



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** January 6, 2021

**From:** Wayne Craig  
Director, Development

**File:** DP 19-870332

**Re:** **Application by Matthew Cheng Architect Inc. for a Development Permit at  
7391 Moffatt Road**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of six townhouse units at 7391 Moffatt Road on a site zoned "High Density Townhouses (RTH1)" with vehicle access from 7411 Moffatt Road.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:jr  
Att. 3

## Staff Report

### Origin

Matthew Cheng Architect Inc. on behalf of Arking Development Ltd. (Director: Liu Yang) has applied to the City of Richmond for permission to develop six townhouse units at 7391 Moffatt Road with driveway access via 7411 Moffatt Road on a site zoned “High Density Townhouses (RTH1).” The site currently contains a single-family dwelling, which will be demolished.

The site is being rezoned from “Medium Density Low Rise Apartments (RAM1)” to “High Density Townhouses (RTH1)” under Bylaw 9894 (RZ 17-777664), which was granted Third Reading at the Public Hearing held July 15, 2019.

A Servicing Agreement is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- New 2.0 m wide sidewalk at the property line.
- New 2.0 m wide landscaped boulevard.
- Removal of the existing sidewalk and driveway crossing.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Development surrounding the subject site is as follows:

- To the north, two- and three-storey townhouses on a property zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the south, three-storey townhouses on a property zoned “High Density Townhouses (RTH4)”. Vehicle access to the subject site is provided via a Statutory Right-of-Way (SRW) registered on this property.
- To the east, across Moffatt Road, a three-storey apartment building on a property zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the west, a three-storey apartment building on a property zoned “Medium Density Low Rise Apartments (RAM1)”.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Refinement of the proposed building form, architectural character, and site landscaping, including retention of a Cedar tree in the rear yard.

- Refinement of the design of the outdoor amenity area, including choice of equipment, to create a safe and inviting environment for children's play and social activities.
- Review of aging-in-place features and the provision of one convertible unit.
- Review of a sustainability strategy for the development proposal.

Details on the above are provided in the Analysis section of this report.

The Public Hearing for the rezoning of this site was held on July 15, 2019. At the Public Hearing, residents of the townhouse complex at 7411 Moffatt Road, which provides vehicle access to the subject site, raised the following concerns about the proposed shared driveway:

- The traffic associated with the six additional dwelling units will impact safety and noise levels within the complex.
- Visitors to the proposed development may use the visitor parking assigned to the complex.

Staff worked with the applicant to address these concerns in the following ways:

- The owner has had additional meetings with property manager of 7411 Moffatt Road to discuss future construction activities and the shared driveway access. Correspondence from the owner is provided in Attachment 2.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and City Centre Area Plan (CCAP) and is generally in compliance with the "High Density Townhouses (RTH1)" zone.

### **Analysis**

#### ***Conditions of Adjacency***

- There are existing wood retaining walls around the perimeter of the site. The site grade will be raised to match the grade of adjacent properties except for within the tree protection zone in the rear yard where existing grade must be maintained.
- Access to the site is proposed via the Statutory Right-of-Way (SRW) registered on the drive aisle 7411 Moffatt Road. The drive aisle to Moffatt Road is immediately south of the site, and provides separation between the units at the front of each property. Units at the rear of each property are separated by the outdoor amenity areas.

#### ***Urban Design and Site Planning***

- The proposed development consists of six three-storey townhouse units arranged in two triplex buildings. The drive aisle is an extension of the existing L-shaped drive aisle on 7411 Moffatt Road, which will accommodate on-site vehicle maneuvering through the resulting T intersection.
- The three units fronting Moffatt Road have direct pedestrian access to the sidewalk. Units at the rear take access from the internal drive aisle.

- Three units include two-car garages, and three units include single car garages, for an average parking rate of 1.5 spaces per unit. Level 2 EV charging is provided in each garage. Tandem parking is provided in two of the six units, accounting for less than 50% of the total parking spaces. The parking provided is consistent with the requirements contained in Richmond Zoning Bylaw 8500.
- A minimum of one bicycle parking space is provided in each garage, and two bicycle parking spaces for visitors are provided in a bike rack located in the shared outdoor amenity area. The bicycle parking provided exceeds the minimum requirements contained in Richmond Zoning Bylaw 8500.
- Two visitor vehicle parking spaces are provided, one each on the north and south ends of the drive aisle.
- A garbage and recycling enclosure is located near the drive aisle intersection, directly across from the enclosure for 7411 Moffatt Road. A footpath is provided outside of the visitor parking stall to ensure that the enclosure is accessible when the parking stall is occupied.

#### ***Architectural Form and Character***

- The buildings have a traditional character, in keeping with the surrounding neighbourhood. Red brick is used on the ground floor of each building, while the upper storeys have brown lap siding and beige shingle siding treatments.
- Both buildings have peaked roofs and incorporate several gable ends and skirt roofs to break up the massing and emphasize the triplex design.
- Skirt roofs and gables are provided above each unit entrance for weather protection.

#### ***Landscape Design and Open Space Design***

- All of the units have access to private outdoor space at grade in addition to a balcony off of the second storey.
- Units fronting Moffatt Road have private outdoor space in the front yard, which include a patio, lawn, planting area, and a shade tree. Projecting balconies provide outdoor space off of the living room and weather protection for the patios below.
- Rear units have private outdoor space in the rear yard, which include patio, lawn, planting area, and a shade tree. As with the other units, projecting balconies provide outdoor space off of the living room and weather protection for the patios below.
- A shared outdoor amenity area is provided at the south of the site. The amenity area includes the visitor bicycle parking, mailbox, bench seating, a small lawn, and a play area for young children. The proposed play equipment includes a motor skills development board, activity table, and “Goric” balls for climbing and jumping.
- Permeable pavers are proposed for the entire drive aisle and both visitor parking spaces.
- Existing trees on the development site were reviewed through the rezoning application. The applicant proposed to remove 28 on-site trees due to poor condition or conflicts with the proposed building envelopes and site grade. One Cedar tree is proposed to be retained in the rear yard behind Unit 5.
- The proposal includes planting of 12 new trees. A variety of deciduous and coniferous species have been chosen. Deciduous trees are located in the front and rear yards, which will maintain sight lines through the property, provide shade in the summer, and allow sunlight to pass through in the winter. Coniferous trees are located in the side yards, where they provide additional privacy between this property and the neighbour.

- Cash-in-lieu of providing indoor amenity space was secured through the rezoning application at a rate of \$1,600/unit (i.e. \$9,600).
- A Landscape Security in the amount of \$67,671.87 is required prior to Development Permit issuance to ensure that the agreed upon landscaping works are installed.

#### ***Crime Prevention Through Environmental Design***

- The buildings have been designed to look different from the buildings at 7411 Moffatt Road, visually reinforcing that they are separate developments despite sharing a driveway.
- Development signage will be provided in two locations to aid in wayfinding: at the front of the property beside the driveway crossing, and at the T intersection.
- Unit front yards on Moffatt Road have low fencing and gates to define the private realm while allowing for casual surveillance of the street and sidewalk.
- New 1.8 m (6 ft.) fencing is provided around the perimeter of the property to maintain privacy and security.

#### ***Accessible Housing***

- The proposed development includes one convertible unit (Proposed Unit 3) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked storage closets.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

#### ***Sustainability***

- This development is expected to achieve Step 3 of the BC Energy Step Code for Part 9 buildings. Air source heat pumps will be used and are shown on the site plan. An acoustical report will be required prior to the Development Permit being forwarded to Council for issuance, to confirm that the proposed exterior air source heat pumps comply with the City's noise bylaw.
- 100% of the residential parking spaces are provided with Class 2 EV charging, as per Richmond Zoning Bylaw 8500.

**Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

A handwritten signature in black ink, appearing to read "J. Rockerbie". The signature is written in a cursive style with a large initial "J" and a dot over the "i".

Jordan Rockerbie  
Planner 1  
(604-276-4092)

JR:blg

Attachments:

- Attachment 1: Development Application Data Sheet
- Attachment 2: Letter from the Owner
- Attachment 3: Development Permit Considerations



**DP 19-870332**

**Attachment 1**

Address: 7391 Moffatt Road

Applicant: Matthew Cheng Architect Inc.

Owner: Arking Development Ltd.  
(Dir. Liu Yang)

Planning Area(s): City Centre

Floor Area Gross: 967 m<sup>2</sup> (10,410 ft<sup>2</sup>)

Floor Area Net: 746.9 m<sup>2</sup> (8,040 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	996 m <sup>2</sup> (10,720 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single-family dwelling	Townhouse dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>City Centre Area Plan Designation:</b>	General Urban – T4	No change
<b>Zoning:</b>	Medium Density Low Rise Apartments (RAM1)	High Density Townhouses (RTH1)
<b>Number of Units:</b>	1 single-family dwelling	6 townhouse dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR	0.75 FAR	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Buildings: 37% Non-porous Surfaces: 55.9% Landscaping: 25.8%	None
Setback – Front Yard:	Min. 4.5 m	6.77 m	None
Setback – North Side Yard	Min. 2.0 m	3.0 m	None
Setback – South Side Yard:	Min. 2.0 m	3.0 m	None
Setback – Rear Yard:	Min. 2.0 m	7.22 m	None
Height (m):	Max. 12.0 m	11.58 m	None
Off-street Parking Spaces – Resident/Visitor:	1.4 R and 0.2 V per unit	1.4 R and 0.2 V per unit	None
Total off-street Spaces:	9 R and 2 V	9 R and 2 V	None
Tandem Parking Spaces:	Max. 50%	45% (i.e. 4 spaces)	None
Amenity Space – Indoor:	Min. 36 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.6 m <sup>2</sup> per unit (i.e. 39.6 m <sup>2</sup> )	53 m <sup>2</sup>	None

Timeline of discussion

Century 21 company: 7411 Moffatt rd manager broker(Mike)

Developer : 7391 Moffatt Rd (Miao Yu)

September 15<sup>th</sup>

Developer start conversation with Century 21 strata manager, about maintenance cost of sharing road. Brief describe our concern and perspective. Also, the pervious strata manager Andrew Chen no longer work in that company.

September 17<sup>th</sup>,

The Manager borker Mike Blackball email me back about their perspective and the cost should shared 50/50 between the two strata corporations no matter how many units each property has, Developer agreed with that.

Mike also suggest that developer's lawyer should provide a formal proposal for each party to sign.

Sep 18<sup>th</sup>

Mike also point me that all the proposal need to pass to the strata council for consideration and approval. However, it should take some time .

Sep 29<sup>th</sup>

Mike update the process that all the two issue already pass to strata council and waiting for final decision.

Oct 7<sup>th</sup>

Mike update that there are many steps before owners make final decisions, also during covid 19, so it may take loner time than normal.

Oct 25-30, made three phone calls and voice massages, no one replay.



Nov 15-20 ,made a phone call to front desk and lady there write my name down and said manager will reply, but still no answer.

Dec 23, make a formal email to Mike and still no any reply.

January 4, make another phone call, no one reply.

Date:2021/01/05

A handwritten signature in blue ink, appearing to be 'M. E. W.', written in a cursive style.



# City of Richmond

## Development Permit Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 7391 Moffatt Road

**File No.:** DP 19-870332

**Prior to a Development Permit\* being forwarded to Council for issuance, the developer is required to:**

1. The City’s acceptance of a \$2,250 contribution to the City’s Tree Compensation Fund in lieu of the three replacements trees that cannot be accommodated in the proposed development.
2. Receipt of a Letter of Credit or cash security for landscaping in the amount of \$67,671.87
3. Complete an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

**Prior to Building Permit\* Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Initial: \_\_\_\_\_

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed \_\_\_\_\_

Date \_\_\_\_\_



No. DP 19-870332

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7391 MOFFATT ROAD

Address: UNIT 202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #16 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$67,671.87 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 19-870332**

To the Holder: MATTHEW CHENG ARCHITECT INC.  
Property Address: 7391 MOFFATT ROAD  
Address: UNIT 202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.  
This Permit is not a Building Permit.

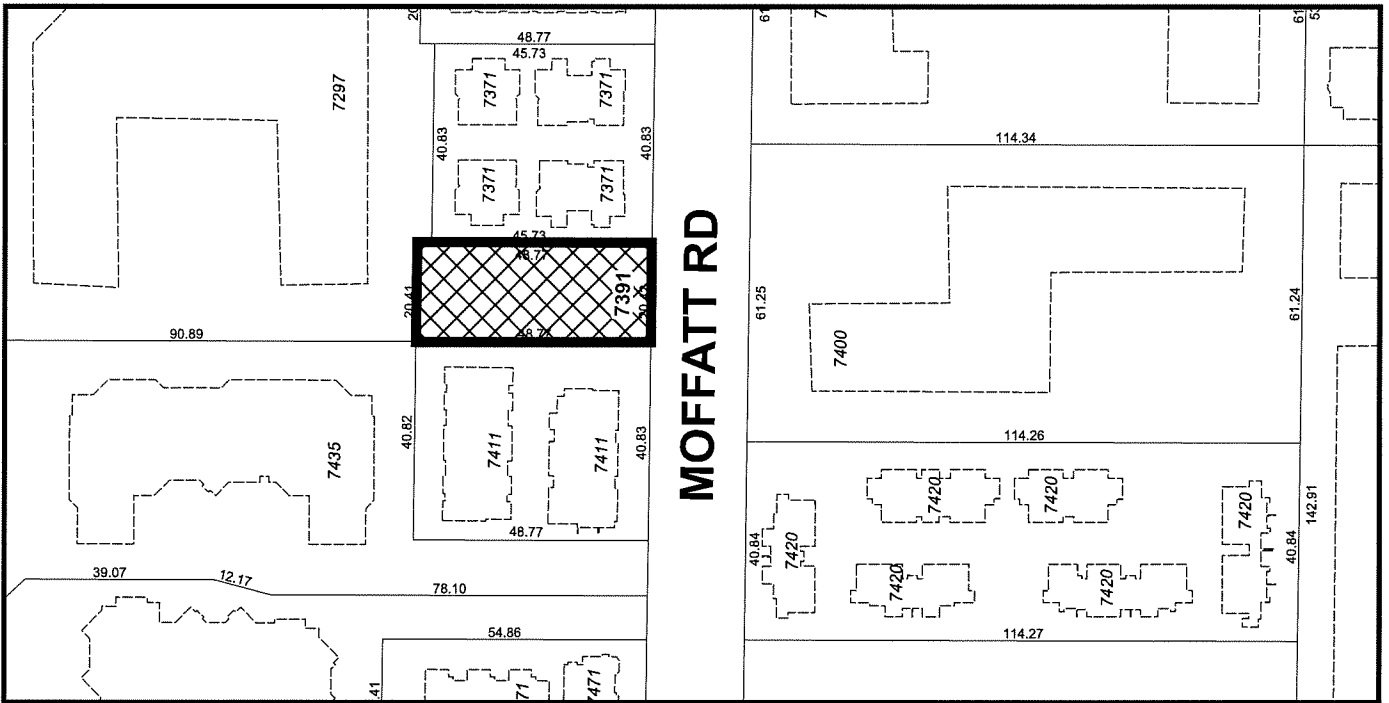
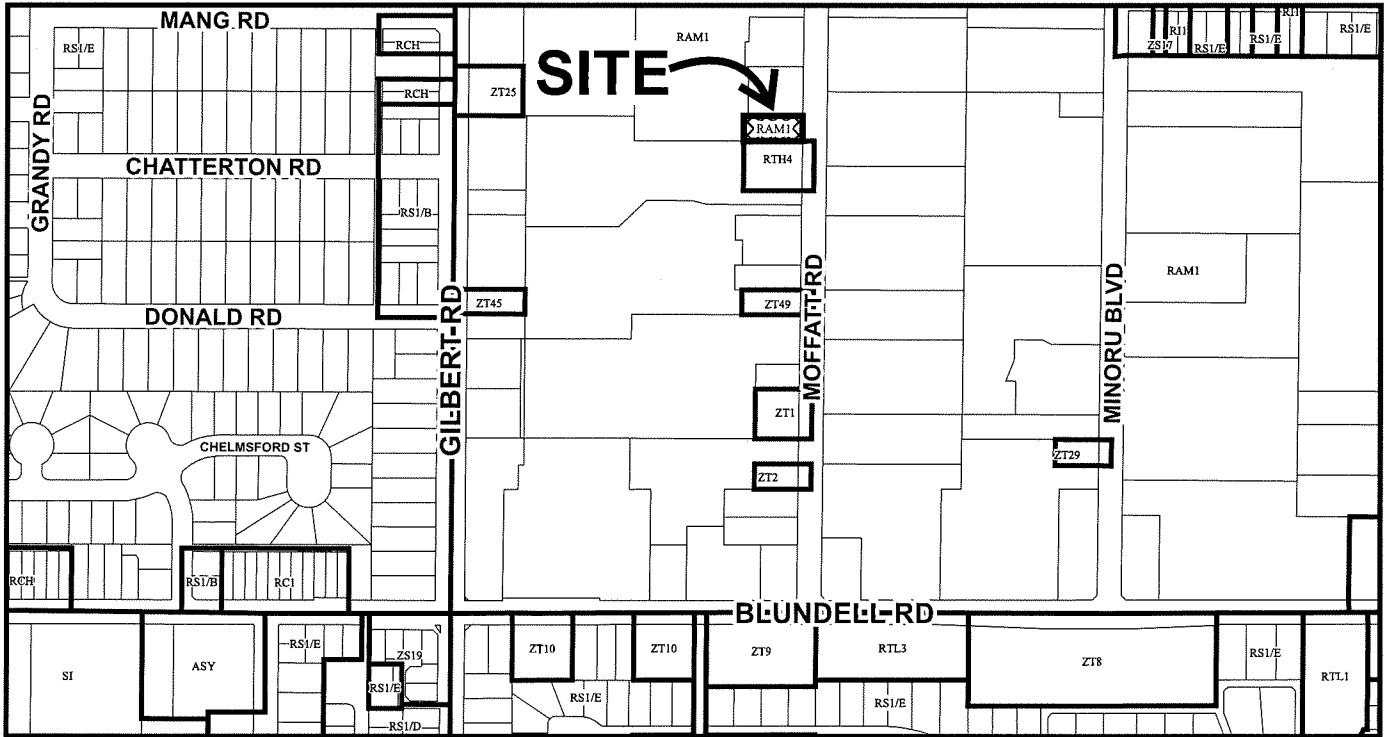
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
DAY OF , .

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond



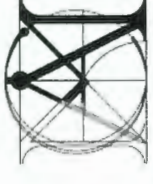
## DP 19-870332 SCHEDULE "A"

Original Date: 08/15/19

Revision Date:

Note: Dimensions are in METRES

**7391 MOFFATT ROAD, RICHMOND, BC**  
6-UNITS TOWNHOUSE



**MATTHEW  
CHENG  
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2E9  
Tel: (604) 731-3012  
Cell: (604) 649-0669 / Email: matthew@mc.ca

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Revised:

RE	TY	MM	DESCRIPTION	DRWN	CHK

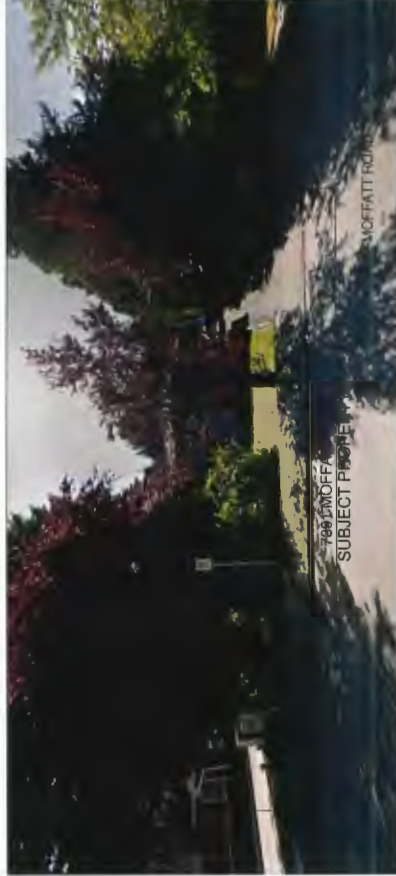


CONTEXT PLAN

**PROJECT DATA**

CIVIC ADDRESS: 7391 MOFFATT ROAD, RICHMOND, B.C.  
LEGAL DESCRIPTION: 17 SEC.17 BLK4N RG6W PL 8037 SUBURBAN BLOCK 1, PART S 1/2, EXCEPT PLAN 59725 RICHMOND KEY: 7218 ROLL: 064494005 PID: 011-300-884 AREA PLAN: 10 CITY CENTRE RIGHT OF WAY: 63958

	EXISTING:	PROPOSED:
SITE AREA:	10718.96 SF (996 SM)	10718.96 SF (996 SM)
LAND USES:	RESIDENTIAL	TOWNHOUSES
OCF DESIGNATION:	SINGLE FAMILY	MULTI FAMILY
ZONING:	RAM 1	RTH 4
NUMBER OF UNITS:	1	6
	REQUIRED/ALLOWED:	PROPOSED:
FLOOR AREA RATIO:		0.75 (8040 SF)
LOT COVERAGE:	45%	37% (3966.00SF)
SETBACK-FRONT YARD:	MIN. 6m	6.77m
SETBACK-SIDE YARD: (NORTH)	MIN. 3m	various min3.0m
SETBACK-SIDE YARD: (SOUTH)	MIN. 3m	various min3.0m
SETBACK-REAR YARD:	MIN. 6m	7.22m
HEIGHT: (m)	MAX. 12m & 3 STOREY	11.58m
LOT SIZE:	0.0995 HA (996 SM)	0.0995 HA (996 SM)
RESIDENTIAL/VISITOR:	0.2x6=1.2	2
OFF-STREET PARKING ACCESSIBLE:	0	0
OFF-STREET PARKING TOTAL:	1.4x6=8.4	9
TANDEM PARKING SPACES:		4 (44%)
INDOOR AMENITY SPACE:	MIN. 36 SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 36 SM	53 SM
CONVERTIBLE UNIT:		1 (UNIT 3)
BICYCLE:	MIN. 1.25 PER UNIT PROVIDED 8	MIN. 0.2 PER UNIT PROVIDED 2



STREET VIEW - LOOKING WEST

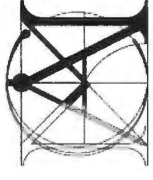
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**TOWNHOUSE  
PROJECT  
7391  
MOFFATT  
ROAD**

Sheet Title:  
**COVER SHEET**

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Checked by:	M.C
Scale:	1/2" = 1'-0"
Project Number:	16 R TH 03
Revision:	
Date:	
Plot:	A100

**DP 19-870332 PLAN 1**

LEVEL 2 EV CHARGE OUTLETS (208V TO 240V AC AND CURRENT OF 16A TO 80A ) PROVIDED AT EVERY PARKING GARAGE.



**MATTHEW  
CHENG  
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012  
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Revision:

RE	BY	DATE	DESCRIPTION	DRWN	CHK
1	MC		Consultant		

Project  
**TOWNHOUSE  
PROJECT  
7391  
MOFFATT  
ROAD**

Sheet  
**SITE PLAN &  
LOT GRADING  
PLAN**

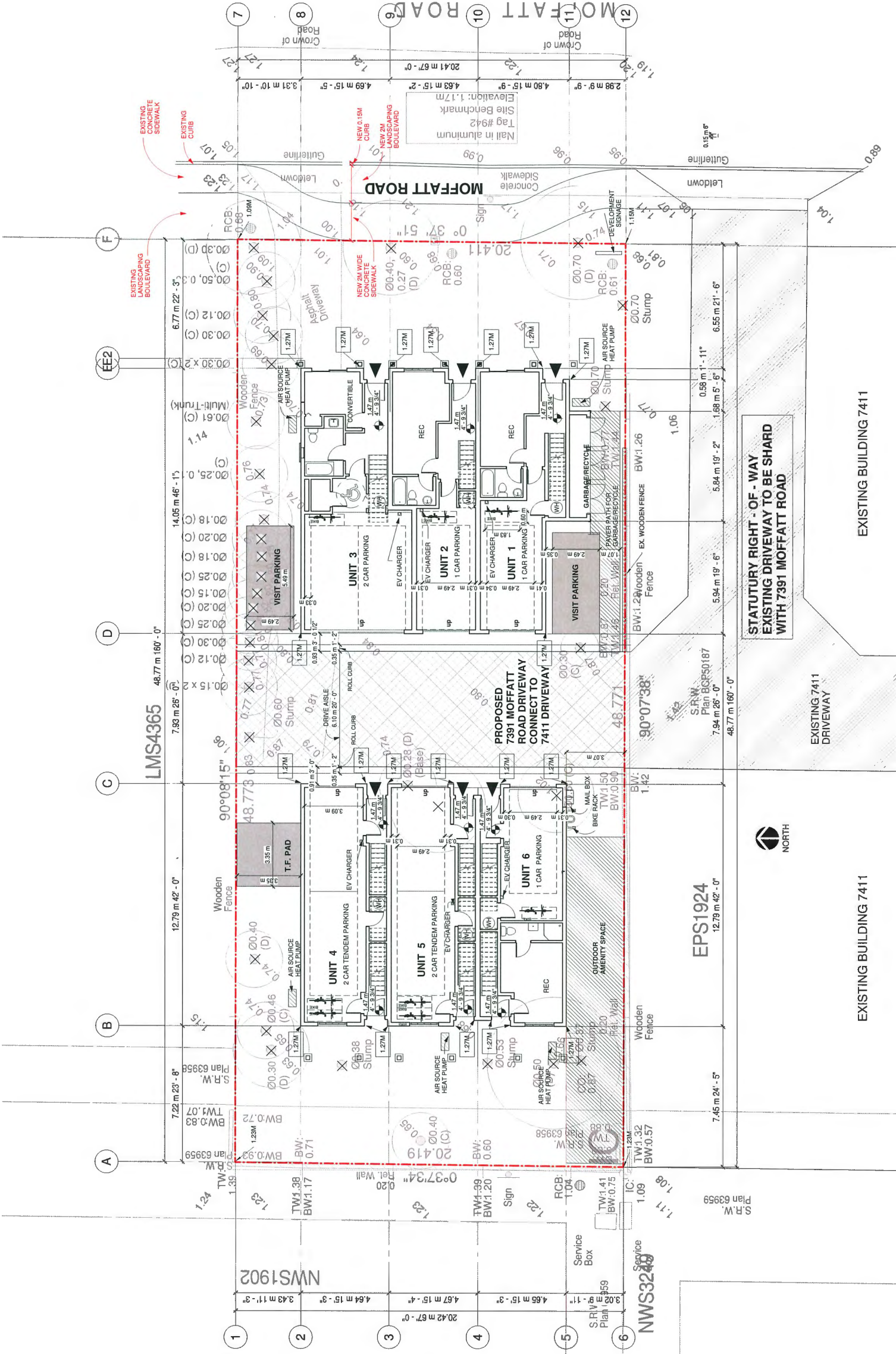
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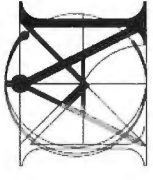
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Number: 16 R TH 03

Revision  
Date: Dec  
Prel: A101



**DP 19-870332 PLAN 2**





**MATTHEW  
CHENG  
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
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Revised:

RE	BY	DATE	DESCRIPTION	DRWN	CHK

Project  
Townhouse  
PROJECT  
7391  
MOFFATT  
ROAD

Sheet  
LEVEL 1 FLOOR  
PLAN

Drawn  
PW

Checked  
MC

Scale  
1/8" = 1'-0"

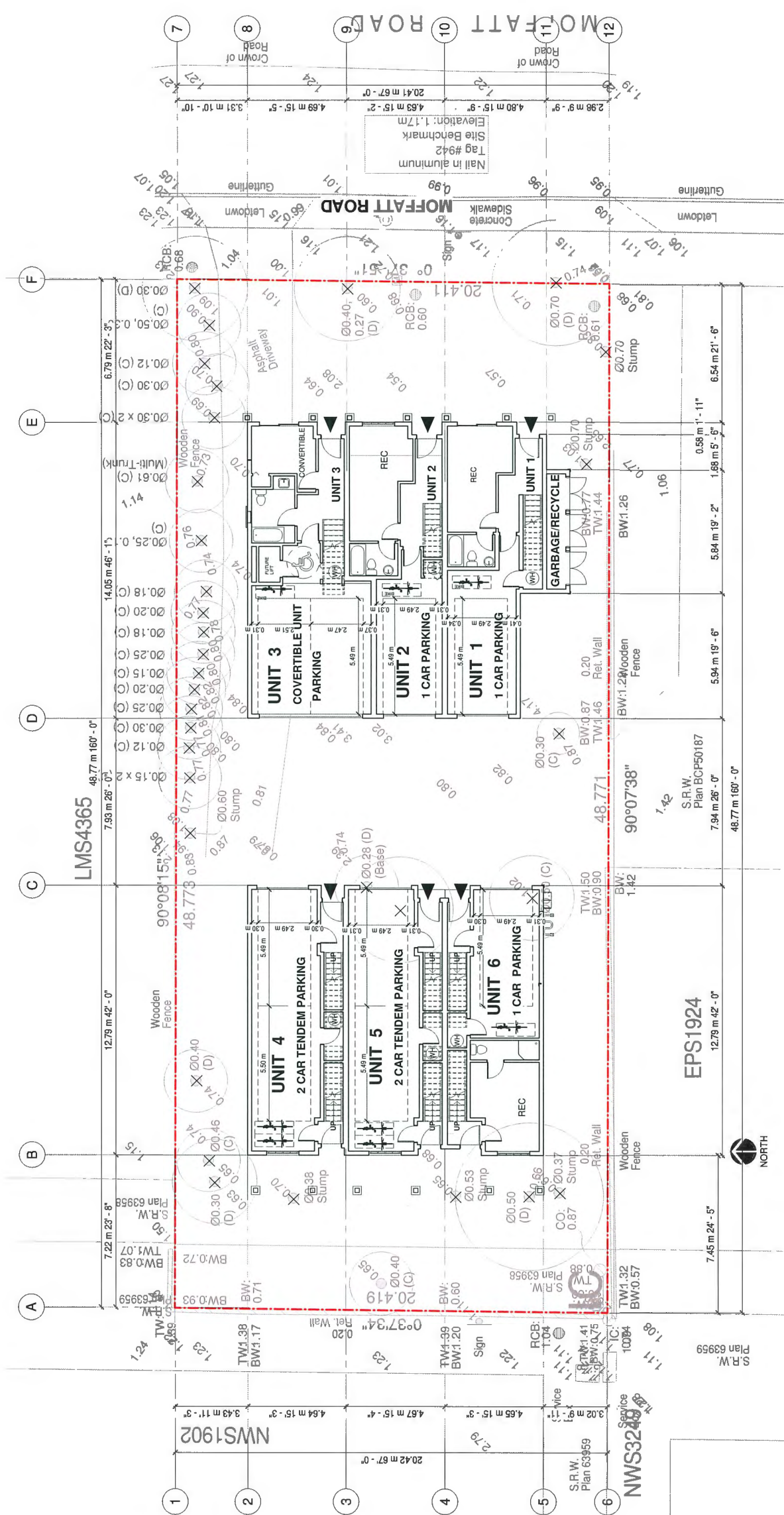
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Number  
16 R TH 03

Revision  
Date

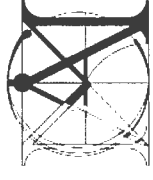
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A103



DP 19-870332 PLAN 3



**MATTHEW  
CHENG  
ARCHITECT INC.**

Unit 202 - 679 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012  
Cell: (604) 699-0669 / Email: matthew@mc.ca

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Revision:

RE	BY	DATE	DESCRIPTION	DRAWN	CHK
1	JP		Consultant		

Project  
**TOWNHOUSE  
PROJECT  
7391  
MOFFATT  
ROAD**

Sheet  
**LEVEL 2 FLOOR  
PLAN**

Drawn  
PW

Checked  
MC

Scale  
1/8" = 1'-0"

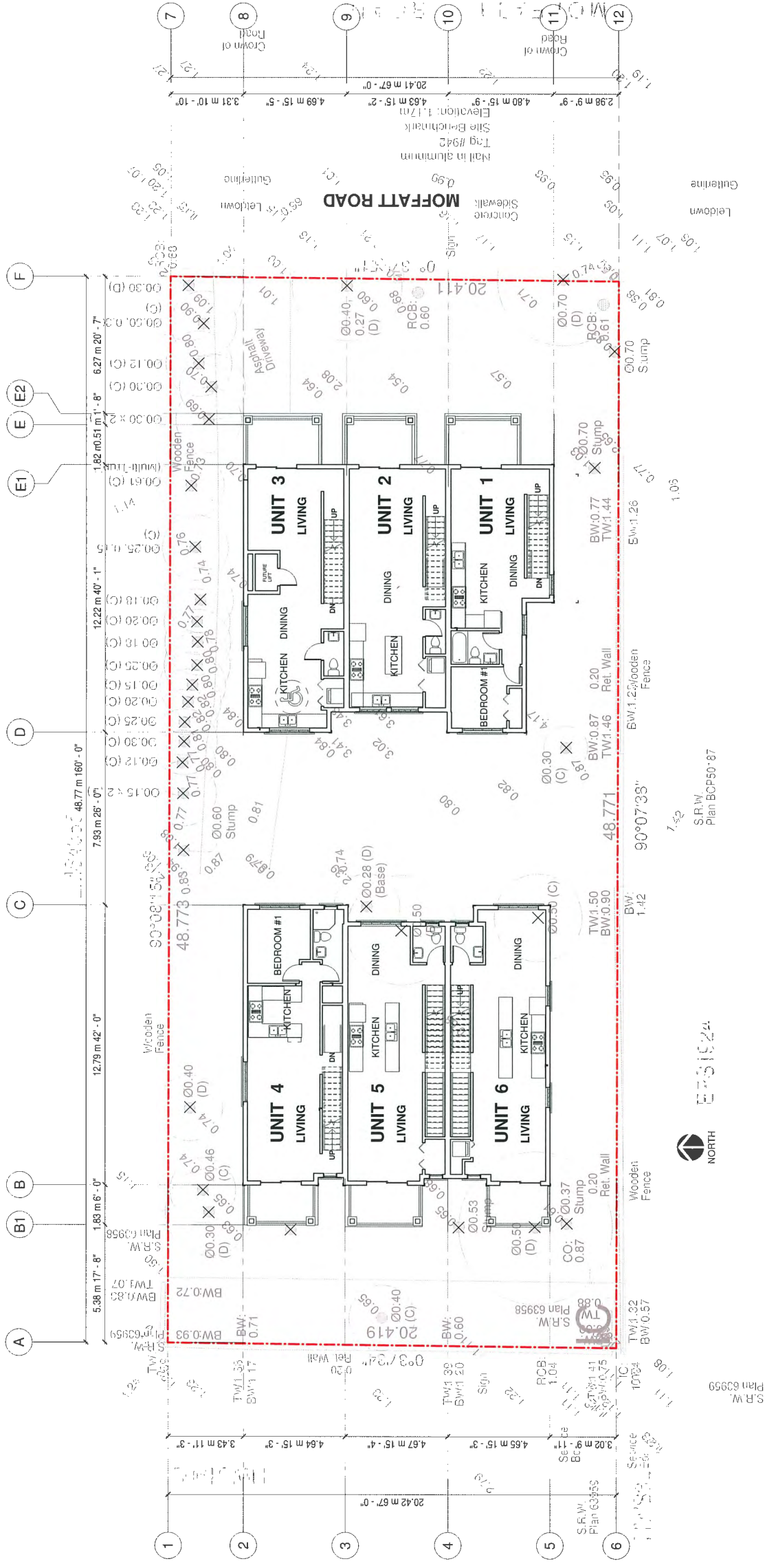
Project  
Number: 16 R TH 03

Revision  
Date:

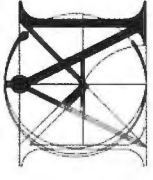
Drawn  
No.:

Print  
Date:

**A104**



**DP 19-870332 PLAN 4**



**MATTHEW  
CHENG  
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012  
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Revised:

RE	BY	DATE	DESCRIPTION	DRAWN	CHECKED
	DD		Consultant		

Project  
**TOWNHOUSE  
PROJECT  
7391  
MOFFATT  
ROAD**

Sheet  
**LEVEL 3 FLOOR  
PLAN**

Drawn PW

Checked MC

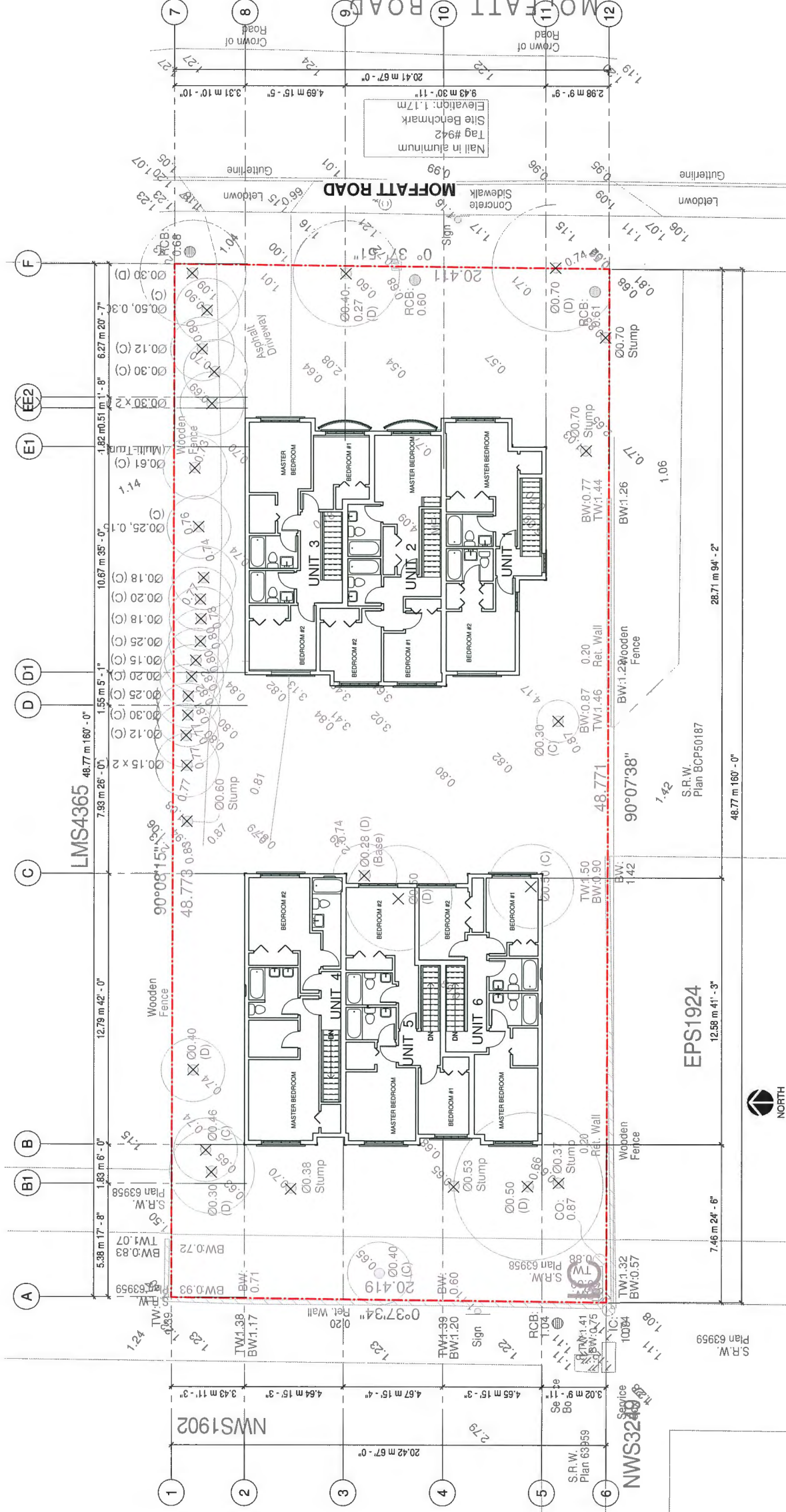
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Project Number: 16 R TH 03

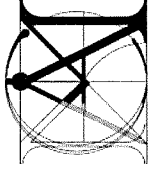
Revision Date: No.

Plan AUG06/20

Sheet A105



DP 19-870332 PLAN 5



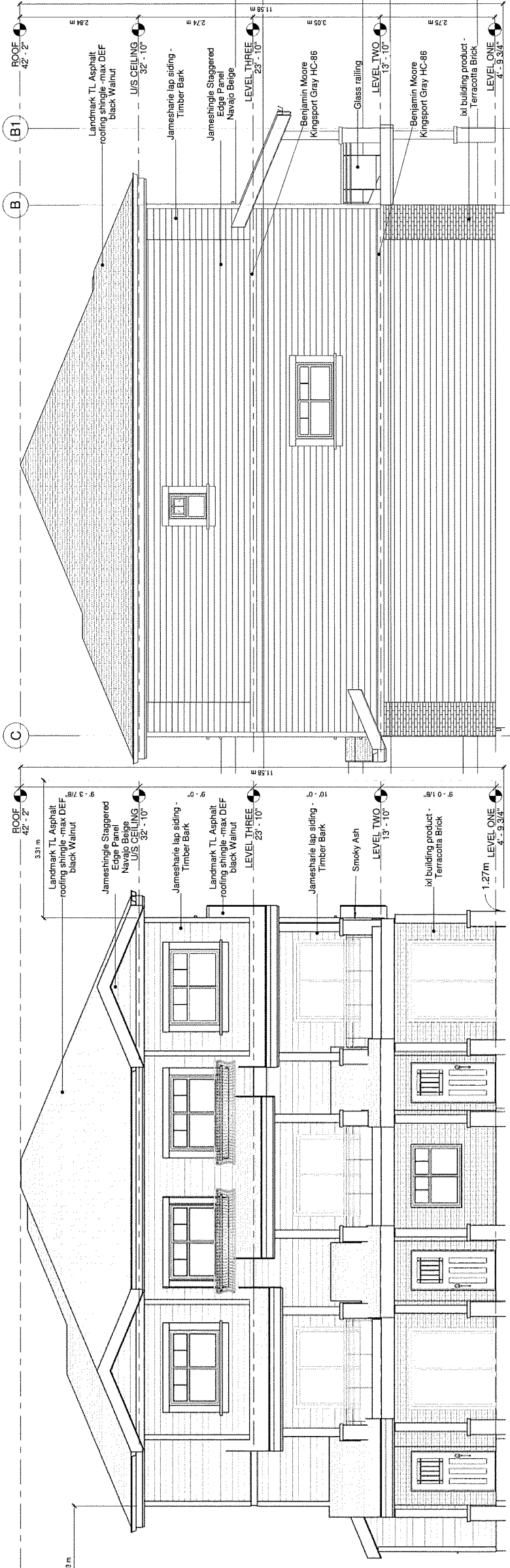
**MATTHEW  
CHENG  
ARCHITECT INC.**

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VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012  
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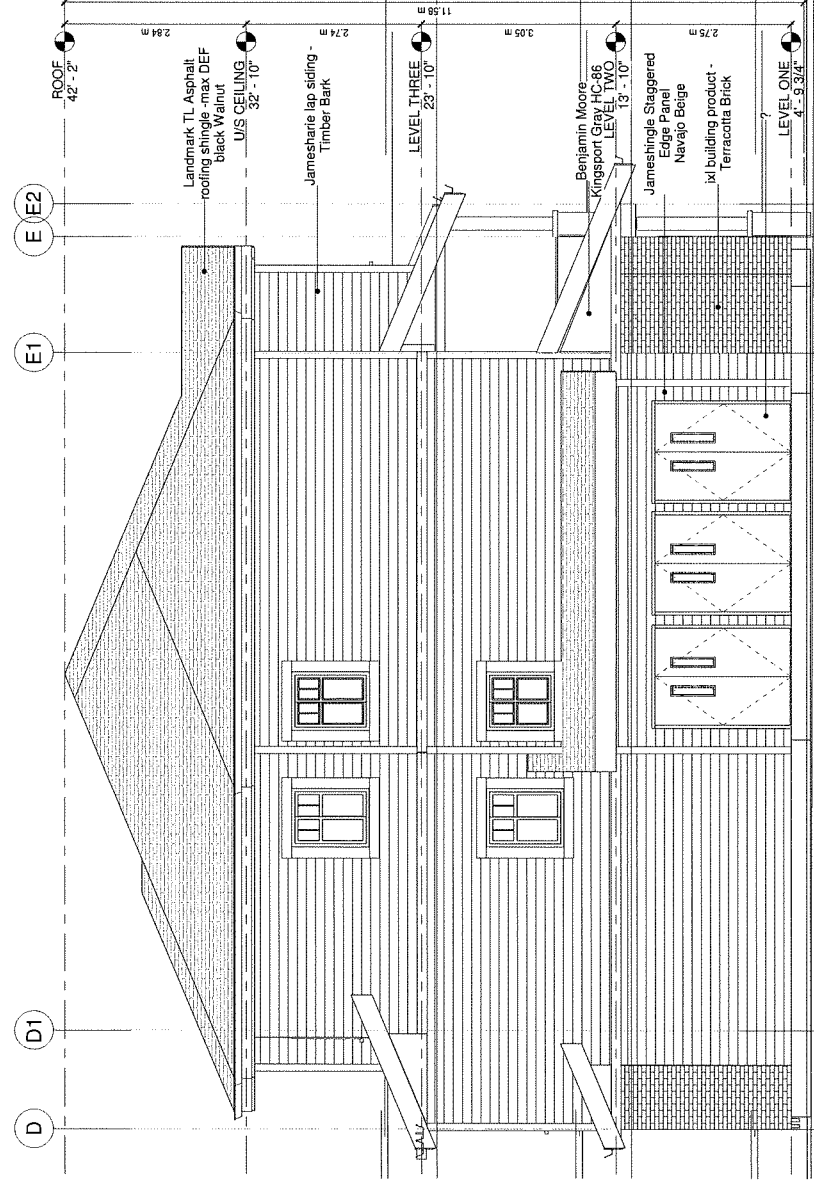
Revisions:

RE	BY	DATE	DESCRIPTION	DRWN	CHK
1	JC		Consultant		

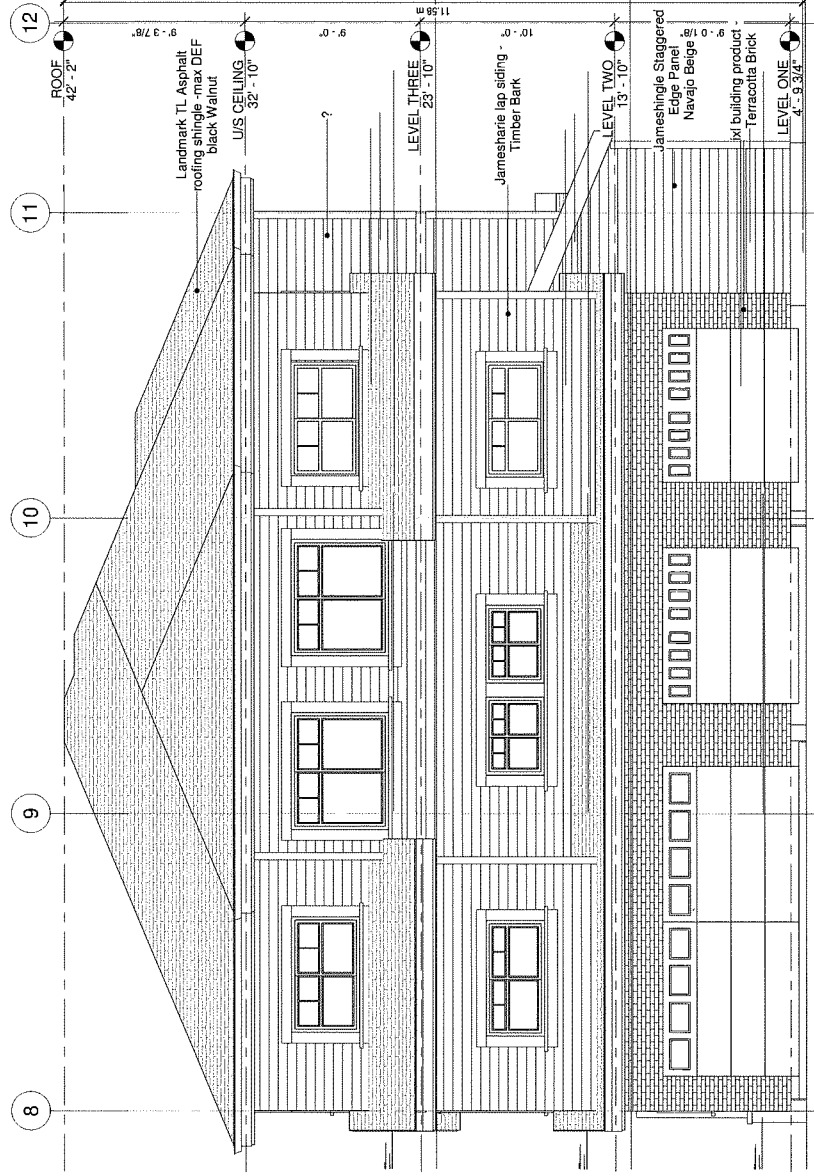


**BUILDING A - EAST ELEVATION**

**BUILDING A - NORTH ELEVATION**



**BUILDING A - SOUTH ELEVATION**



**BUILDING A - WEST ELEVATION**

Project  
**TOWNHOUSE  
PROJECT  
7391  
MOFFATT  
ROAD**

Sheet  
**BUILDING A  
ELEVATIONS**

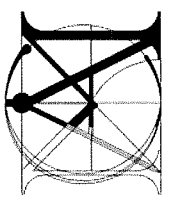
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Checked by:	MC
Scale:	1/4" = 1'-0"
Project Number:	16 R TH 03
Revision:	
Date:	

File: 6411820  
A106

**DP 19-870332 PLAN 6**

3 - South elevation  
1/4" = 1'-0"

4 - West elevation  
1/4" = 1'-0"

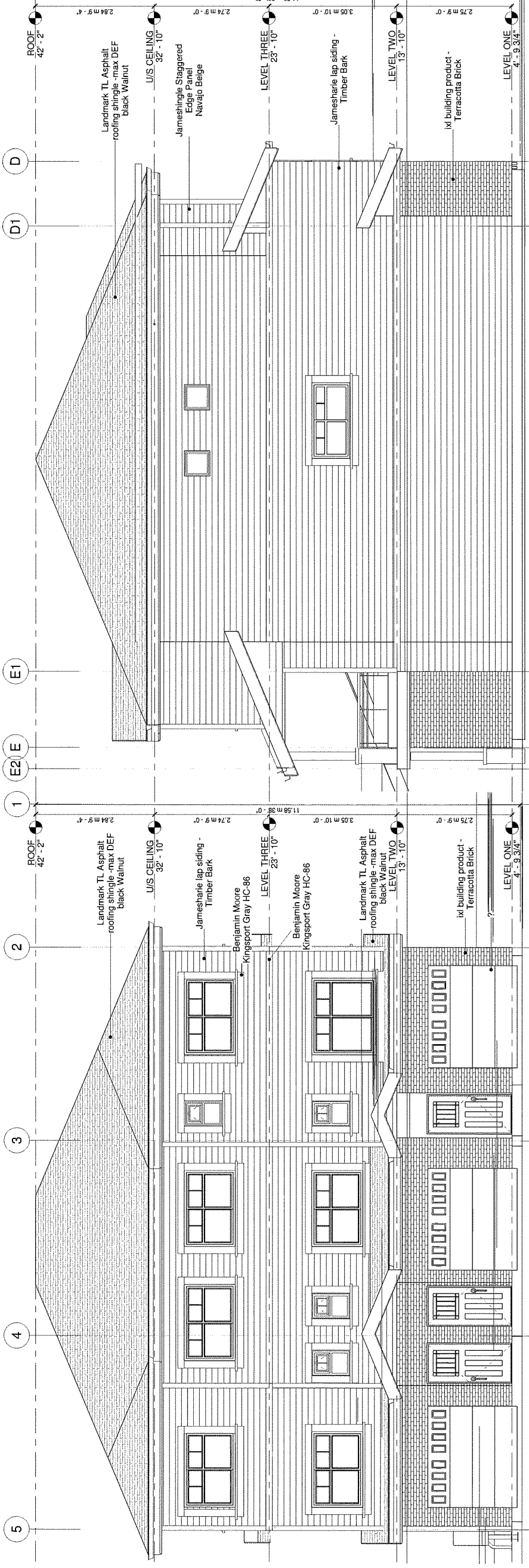


**MATTHEW CHENG ARCHITECT INC.**

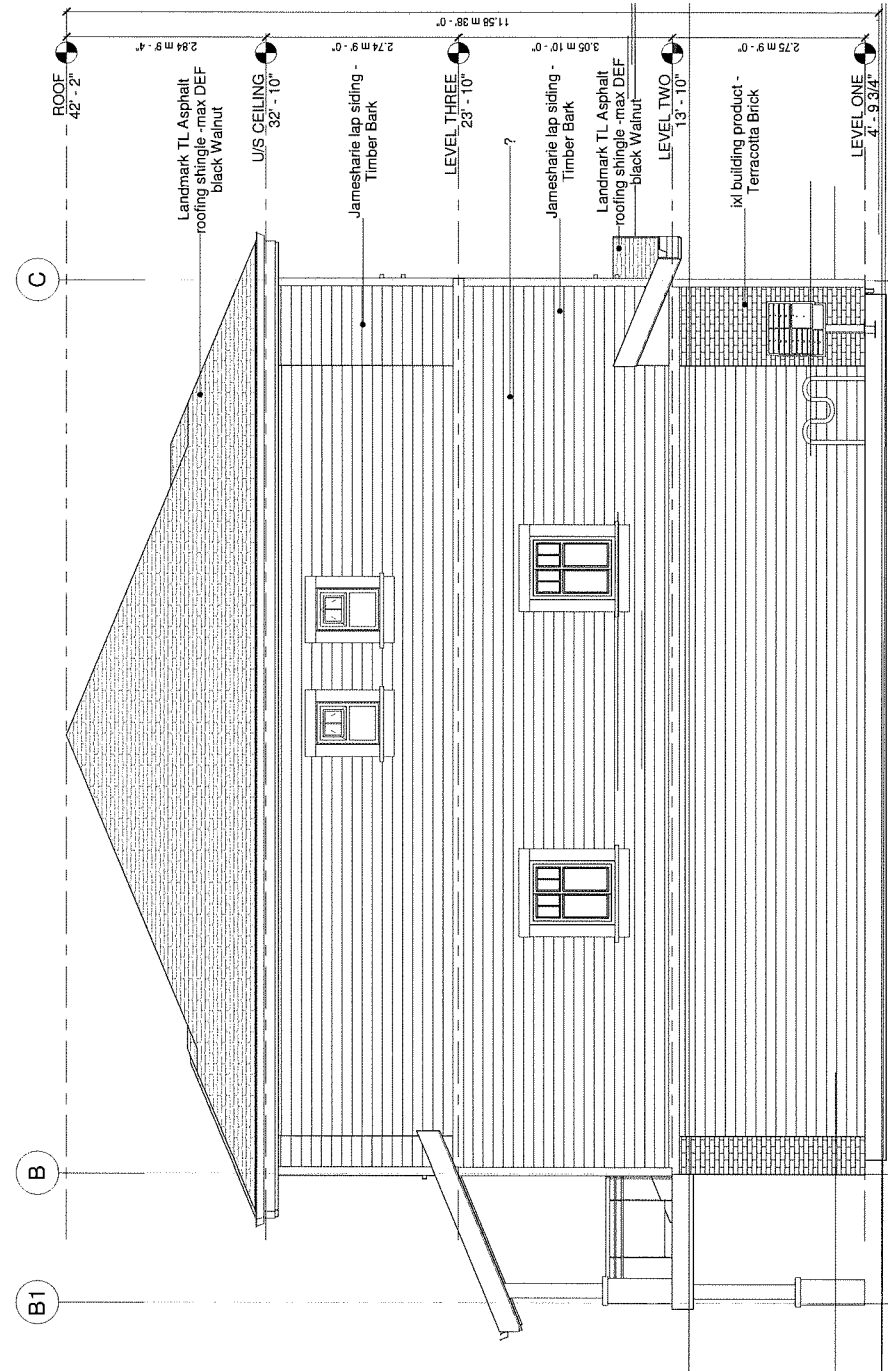
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012  
Cell: (604) 649-0669 / Email: matthew@mcni.ca

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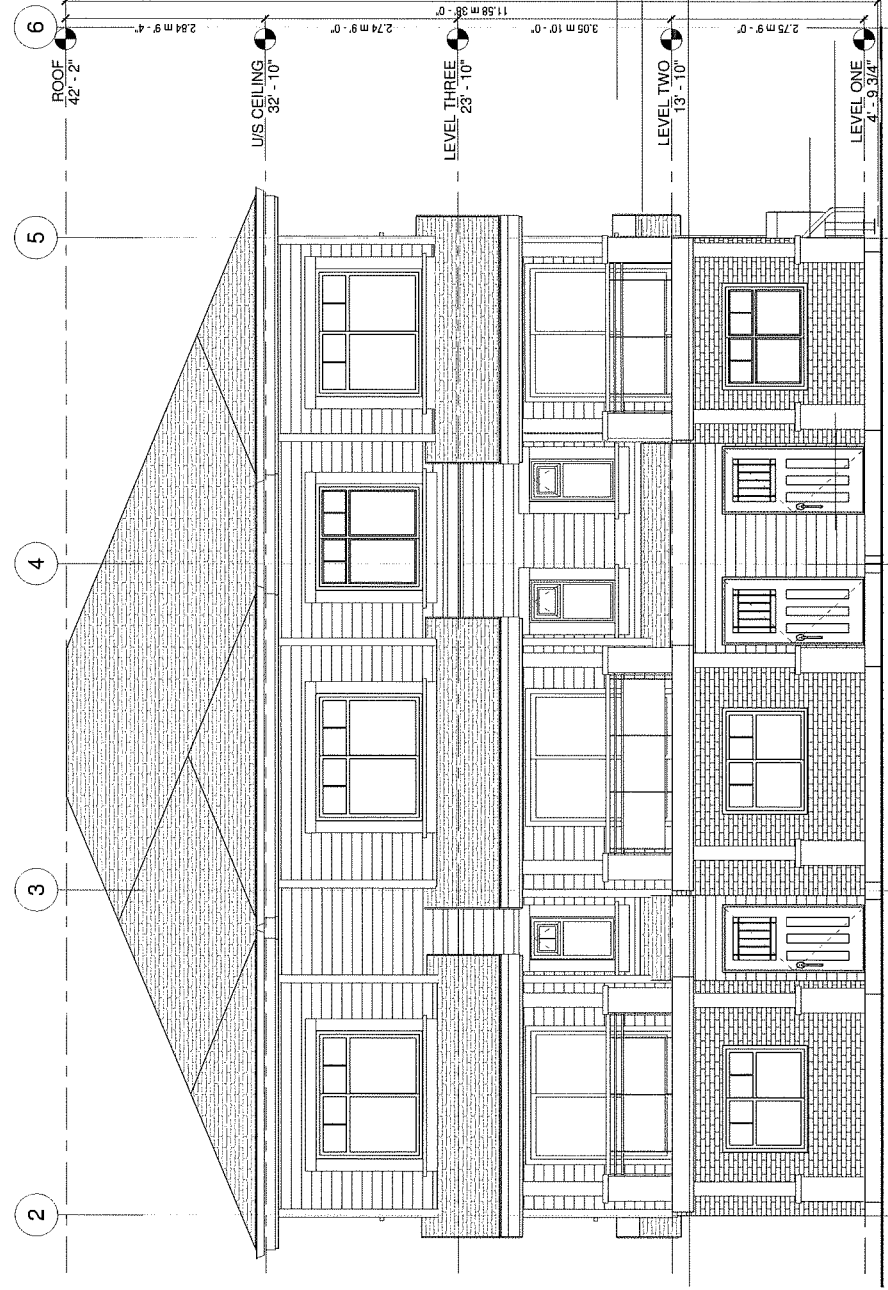
REVISION	DATE	DESCRIPTION	BY	CHK
1	04/16/20	CONSTRUCTION	MM	DK



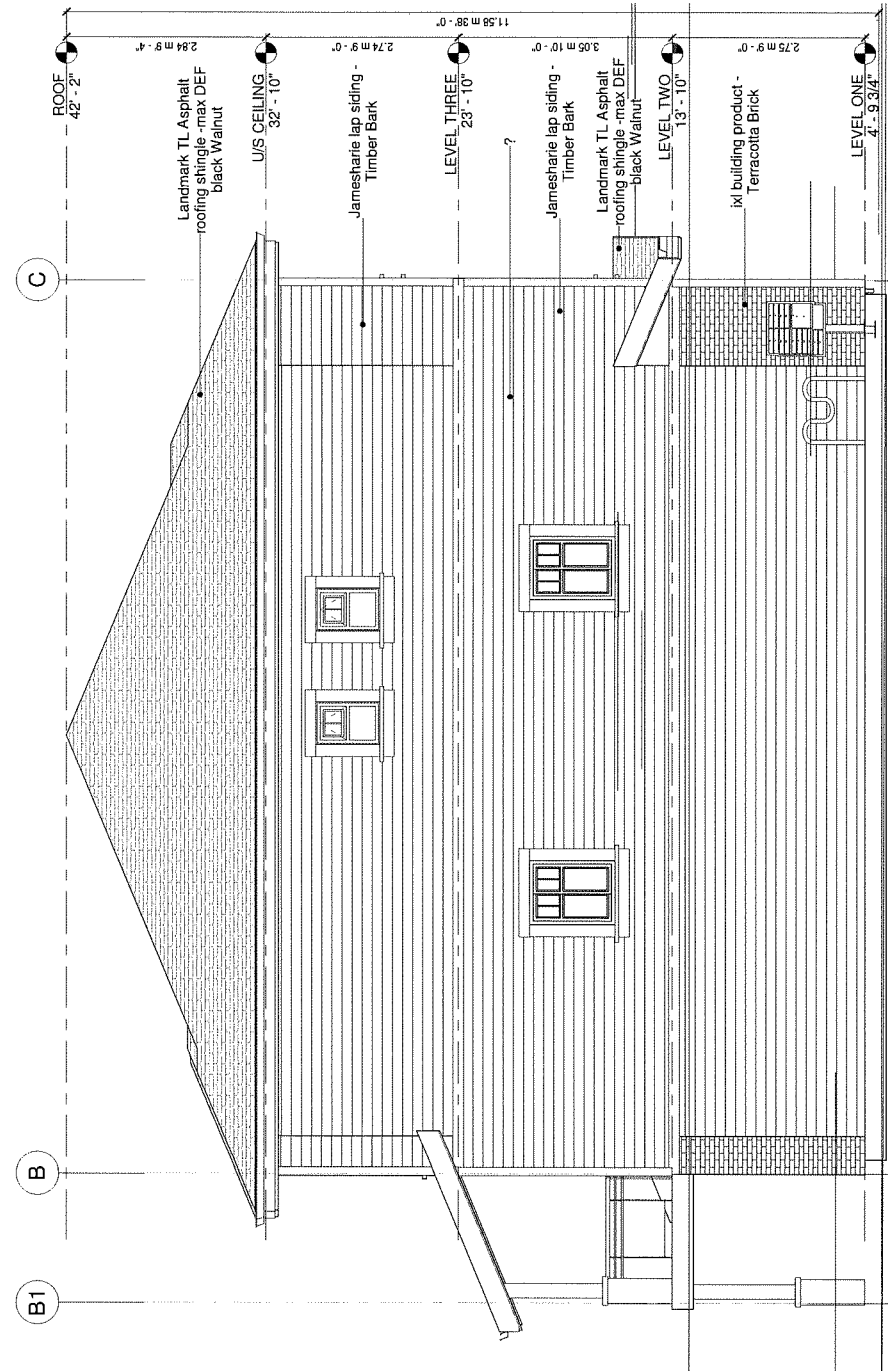
**BUILDING B - NORTH ELEVATION**



**BUILDING B - EAST ELEVATION**



**BUILDING B - WEST ELEVATION**



**BUILDING B - SOUTH ELEVATION**

Project: **TOWNHOUSE PROJECT**  
7391 MOFFATT ROAD

Sheet: **BUILDING B ELEVATIONS**

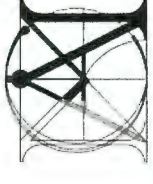
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Checked by:	MC
Scale:	1/4" = 1'-0"
Project Number:	16 R TH 03
Revision:	
Dwg. No.:	

Print: 04/16/20  
A107

**PLAN 7**

**DP 19-870332**

**BUILDING B - SOUTH ELEVATION**



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CHENG  
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Revision:

RE	BY	DATE	DESCRIPTION	DRWN	CHK
1	JM	10/20/20	Consultant		



**BUILDING A - NORTH ELEVATION**

**BUILDING A - EAST ELEVATION**



**BUILDING A - WEST ELEVATION**

**BUILDING A - SOUTH ELEVATION**

Project  
**TOWNHOUSE  
PROJECT  
7391  
MOFFATT  
ROAD**

Sheet  
**'BUILD A  
COLOR  
ELEVATIONS  
RENDERING**

Drawn by:	PW
Checked by:	MC
Scale:	1/4" = 1'-0"
Project Number:	16 R TH 03
Revision:	
Date:	04/16/20
Sheet No.:	<b>A108</b>

**DP 19-870332 PLAN 8**



**MATTHEW  
CHENG  
ARCHITECT INC.**

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Revised:

RE	TY	NO	DESCRIPTION	DRWN	CHK
1	00				
					Consultant



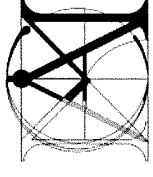
Project: **TOWNHOUSE PROJECT**  
7391 MOFFATT ROAD

Sheet: **BUILDING B COLOR ELEVATION RENDERING**

Drawn: PW  
Checked: MC  
Scale: 1/4" = 1'-0"

Project Number: 16 R TH 03  
Revision Date:  
Date: 04/16/20  
Draw No.: A109

DP-19-870332 PLAN 9



**Matthew Cheng  
Architect Inc.**  
Unit 203 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cell: (604) 649-0669 / Email: matthew@mca.ca

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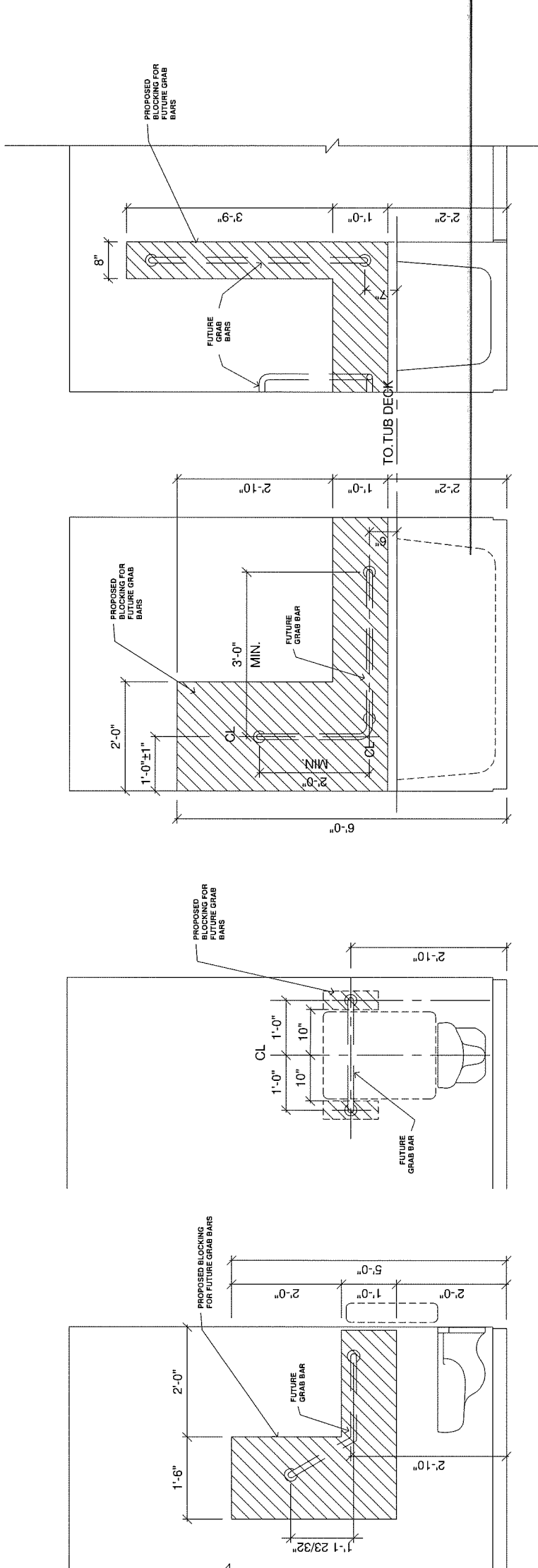
Revision: 2018-06-12 ISSUE FOR BUILDING PERMIT

Consultants

Project Title  
**TOWNHOUSE  
PROJECT  
7391 MOFFATT  
ROAD**

Sheet Title  
**ACCESSIBLE  
WASHROOM  
DETAILS**

Drawn PW  
Checked MC  
Scale: As Indicated  
Project Number: 16 R TH 03  
Revision: \_\_\_\_\_ Dwg. \_\_\_\_\_  
Prel Date: AUG/06/2020  
A118

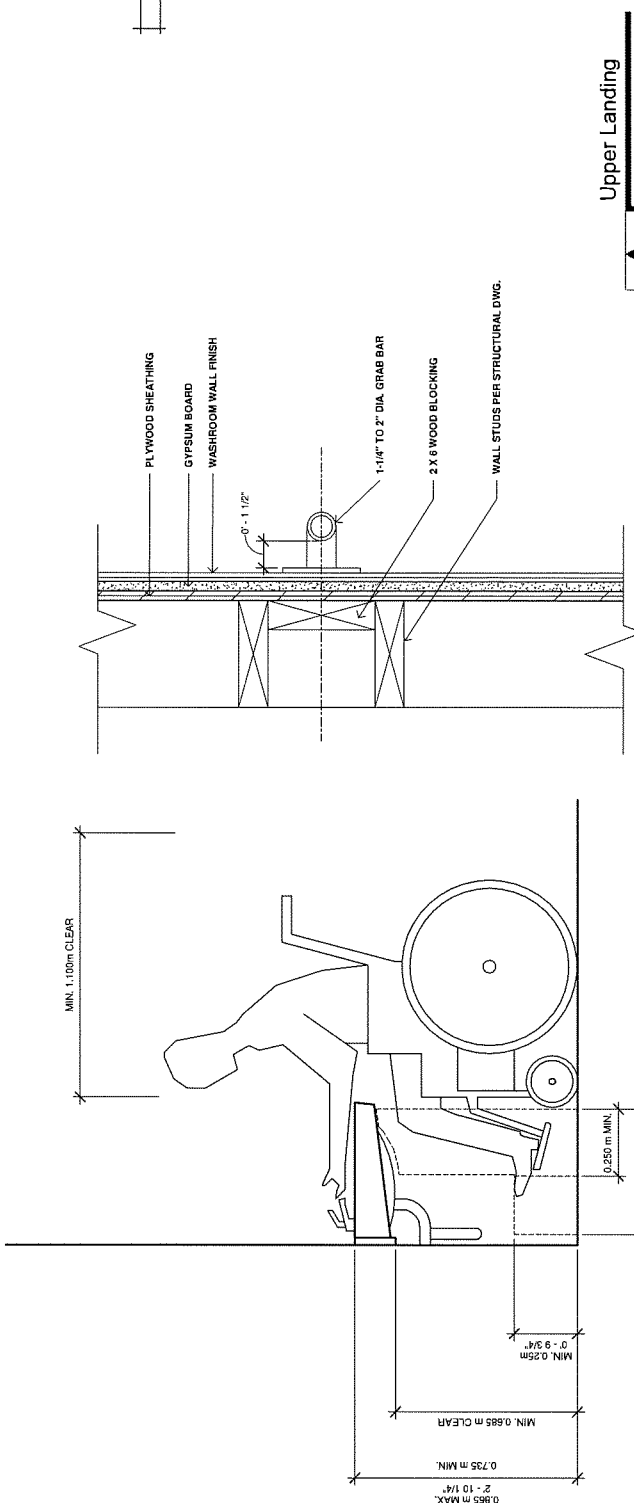


Design Hot Line: 1-800-663-6556 or +1-604-594-0422

**Shaftway/Pit and Platform Clear Dimensions,  
90° Entry/Exit**

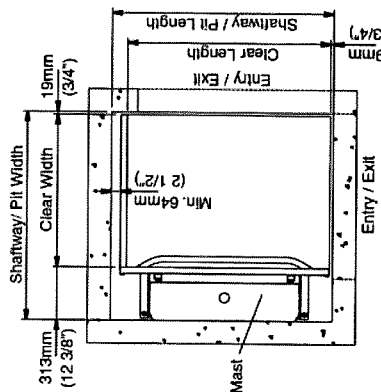
Platform Size	Shaftway/Pit Width	Shaftway/Pit Length	Clear Width	Clear Length	Net Usable Area
Compact	327mm (12.87")	3116mm (121.87")	840mm (32.7")	2308mm (90.78")	1.93sqm (20.8sq ft)
Standard	330mm (13")	4026mm (158.5")	1037mm (40.8")	1920mm (75.4")	2.05sqm (22.2sq ft)
Large	350mm (13.8")	4372mm (172.1")	1037mm (40.8")	1875mm (73.8")	1.97sqm (21.3sq ft)

- Add 38mm (1 1/2") to pit width if a tie-back rail is used. Two (2) tie-back rails required
- 63 1/2mm (2 1/2") running clearance dimension is included on non entry/exit sides
- 19mm (3/4") running clearance dimension is included on entry/exit sides
- Shaftway units require (4) tie-back locations. Consult local Dealer or Garaventa for tie-back locations.

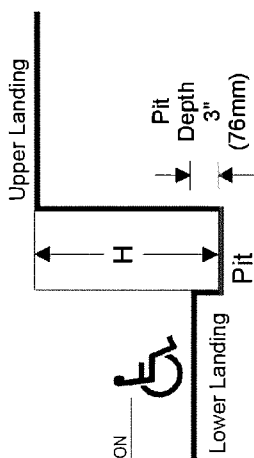


3 FUTURE GRAB BAR BLOCKING SECTION  
SCALE: 3" = 1'-0"  
A118 E

1 TYP. ACCESSIBLE SINK CLEARANCES  
SCALE: 1" = 1'-0"  
A118 E



Recommended Pit Depth 3" (Minimum)

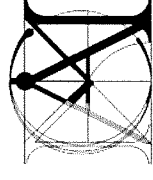


Pit Mount

Drawings and Dimensions are provided for reference only. Submittal drawing dimensions should be used for site preparation and construction.

Genesis Design and Planning Guide  
15608-M-01P  
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**MATTHEW  
CHENG  
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
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Revision:

RE	BY	DATE	DESCRIPTION	DRAWN	CHK

Consultant

Project  
**TOWNHOUSE  
PROJECT  
7391  
MOFFATT  
ROAD**

Sheet  
**LEVEL 1 AND  
LEVEL 2  
LAYOUTS  
CONVERTABLE  
UNIT  
CHECKLIST**

Drawn: PW

Checked: MC

Scale: 3/8" = 1'-0"

Project Number: 16 R TH 03

Revision:

Date:

File: A119

## CONVERTABLE UNIT CHECKLIST

### Doors & Doorways

- Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).
- Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
- Patio/balcony min. 860 mm clear opening. Note how accessed.
- All interior thresholds within units comply with BC Building Code.
- Lever-type handles for all doors.

### Vertical Circulation

- Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.
- OR
- Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
- At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.

### Hallways

- Min. 900 mm width.

### Garage

- Min. 1 accessible parking space with min. 4 m garage width.
- Access from garage to living area min. 800 mm clear opening.

### Bathroom (Min. 1)

- Toilet clear floor space min. 1020 mm at side and in front.
- Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
- Lever-type handles for plumbing fixtures.
- Pressure and temperature control valves are installed on all shower faucets.
- Cabinets underneath sink(s) are easily removed.
- Demonstrate bath and shower controls are accessible (layout or fixture placement).

### Kitchen

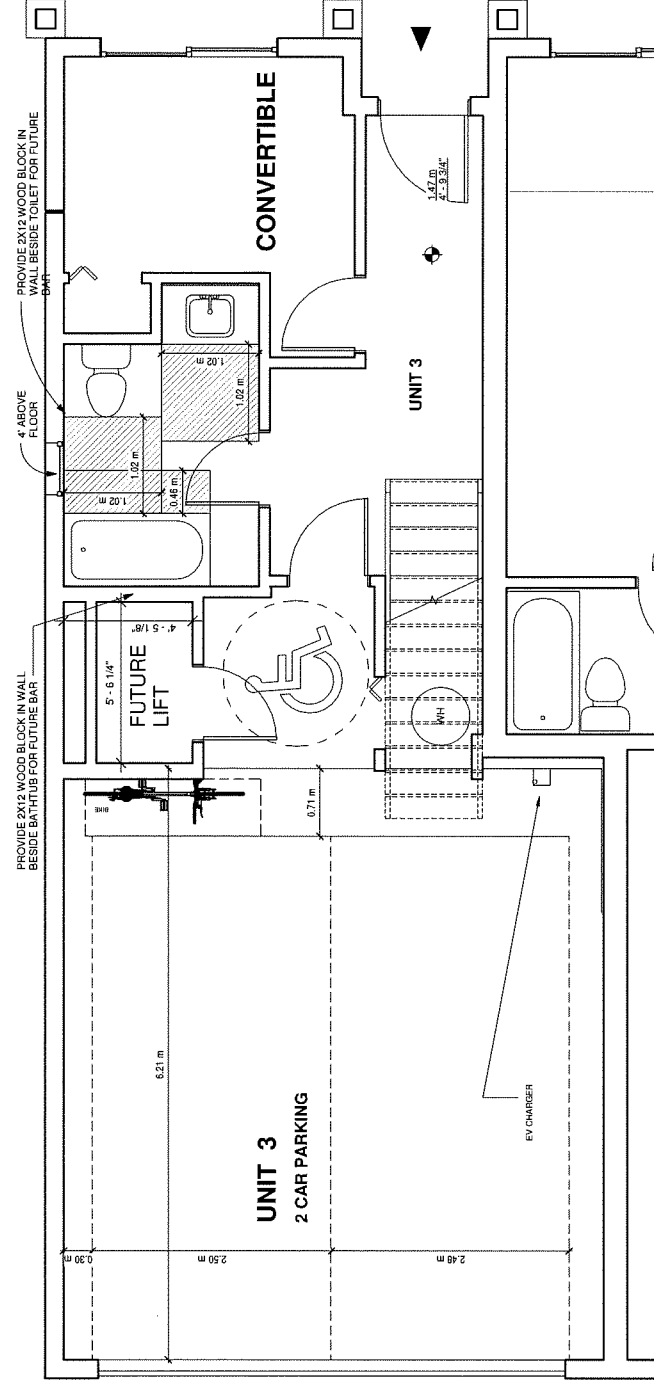
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
- Cabinets underneath sink are easily removed.
- 1500 mm turning diameter or turning path diagram.
- Lever-type handles for plumbing fixtures.

### Windows

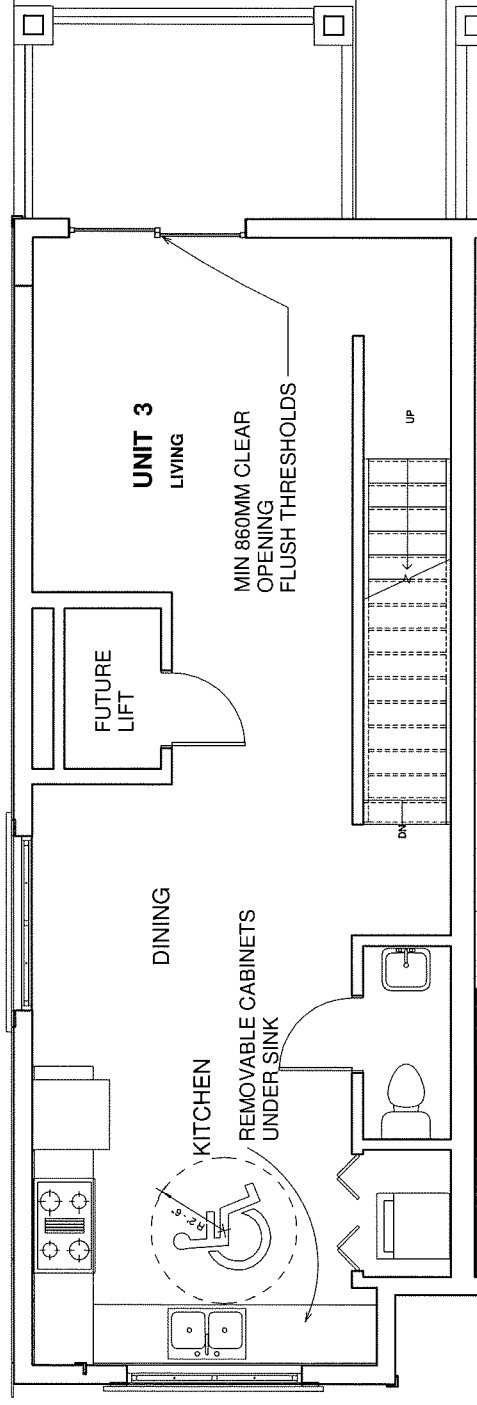
- Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)

### Outlets & Switches

- Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
- Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



CONVERTABLE UNIT - LEVEL 1  
3/8" = 1'-0"



CONVERTABLE UNIT - LEVEL 2  
3/8" = 1'-0"

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.09.14	NEW SITE PLAN CITY COMMENTS	DD
2	25.09.14	NEW SITE PLAN CITY COMMENTS	DD
3	25.09.14	NEW SITE PLAN CITY COMMENTS	DD

CLIENT: MARKING DEVELOPMENT LTD.  
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:

**6 UNIT TOWNHOUSE DEVELOPMENT**  
7391 MOFFATT ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: March 5, 2018 DRAWING NUMBER:

SCALE: 1/8"=1'-0"

DRAWN: DD

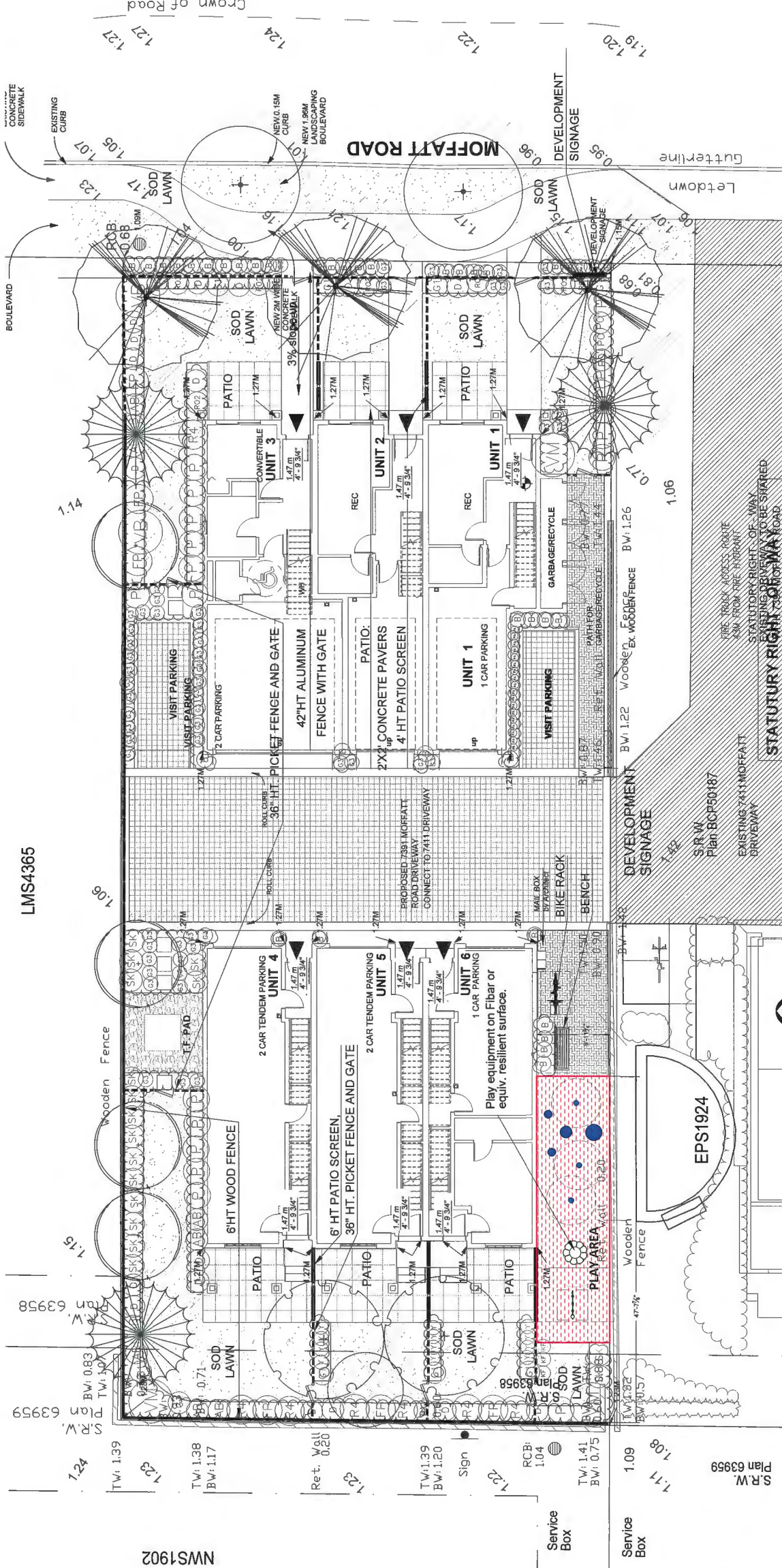
DESIGN: DD

CHKD: PCM

PMG PROJECT NUMBER:

18-036

**DP 19-870332 PLAN 12**



LMS4365

Plan 63959

NWS1902

**PAVER KEY:**

**PATIO PAVER: 2X2' CONCRETE SLABS**

Holland Pavers  
by Mutual Materials, Inc.  
Summit Blend, Herringbone pattern

Eco-Prior permeable pavers  
by Mutual Materials, Inc.  
Color-Natural, Stacked bond  
Base needs to be reviewed by MUTUAL MATERIALS MANUFACTURERS SPECIFICATIONS

**FURNITURE KEY:**

Modena Bike Rack, Model Number: MBR-37  
**BY WISHBONE SITE FURNISHINGS**

UltraPrest™ Recycled Plastic Slats - Retwood  
Long Lasting Stainless Steel Hardware  
**BY WISHBONE SITE FURNISHINGS**

Modena Park Bench, Model Number: MPB-5  
UltraPrest™ Recycled Plastic Slats - Retwood  
Long Lasting Stainless Steel Hardware  
**BY WISHBONE SITE FURNISHINGS**

ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS ON P. THREE CONCRETE PAD.

PMG PROJECT NUMBER: 18-036

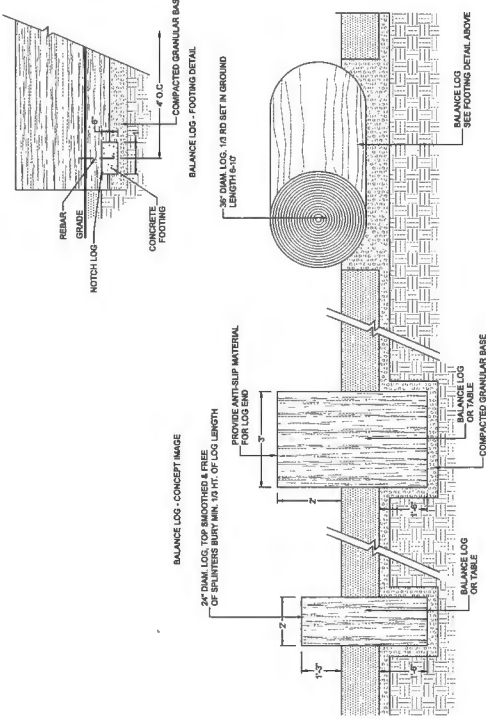
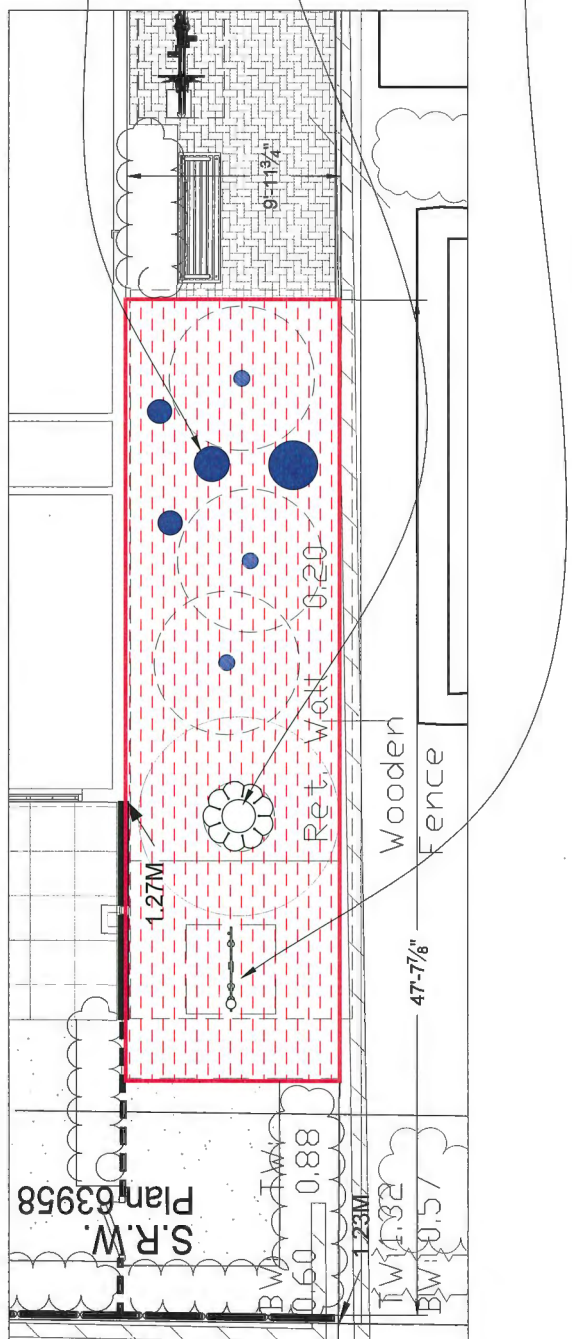
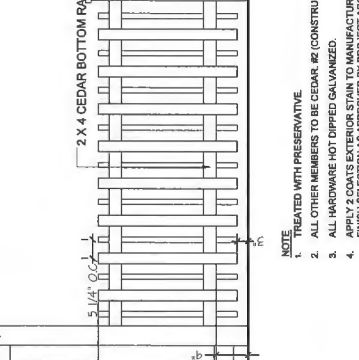
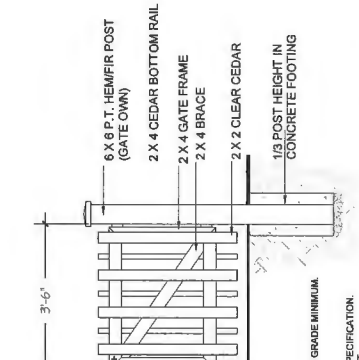
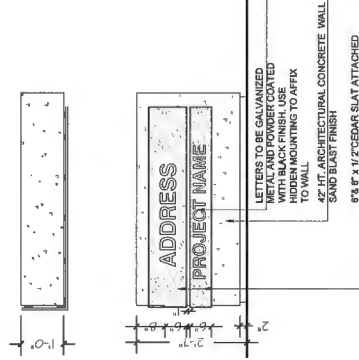
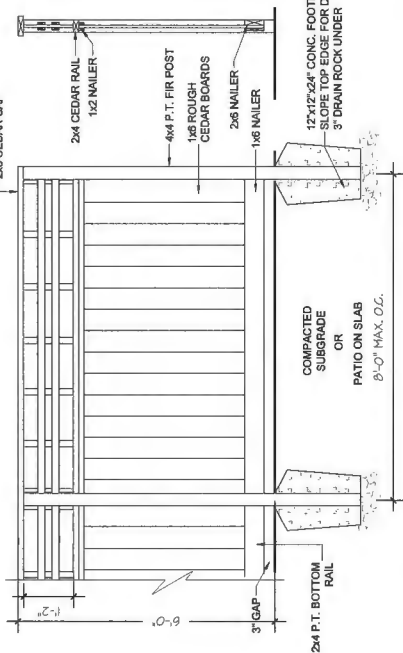
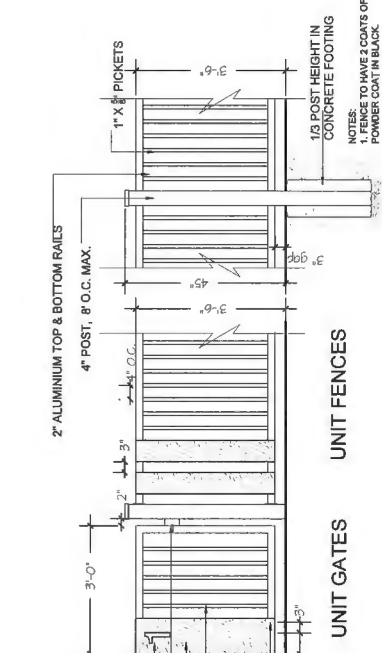
SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	2	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2.5M HT; BAB
2	1	PNIS NIGRA 'ARNOOLD SENTINEL'	ARNOLD SENTINEL AUSTRALIAN BLACK PINE	4M HT; BAB
3	1	POPULUS TREMBULOIDES 'ENERGY'	SWEDISH TREMBLING ASPEN	85W GAL 2M STD; B&B
4	1	STYRAX JAPONICA 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	2.5M; B&B
5	25	ARELIA EDWARDS 'GOLCHER'	PINK ABELIA	#2 POT; 30CM
6	10	BURSERA MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#2 POT; 20CM
7	10	PHOTINIA X FRASER	FRASER PHOTINIA	1.0M HT
8	10	PERS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PERS	#2 POT; 50CM
9	10	POTENTIALIS FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY CROUSEFOLI	#2 POT; 40CM
10	10	ROSA 'SANTAL DE CHYPRE'	CHYPRE ROSE	#2 POT; 40CM
11	10	ROSA 'SEARLET MEDLAND'	SEARLET MEDLAND ROSE	#2 POT; 40CM
12	10	SHIBUYA JAPONICA (10% MALE)	JAPANESE SHIBUYA	#2 POT; 30CM
13	10	TANUKI X MEDIA 'HICKSI'	HICKS VIEW	1.0M BAB
14	10	VERBENA X ANTONIA	ANTONIA VERBENA	1.0M HT; BAB
15	10	VERBENA X BURWOOD	BURWOOD VERBENA	1.0M HT; BAB; TREE FORM
16	2	CALLUNA X X 'KARL FOERSTER'	KARL FOERSTER PEA THREADED GRASS	#2 POT; HEAVY
17	2	CALLUNA X X 'KARL FOERSTER'	NEEDLE AND THREAD GRASS	#1 POT; HEAVY
18	2	PENSETEM ALPICOORDES 'YAMUKU'	DWARF FOURTAIN GRASS	#1 POT; HEAVY
19	2	PENSETEM ALPICOORDES 'YAMUKU'	DWARF FOURTAIN GRASS	#1 POT; HEAVY
20	18	PACHYSANDRA TERMINALIS 'VAREGATA'	VAREGATED JAPANESE SPIRUE	5CM POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED PER CANADA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES AND OVERSIZES. \*\*\* FOR B&B, REFER TO THE B.C. LANDSCAPE STANDARD FOR B&B SIZES AND OVERSIZES. \*\*\*\* FOR FUNCTIONAL PLANTS WITH TROPICAL CLIMATE, REFER TO THE B.C. LANDSCAPE ARCHITECT SOURCE BOOK FOR SIZES AND OVERSIZES. \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* B&B SIZES NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:  
\* All 750mm landscape areas to be irrigated with automatically installation to I.L.A.B.C. Standard, latest edition.

SEAL:

- NOTES:**
1. METAL GALVANIZED ALUMINUM PICKETS
  2. POWDER COAT METAL PER OWNER/ARCH. APPROVAL
  3. ALL HARDWARE HOT DIPPED GALVANIZED
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
3	2018.03.23	NEW SITE PLAN/CITY COMMENTS	DD
2	2018.03.23	NEW SITE PLAN/CITY COMMENTS	DD
1	2018.03.23	NEW SITE PLAN/CITY COMMENTS	DD

CLIENT: ARKING DEVELOPMENT LTD.  
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:  
**6 UNIT TOWNHOUSE DEVELOPMENT**  
7391 MOFFATT ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE DETAILS**

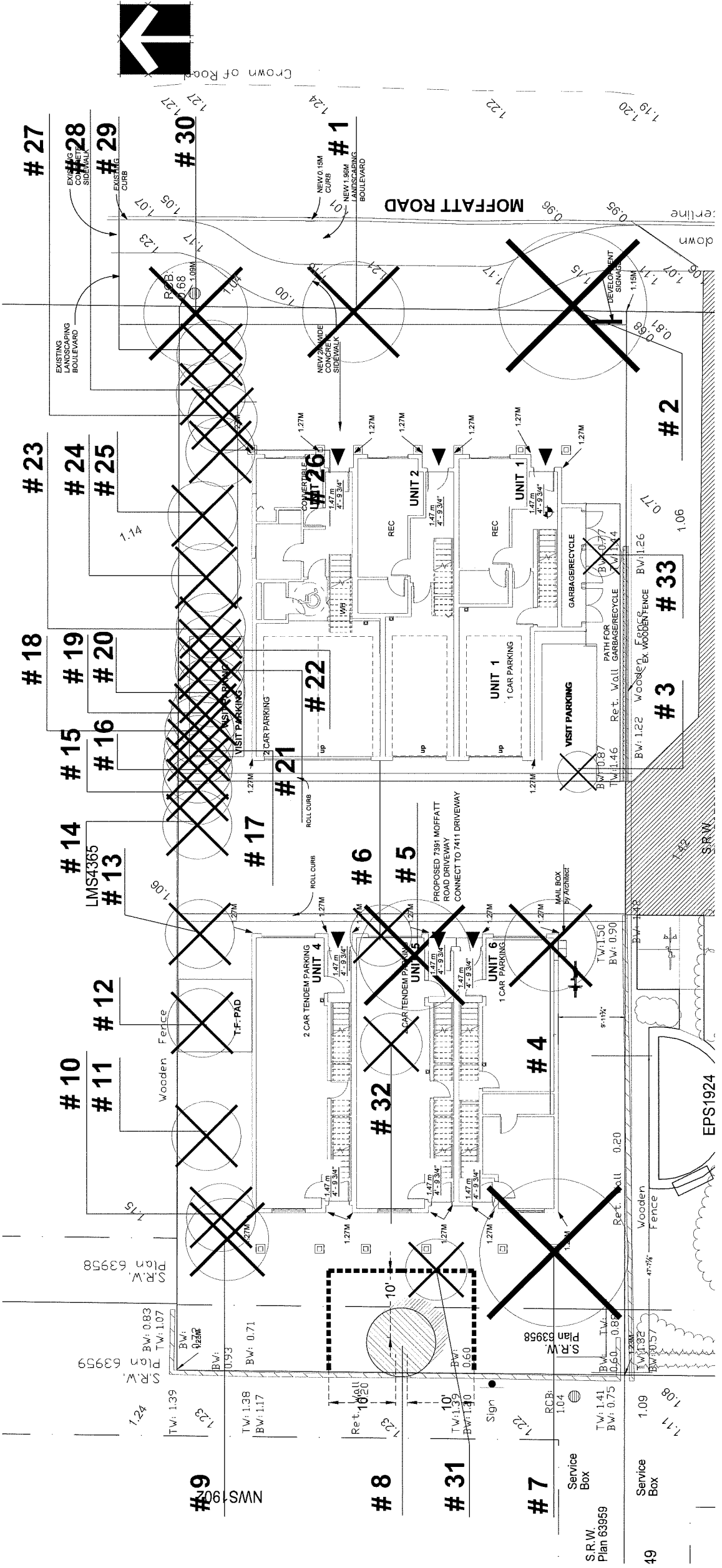
DATE: March 5, 2018  
SCALE:  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

DRAWING NUMBER:  
**L2**

OF 4

PMG PROJECT NUMBER:  
18-036

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
3	20 SEP 23	NEW SITE PLAN/CITY COMMENTS	DO
2	20 JUL 23	NEW SITE PLAN/CITY COMMENTS	DO
1	18 NOV 24	NEW SITE PLAN/CITY COMMENTS	DO

CLIENT: ARKING DEVELOPMENT LTD.  
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:  
**6 UNIT TOWNHOUSE DEVELOPMENT**  
7391 MOFFATT ROAD  
RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: March 5, 2018  
SCALE: 1/8"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**L3**

OF 4

PMG PROJECT NUMBER: 18-036

DP 19-870332 PLAN 14

TREE #	SPECIES (Botanical name)	DBH (cm)	SPREAD (m)
17	Cedar ( <i>Thuja plicata</i> )	2.4	3m
18	Cedar ( <i>Thuja plicata</i> )	2.4	3m
19	Cedar ( <i>Thuja plicata</i> )	1.6	3m
20	Cedar ( <i>Thuja plicata</i> )	2.9	3m
21	Cedar ( <i>Thuja plicata</i> )	2.0	3m
22	Cedar ( <i>Thuja plicata</i> )	2.9	3m
23	Cedar ( <i>Thuja plicata</i> )	1.2	3m
24	Cypress ( <i>Chamaecyparis sp.</i> )	4.2	combined
25	Cypress ( <i>Chamaecyparis sp.</i> )	8.2	combined
26	Cypress ( <i>Chamaecyparis sp.</i> )	6.0	per survey
27	Cedar ( <i>Thuja plicata</i> )	3.5	combined
28	Cedar ( <i>Thuja plicata</i> )	1.3	3m
29	Cypress ( <i>Chamaecyparis sp.</i> )	9.0	combined

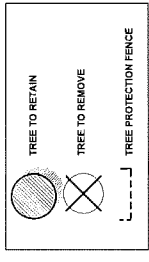
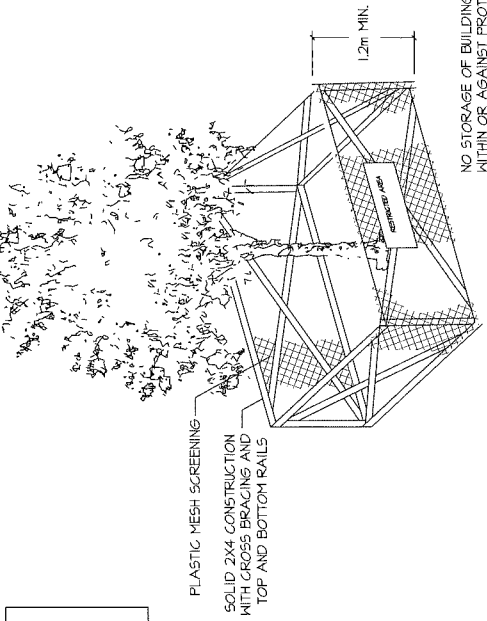
TREE #	SPECIES (Botanical name)	DBH (cm)	SPREAD (m)
1	Plum ( <i>Prunus sp.</i> )	3.8	5m
2	Plum ( <i>Prunus sp.</i> )	5.9	6m
3	Cedar ( <i>Thuja plicata</i> )	2.6	2m
4	<i>Thuja plicata</i>	5.4	4m
5	Plum ( <i>Prunus sp.</i> )	9.1	combined
6	Camellia ( <i>Camellia sp.</i> )	5.9	combined
7	Walnut ( <i>Juglans sp.</i> )	5.2	7m
8	Cedar ( <i>Thuja plicata</i> )	4.0	per survey
9	Plum ( <i>Prunus sp.</i> )	2.8	3m
10	Cypress ( <i>Chamaecyparis sp.</i> )	5.4	combined
11	Plum ( <i>Prunus sp.</i> )	4.6	3m
12	Plum ( <i>Prunus sp.</i> )	2.4	Est.
13	Flaxlilac ( <i>Corbus sp.</i> )	3.0	Est.
14	Holly ( <i>Ilex sp.</i> )	3.2	combined
15	Cedar ( <i>Thuja plicata</i> )	1.4	3m
16	<i>Thuja plicata</i>	3.3	3m

TREE #	SPECIES (Botanical name)	DBH (cm)	SPREAD (m)
30	Plum ( <i>Prunus sp.</i> )	3.0	5m
31	Cedar ( <i>Thuja plicata</i> )	2.3	3m
32	Flaxlilac ( <i>Chamaecyparis sp.</i> )	2.1	4m
33	<i>Thuja plicata</i>	2.0	3m

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TRUNK DIAMETER (DBH) @ 1.37M (IN METRES)	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK) (IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH.  
\*10 DIA/TREES AT BREAST HEIGHT OR 1.4M FRK



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

