wave.

"And it's still the first wave, so these individuals are what you'd call the hyper rich. As these waves continue to come on shore, they get progressively less wealthy. We saw that happen with the Hong Kong and Taiwan buyers."

The savvy realtor in the new milieu has either learned Mandarin, has Mandarin-speaking staff or is hiring translators to

do deals.

Mr. Dyer has partnered with a Mandarin-speaking translator to help with selling transactions in the last six months. He specializes in West Side properties at the high end of the market.

"They are a huge part of the market, especially [for property] above \$2 million," says Mr. Dyer. "Definitely for the last six months, it's been a large percentage of offshore buyers. It was noticeably higher than average."

"They want the landmark properties — Shaughnessy, Drummond Drive in Point Grey. That would be what they're after. They are astute, and they know if they are over-paying. They bring agents with them. They are not naïve about the market."

Their interest is putting buying pressure on the high-end properties, which traditionally has fewer buyers than the lower end of the market.

It might be unbelievable to Vancouverites who've long been priced out of the market, but to the newly wealthy Chinese, Vancouver is relatively cheap.

"Many wealthy Chinese believe property is the safest way for investment, and the properties in Vancouver are not particularly expensive compared to the price in major cities in China, such as Shanghai or Beijing," says Mr. Chen.

As well, the buyers from China have already been well versed in the buying and selling of real estate.

"One of the first purchases that an immigrant family makes is a roof over the head," Mr. Wong explains. "Then

there is a car and a good school for the kids. So it is a new immigrant's lifestyle. Real estate is a very crucial part.

"Also, many Asians like to invest in real estate. There is an affinity for real estate. If you're born in Monaco, chances of you being a good swimmer are higher than if you're somebody from Winnipeg. You're just immersed in that environment."

There are other reasons for the heightened interest in Canada, such as wanting to get away from China's pollution from increased car use, the perception that Canada's education system is of a high standard, and the opportunity to have bigger families.

"There is a one-child policy in China. I have several clients, they might already have a teenager, and they move here and have a baby right away — that's a strong motivation for some," says Mr. Scarrow. "Also, I think political instability is a big fear for them. They want a safe place to go to protect their assets and their life."

The Chinese buyer is popping up in the secondary recreational property market too. Vineyards are especially of interest, says Kelowna realtor Alexandra Rebagliati.

"I am seeing more and more Chinese buyers. I have a Chinese translator who works with me when my Chinese clients are in town," says Ms. Rebagliati. "Half come for recreational property — I would say it's up 20 or 25 per cent over last two to three years."

"I think you'd be very ignorant to ignore this market right now."



B C C O N D O S . N E T





Richmond unveils massive project

WATERFRONT: Planned community includes 2,600 units on 11 hectares

BY JACK KEATING
STAFF REPORTER

"It starts to fill out the vision we have for the waterfront and for the area around the oval and our city centre."

— Mayor Malcolm Brodie

A massive 2,600-unit waterfront development on an 11-hectare site next to the Richmond Olympic Oval will be officially unveiled by the developers today.

Aspac Developments of Vancouver said the project "will be the largest and most upscale master-planned community ever built in Richmond, with more than three million square feet of residential and commercial property."

Richmond Mayor Malcolm Brodie will be on hand for this morning's official launch of the project by Aspac and its marketing partner, Magnum Projects.

"I think it's a terrific project for Richmond," said Brodie Monday. "And it starts to fill out the vision we have for the waterfront and for the area around the oval and our city centre."

Brodie said today's announcement will be for the first phase of the project that will include six residential buildings and 458 units.

"This phase is 100-per-cent residential in six buildings

with a maximum height of 14 storeys," said the mayor.

Brodie said the city's vision when it agreed to build the Richmond Olympic Oval was to create a "vibrant and dynamic neighbourhood" around the oval. "And we wanted to extend our city centre and also have the connections right to the riverfront."

Critics say environmental concerns, including flooding and earthquake protection, will have to be addressed.

"The environment is always a concern," said Brodie. "And either those concerns have been addressed or they will be addressed."

Brodie said Aspac is "taking a very sustainable approach to the neighbourhood. And it will be a green development."

The project is expected to take 10 to 15 years to finish.

jkeating@theprovince.com

A 2,600-unit waterfront development will be built next to the Richmond Olympic Oval. ARTIST'S RENDERING — HANDOUT

More on the web



For more information, video and photos go to theprovince.com



B C C O N D O S . N E T



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« Avenues of the World at Millennium Water Vancouver Waterfront Community – Grand Opening May 15th! Tour the 9 Display Homes from Leading Canadian Designers Here at the Southeast False Creek Millennium Water Vancouver Waterfront Condos for Sale Townline Presents the Clayton Rise Surrey-Cloverdale Homes for Sale – New Surrey Townhomes Designed by Rositch Hemphill Architects Featuring 2 & 3 Bedroom Floor Plans PLUS Clayton Rise Clubhouse »

29

Apr
2010

Highly Anticipated Pre-Construction Richmond River Green Condos/Townhouses Set to Launch – ASPAC Developments Introduces the River Green Waterfront Richmond Condos for Sale by the Olympic Oval – 2,600 Pre-Sale Condos to Come



ASPAC



B C C O N D O S . N E T



The New Richmond River Green Condos and Townhomes Now Selling!

Welcome to River Green Richmond master planned community. Across the water from the city of Vancouver, just minutes from YVR and next to the beautiful Richmond Olympic Oval, will be a vibrant new Richmond condo and townhome neighbourhood of luxury, high-end riverfront homes for sale by ASPAC Homes. Surrounded by fabulous views of snow-dusted mountain peaks, a surging Fraser River and a wealth of cultures and entertainment, the master planned community of River Green Richmond real estate neighbourhood of condos and riverfront townhomes will be within easy reach of everything that West Coast living has to offer. To the north of the new ASPAC Richmond River Green condo development, a vibrant downtown with mountains at the city's edge. To the south, pastoral charm leading to a gateway to the United States prompts a quick shopping trip. To the east of the new Richmond River Green real estate community by ASPAC Developers, diverse communities celebrating international food, customs, people, culture. To the west, ASPAC presents River Green Richmond community, the Pacific and Canada's idyllic west coast islands. And found in the centre of it all is the pre-construction Richmond River Green Condos and Townhome community – a residential community destination for all but home for just a few lucky homebuyers. Welcome to ASPAC River Green Richmond condos and townhouses for sale.

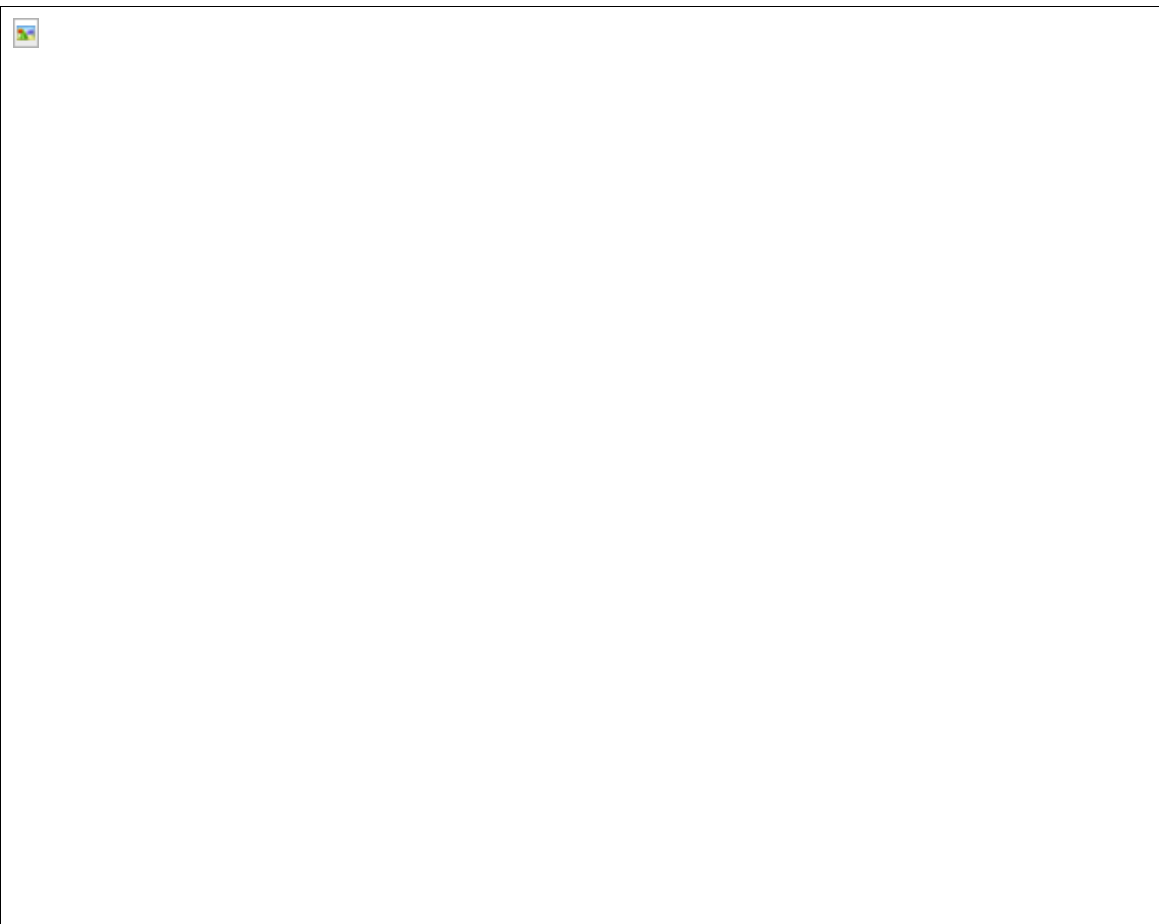
Grand Collection River Green Richmond Condo Preview coming Sept 17 – 19!

I WISH I HAD BOUGHT! We recognize that you are early registrants and we want to provide you with the first chance to preview the Grand Collection at River Green Richmond real estate development by ASPAC! "Based on Aspac's proven success in Coal Harbour, I predict that those in Metro Vancouver who have not made a purchase at River Green will say in the near future – I WISH I HAD BOUGHT EARLY!" George Wong, Principal of Magnum Project Marketing, Seller of \$3 billion worth of Real Estate in Western Canada. Solid proven track record. The best will always be the best. Irrespective of market conditions, Aspac's projects have always appreciated more than other properties in the Lower Mainland. While the global market is uncertain, River Green Richmond condo's sales have been nothing less than impressive – \$200 million sold in 2 months. The future is bright at River Green Richmond waterfront real estate community! Your perfect home at Richmond River Green. Views of shimmering river and majestic North Shore Mountains. 9 ft ceilings and double height ceilings in some villa residences. \$28 million dollar curtain wall technology. Over 20,000 sq ft of private amenities. Dream kitchens retailing from \$65,000 to over \$100,000. Italian Snaidero kitchens & German Miele appliances. Featured in the San Francisco Fairmont Hotel and Trump Towers. For our River Green Richmond condo early registrants only! Three days to preview the pre-construction Richmond River Green GRAND COLLECTION before the public. 1 bedroom view suites, 2 bedroom view suites and 3 & 4 bedroom view villas! Special EARLY REGISTRANTS preview dates – SEPT 17 – 19, 2010. By Appointment Only. A Once in a Lifetime River Green Richmond Real Estate Opportunity! Your River Green experience is just a phone call away. 604-233-2633



The River Green Richmond Residences for Sale

The quality of foresight is unmatched by any other developer. ASPAC Developments presents the prestigious waterfront River Green Richmond Residences for sale right now. At River Green community, exceptional design takes full advantage of an exceptional waterfront Richmond real estate location. All the River Green homes for sale (and actually the entire neighbourhood) will be built at or above dike level, with tiered Richmond residences stepping down to the water. This design will maximize views of the Fraser River and North Shore mountains, as will plantings of low growing native species along the foreshore. The entire master planned Richmond River Green Residences will be built to LEED Silver standards. Plus, residents at the new River Green Richmond community will come home to the quality that defines an ASPAC development and the design that makes their new residences so sought after.



Pre-Registration for River Green Richmond Condos

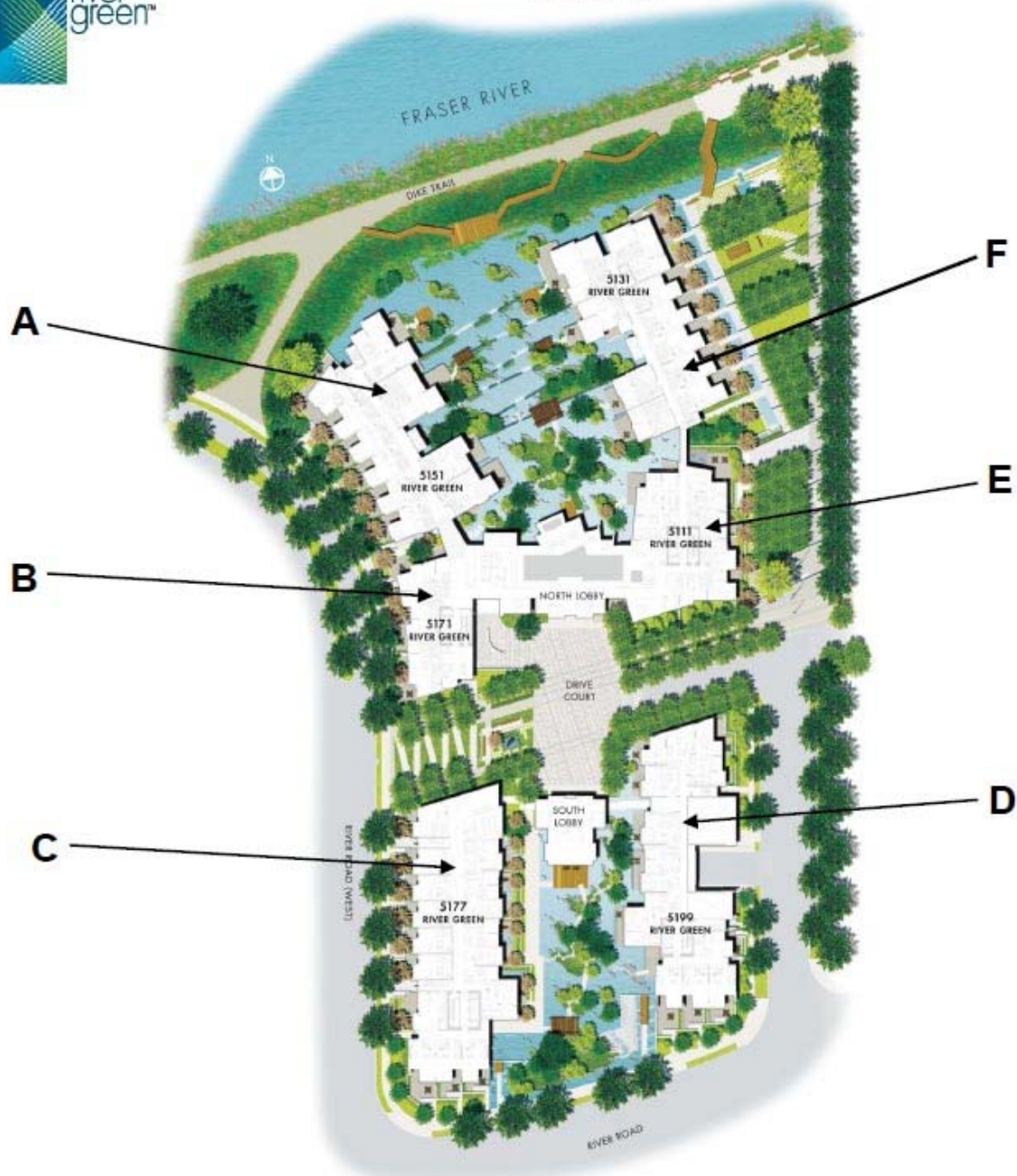


Thank you for your interest in River Green, a vibrant neighborhood of riverfront homes in Richmond real estate market. It's going to be a neighborhood as sought-after as Coal Harbor in downtown Vancouver. We are so excited about this upcoming River Green

Richmond waterfront real estate project. Phase One of River Green Condominiums and Townhouses is designed by Architect James Cheng, who did the fabulous design for the Shangri-La Vancouver. The water landscape is designed by Chris Philips, renowned landscape architect responsible for living space and urban design of projects such as, the Sheraton Wall Center, and 888 Beach. The pre-construction Richmond River Green Phase One is comprised of 6 condo buildings, with 458 units all together. River Green Richmond waterfront condos provides ingredients and designs that appeal to all levels of home buyers – the common thread being those who are attracted to our unique upscale residences with dramatic waterfront and mountain views. We thank you for viewing our newly launched pre-construction Richmond River Green website and when we have further information on the riverfront project, we will once again be contacting you. I look



PHASE 1



forward to telling you more about River Green in Richmond real estate market over the coming months. In the mean time, should you have any questions, please feel free to send me an email at constance@rivergreen.com. Presently, we have a pre-sale Richmond River Green condo info centre set up at the Wesbrook at UBC & is located at Suite 102 – 5838 Berton Ave (just south of west 16th Ave) by appointments only. If you feel you would



like to speak to one of us, we will be happy to arrange a time & date to meet with you. We'll be launching the new site presentation centre at River Green Richmond waterfront community soon. I will continue to keep you updated as our plans progress. We look forward to hearing from you. Sincerely, Constance of Magnum Projects Ltd. Developed By: ASPAC – Proudly Marketed By: Magnum Projects Ltd.

The Most Significant Waterfront Community in Canada is Set to Launch at River Green Richmond

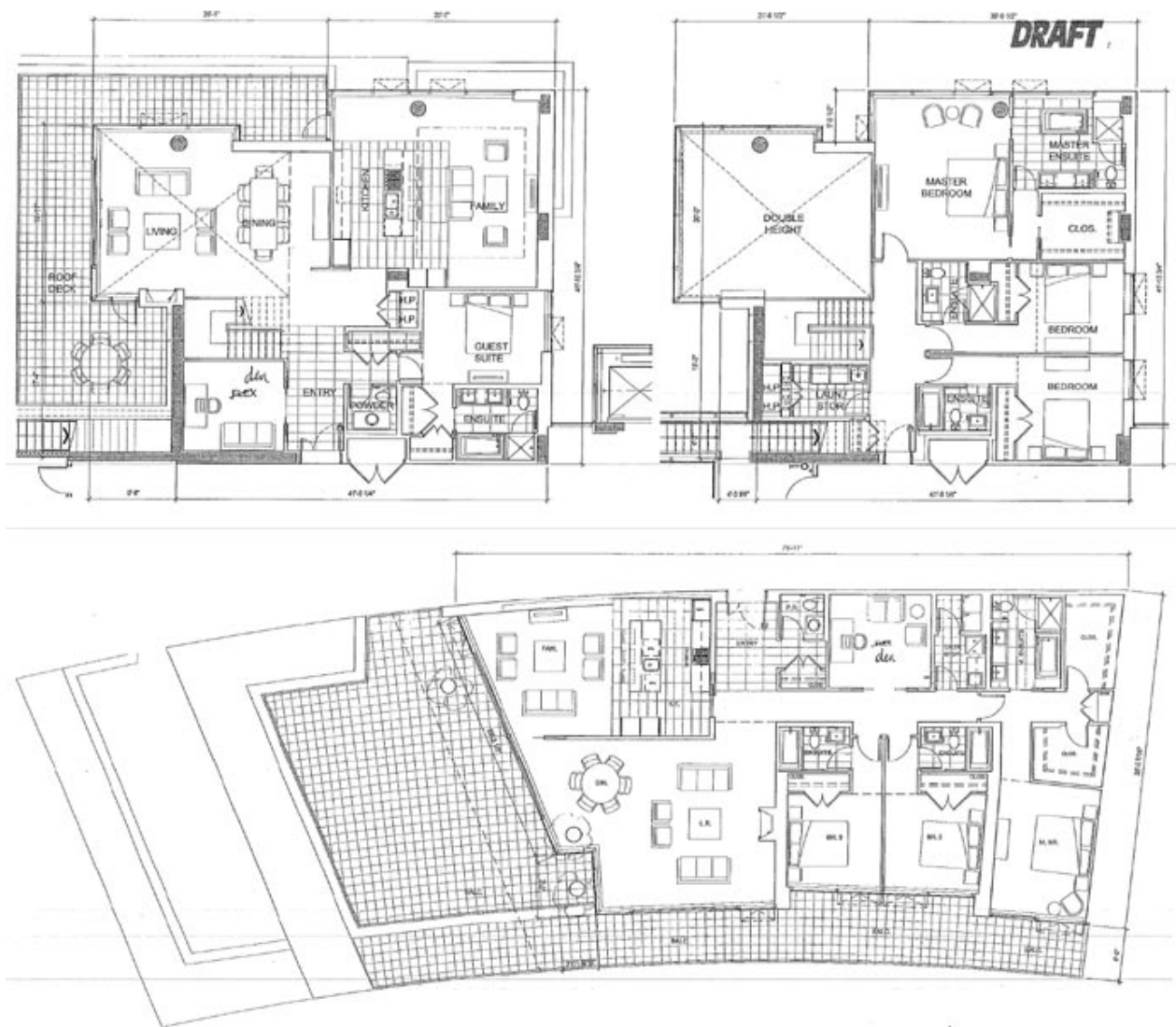


The stage has been set for the biggest launch of a beautiful waterfront community in Canada! Called River Green Richmond by ASPAC Developers, the community will be set along the shores of the Fraser River, next to the unique and awe inspiring Richmond Olympic Oval. River Green Richmond real estate development is the newest development by ASPAC, the creators of Coal Harbour Vancouver Downtown and is set to launch marketing and sales in June 2010! The River Green Richmond waterfront community will offer an exclusive collection of riverfront homes with unsurpassed on site amenities that will be unrivalled by any other Canada condo development. Located along the banks of the Fraser River, the Richmond River Green waterfront condo community will have unobstructed views of the mountains

and will invite homebuyers and residents to take full advantage of this most precious and beautiful location with enhanced waterfront trails along the dike. Tranquility, restoration and beautiful design concepts by ASPAC Developers for the River Green Richmond waterfront condo community will provide residents with an idyllic setting that will provide peaceful urban living that is close to all local amenities. The design of the River Green Richmond waterfront condo community will celebrate and incorporate water and the natural surroundings of the West Coast lifestyle. Homeowners will experience some of the most exclusive waterfront condo living opportunities in Vancouver and will provide those with the ability to embrace opportunity with one of the last remaining waterfront parcels of land along the Fraser. To discover more about the waterfront Richmond real estate development at River Green Condos, please visit rivergreen.com or contact ASPAC at 1.877.413.2633 today (toll-free number).

The Beautiful and Luxurious Features of Richmond River Green by ASPAC

In their latest marketing push, ASPAC Developers have released some more information regarding the luxurious features of these waterfront Richmond condo homes at River Green community. ASPAC is obviously known for their craftsmanship and fine design,



and their commitment to building quality homes that will last generations is a testament to their dedication to customer service and quality construction. The ASPAC River Green Richmond condo development will feature a curtain wall system with low-E glass which allows for much larger floor to ceiling windows which afford better views while controlling heat/cool air throughout the seasons. In addition, there is air conditioning in every River Green Richmond condo for sale, which is a very rare and welcoming feature for Richmond homebuyers who like built in air con systems for comfort year round. Double height ceilings are another great feature of these waterfront Richmond River Green homes for sale which create loft like experiences for residents. Level 5 drywall is a significant yet overlooked feature by many developers, but not by ASPAC River Green condo homes. This is the highest quality that will ensure clean lines, uniform finishes and durability. In addition, the two Richmond condo waterfront buildings at River Green condos will have glass elevators that will maximize views of the landscape and neighbourhood. Green walls at River Green Richmond condos for sale will feature an amazing appeal to homebuyers and guests alike. They also protect against temperature fluctuations while allowing the building itself to breathe. Underground parking will be featured here at the waterfront Richmond River Green condos for sale and a green roof will grace the north and south lobbies. The green roof at the pre-construction Richmond River Green waterfront condos for sale will contribute to sustainability of the building and reduces water run-off for better storm drainage. The floorplans at River Green Richmond waterfront condos for sale will allow for indoor/outdoor living through well designed

lighting, cabanas, private islands and much more for new homebuyers. River Green Condos will accentuate its prime Richmond waterfront location with the seamless flow of living that blends both indoor and outdoor living spaces.

River Green Richmond Master Planned Real Estate Community



Brought to you by Aspac real estate developers, the team who transformed Coal Harbour into a world class destination neighbourhood, River Green Richmond real estate development is poised to become a dazzling, urban waterfront Richmond development on the banks of the Fraser River in Richmond real estate market.

Located on a twenty acres property just west of Dinsmore Bridge, these upscale Richmond River Green condominium residences will boast dramatic views, ample park land, a winding riverside promenade with cafes and shops, plus something

truly unique – the 2010 Olympic Oval, a state of the art sports and wellness centre that will be a legacy of the 2010 Olympic Winter Games, and located just next to the new Richmond River Green condo community. Sales for the pre-construction Richmond River Green condos and townhomes is expected to begin by next spring 2010. More information about the pre-construction River Green Richmond condo community will become available online soon at www.aspac.ca or you can contact them at info@aspac.ca in the meantime for more details about River Green Richmond community coming soon. The richness of choice will be evident for all homeowners and residents in this new community. Vancouver has repeatedly been voted as one of the top cities in the world in which to live and work. With its stunning natural surroundings and growing cityscape, it's easy to see why. The Lower Mainland offers world renowned restaurants, shopping, entertainment, recreation and some of the most concentrated residential living space in North America. Here, at the new Richmond River Green condos and townhomes for sale, you will be part of one of the most diverse and multi-cultural neighbourhoods in North America, while enjoying a close proximity to public transportation, cultural activities, recreational facilities, shopping, dining and entertainment.

The River Green Richmond Neighbourhood

The vibrancy of a family and pedestrian neighbourhood is taking form at the new River Green Richmond real estate development by ASPAC. Imagine an area as vibrant as Granville Island in Vancouver, a neighbourhood as sought after as Coal Harbour in downtown. With access to the best of Vancouver, that's definitely the ASPAC River Green Richmond real estate development. Following the 2010 Olympic Winter Games,



this stretch of waterfront Richmond real estate will transform into the vibrant River Green community. It will be a model of contemporary high-end living surrounded by legendary West Coast elements. A wealth of healthful options will spring up here at the new Richmond River Green ASPAC condo development. Residents at River Green community will have the Richmond Olympic Oval as part of their residential community. As one of the largest sports and wellness centres in North America, this architecturally stunning 2010 Richmond Olympic Oval wellness facility will offer access to an extensive range of sporting facilities. Combine this accessibility with proximity to hike trails and cycling paths, and this new River Green Richmond real estate community will establish a new definition of a healthful neighbourhood, all master planned by ASPAC developers. With the recent successes of both Coal Harbour in downtown Vancouver that included luxury condo towers and townhomes along the eight acre waterfront park and 250 berth marina, ASPAC is having a remarking sense of déjà vu right here at the ASPAC River Green Richmond master planned community. This new Richmond waterfront site also boasts dramatic, unbroken views across precious waterfront. Just like Coal Harbour, the new Richmond River Green condo development inspires the same pulse quickening sense of possibility, and soon it, too, will be a teeming hub of urban activity. Visit www.rivergreen.com for all the information about this new Richmond real estate development by ASPAC at River Green Community today. The ASPAC Developments Inc office is located at 1830 – 1055 West Hastings, Vancouver, BC.

The RIVER GREEN Richmond Legacy ... Coming This June!

First release of Canada's most significant waterfront community is coming June 2010. A high end Richmond waterfront community with 28 acres of pristine land at the water's edge and a tranquil location offering unbroken views is coming soon to the River Green Richmond real estate development by ASPAC. Lavish landscaping and water features infuse the rejuvenating power of water into the River Green Richmond waterfront condo vision. The five diamond resort style amenities at River Green Richmond condo development will feature over 20,000 square feet of private facilities for residents that include an eighty foot swimming pool, theatre, music room, shuttle bus and 24/7 concierge service desk. The dramatic design and privileged luxuries of the new Richmond River Green waterfront condo project offers nine foot ceilings, double height ceiling villas with private island, glass elevators, air conditioning and the best European designer finishes including Hansgrohe, Miele, L'O di Giotto and Snaidero. The centre of health and wellness here at the new Richmond River Green waterfront condo development features 2 Oval memberships per home for one year after completion in addition to the exclusive River Green Richmond Condo Lounge for year round enjoyment. Early registration is recommended. The homes at River Green Richmond waterfront condos have home sizes up to 3500 square feet.

From The Email Desk

Thank you for your interest in River Green, a vibrant neighborhood of riverfront homes in Richmond. It's going to be a neighborhood as sought-after as Coal Harbor in downtown Vancouver. We are so excited about this upcoming waterfront Richmond real estate project. Phase One River Green Richmond project is designed by Architect James Cheng, who did the fabulous design at the Shangri-La, the water landscape is designed by Chris Philips, again one of the fine curb appeal designers in town. The pre-construction Richmond River Green Phase One is comprised of 6 buildings, with 460 units all together. River Green Richmond real estate development provides ingredients and designs that appeal to all levels of home buyers – the common thread being those who are attracted to



our unique upscale residences with dramatic waterfront and mountain views. We thank you for viewing our newly launched Richmond River Green website and when we have further information on the waterfront project, we will once again be contacting you. At present, we have an info centre at the Radisson Hotel in Richmond by appointment only. If you feel you would like to speak to one of us, we will be happy to arrange a time & date to meet with you. We look forward to hearing from you. Magnum Projects Ltd.

Lower Mainland's Most Significant Waterfront Community – River Green Richmond by ASPAC

Along the shores of the mighty Fraser River, next to the beautiful Richmond Olympic Oval, a new Richmond waterfront community is born. From the developer of the luxurious downtown Vancouver Coal Harbour neighbourhood, this destination at River Green Richmond real estate development blends exclusivity and the exceptional tranquility of waterfront condo living. At River Green Richmond by ASPAC, 5 star resort inspired amenities await every homeowner. Be one of the first to secure your ideal waterfront Richmond home at River Green today. Visit rivergreen.com for priority registration and VIP preview information or call 1.877.413.2633.

Richmond Becomes a World Class City

Through the passage of the River Green Richmond waterfront condo community and master planned neighbourhood, Richmond fast transforms from a suburb into a city. Featuring a mixed use development by ASPAC which will feature more than twenty six hundred homes and waterfront condos for sale, the Richmond River Green real estate project will also have an urban community feel to it with shopping along the Fraser River. The latest luxury waterfront Richmond River Green condo project process has been passed, and ASPAC Developers have been approved to build this masterful and beautiful waterfront community along the banks of the Fraser River with views back to the city, mountains and water. Along the waterfront boardwalk, residents at River Green Richmond waterfront real estate development will enjoy quiet, safe and beautiful scenic walks in addition to being very close to restaurants, shopping, recreational facilities and parks. ASPAC Developments, the builder of high end condos in Vancouver Coal Harbour will build this luxurious spa like Richmond River Green condo community that will see the construction of about 2600 suites for sale that is clustered with retail space, shopping and other amenities over 12 hectares of land. This master planned neighbourhood will be situated at Westminster Highway and No. 3 Road, thereby extending the downtown Richmond strip through the entire suburb. A city in the making, the waterfront Richmond River Green condo community features a truly urban flair that is convenient, high end and sells itself as an urban resort. As part of the Richmond River Green waterfront condo community, ASPAC Developments is also promising affordable housing units that include shelters, supported housing and low cost rentals as part of their approved proposal for the 12 hectares of waterfront land. With the Canada Line SkyTrain making its way through Richmond, the city has forever been transformed from suburb to city. And now with the addition of the high-end Richmond waterfront River Green condo community, the city becomes even more impressive and luxurious for homebuyers seeking that spa like home feeling. The River Green Richmond waterfront condos is designed by James Cheng Architect and the developer is ASPAC Developments featuring marketing by George Wong's Magnum Properties.



Mayor Malcom Brodie confirmed the approval for the master planned Richmond waterfront River Green condo project in April 2010 which will see the development of a mixed-use community with luxury condominiums that are built around the 2010 Olympic speedskating oval. The River Green Richmond waterfront real estate development will consist of a total of 25 buildings that will cover almost eleven hectares of land on the Fraser River. As the Richmond Oval is being converted into a multi-sports community centre, ASPAC Developments will transform the land surrounding it into a luxurious master planned resort style luxury condo community which they have aptly named River Green. As the new Richmond waterfront condos for sale at River Green will be located along the Fraser River, many people have asked the question regarding potential flooding in the area. The River Green architect, James Cheng, has designed and addressed the problems by raising the dyke and reinforcing the soft soil that keeps the flooding out of the community. Both James Cheng as well as ASPAC Developments were involved with the re-development of the downtown Vancouver Coal Harbour waterfront condo community. The same style of luxury Richmond waterfront condos will be happening here at River Green and the Phase 1 sales will begin this Summer 2010 and River Green condos will be marketed by Magnum Projects (George Wong). The expected completion date for these new pre-sale Richmond River Green condos in Phase 1 is expected to be in 2013. Magnum Projects predicts that Phase 1 River Green Richmond will sell out within 60 days of the pre-sale launch.

Tags: [2010 Richmond Oval](#), [Affordable Richmond Condos for Sale](#), [ASPAC Developments](#), [ASPAC River Green Community](#), [Boutique Richmond Condos](#), [George Wong Magnum Projects](#), [James Cheng Architect](#), [LEED Certified Vancouver Condos](#), [LEED Silver Richmond Condos](#), [Low-Rise Condos](#), [Luxury Richmond River Green Condominiums](#), [Master Planned Richmond River Green Community](#), [Mid-Rise Condos](#), [New Richmond Condos for Sale](#), [New Richmond Townhomes for Sale](#), [New Richmond Townhouses](#), [New River Green Townhomes](#), [Pre-Construction Richmond Condos](#), [Presale Richmond Condominiums](#), [Richmond Floorplans](#), [Richmond Real Estate](#), [Richmond Waterfront Real Estate](#), [River Green ASPAC Developers](#), [River Green Richmond](#), [River Green Richmond Condos](#), [Riverfront Richmond Apartments](#), [Riverfront Richmond River Green Homes](#), [Waterfront Richmond Condos for Sale](#), www.rivergreen.com

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- or -

Visit the **[OLD PRESALE CONDO BLOG](#)** and **[OLD VANCOUVER NEWS BLOG](#)**

From: River Green [mailto:admin@rivergreen.com]

Sent: September 28, 2011 9:11 AM

To: mml

Subject: River Green | BMW giveaway - Oct 3, 2011



**As a result of your extraordinary efforts,
It's time to draw for the 2011 BMW 3 Series at River Green!**

Dear Les,



2011 BMW 3 Series- \$45,000 retail value!

On behalf of ASPAC and Magnum Projects, we would like to invite you to attend a one-of-a-kind draw for an ALL NEW BMW 3 Series. We promise that it will be an event to remember!

Join us for drinks and hor d'oeuvres and witness one of our star realtors drive away with a brand new BMW!

Also make sure you catch our special announcement at 4:30pm which will unveil our next amazing bonus and reward program!



Date: Monday October 3rd, 2011
Time: 4:00 – 6:00pm
4:30 Special Announcement
5:00 Draw
Where: River Green Story Center
5111 Hollybridge Way, Richmond
Parking: Pay underground parking at
Richmond Oval, Waterfront Exit

Please RSVP by Friday September 30th, 2011 with “BMW Giveaway Event” in the subject line to info@rivergreen.com

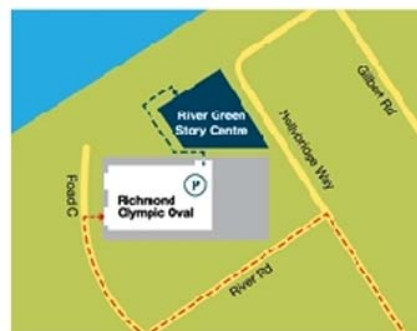
Before being declared the winner, the elected entrant must:

- **Sign a declaration form confirming compliance with contest rules and acceptance of prize as offered**
- **Consent to the broadcast of the winner's name, picture, without further compensation other than the prize offered**
- **Have a current valid driver's license**
- **Correctly answer a skill testing question**

Very Important

***Entrants must arrive and have registered with reception on 2nd floor by 4pm. The draw takes place at 5pm sharp. Any entrant arriving after the draw will have automatically forfeited his/her right to participate in this promotion.**

***Potential winner must be present, at the location (3rd fl) of the prize draw.**



***No cash value will be granted in lieu of the prize.**

***Each entrant fully and unconditionally accepts the decisions and outcome of this promotion, which are solely at the discretion of the sponsor.**



Please note this is strictly a VIP Realtor Event and clients are not expected. Thank you.

Sincerely,

Lily Korstanje
Sales Director
Magnum Projects

Wilson Tsang
Sales Director
Magnum Projects

