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Richmond Oval to get a mega-sized neighbour



The Richmond Olympic Oval will soon have a mega-sized neighbour. (Cannon Design)

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By: Kimiya Shokoohi, [ctvbc.ca](#)
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The Richmond, B.C. Olympic Oval will soon cozy up to a three million square foot condominium development set to be built adjacent to the rink.

The City of Richmond, B.C. has given the mega-condo project the green light and construction is set to start on the south shore of the Fraser River at the of May.

"Our original vision for the oval was to make it dynamic," Richmond Mayor Malcolm Brodie told [ctvbc.ca](#). "I believe this project will enhance the waterfront."

Developers ASPAC, also behind the redevelopment of downtown Vancouver's Coal Harbour condo project, bought 20 acres of land from the city for \$141-million for the project.

The 25-building River Green condominium project, the largest to have ever hit Richmond, is expected to cost \$2 billion, and take about 10 to 15 years to complete but the first six buildings will be up by 2013.

The buildings will be going up along the side of the Fraser River, which has been known to flood in the past.

"We're working closely with the city on this," River Green's marketing head Lily Korstanje told [ctvbc.ca](#) about the potential flooding problem.

Architect James Chen said the problem will be averted by raising the current dykes that are currently holding back the Fraser River.

Brodie told [ctvbc.ca](#) the city of Richmond will not be digging into its own pockets to pay for the raising of the dykes, that it's planned to be covered by the developers.

"Dyke protection will be put in – it's all a part of deal," Brodie said.

Vice president of River Green development John Ryan told [ctvbc.ca](#) the developers won't be the ones raising the dykes.



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"We're paying development cost charges to the city and they're doing the physical work," Ryan said.

The development cost bylaw is charging developers about \$12 per square foot.

For phase one of the project, River Green developers are paying the city \$8.7-million, which is already being used to raise the dykes.

The first phase will have the six buildings' combined 458 units up for sale in May.

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