



**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development

**Date:** January 4, 2010  
**File:** DP 08-441302

**Re:** **Application by Matthew Cheng Architect Inc. for a Development Permit at  
4360 Moncton Street**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 14 townhouses at 4360 Moncton Street on a site zoned "Town Housing (ZT41) - Bayview Street/English Avenue (Steveston)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum side yard setbacks from 4.3 m to: 2.2 m for the east side yard; 3.2 m for the west side yard at the building fronting onto Moncton Street; and 1.6 m for the west side yard at the rear building.
  - b) Increase the maximum building height within 10 m of Moncton Street from 9 m to 10.1 m for gable dormer secondary roof elements.
  - c) Permit 20 tandem parking spaces (in 10 townhouse units).

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 14 townhouse units at 4360 Moncton Street on a site zoned "Town Housing (ZT41) – Bayview Street/English Avenue (Steveston)".

The site is being rezoned from "Assembly (ASY)" (formerly "Assembly District (ASY)") to "Town Housing (ZT41) - Bayview Street/English Avenue (Steveston)" (formerly "Comprehensive Development District (CD/101)") for this project under Bylaw 8194 (RZ 05-312601).

A Servicing Agreement for infrastructure, road network and frontage improvements was secured through the rezoning.

### 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, across Moncton Street, is the Steveston Community Centre, zoned "School & Institutional Use (SI)";
- To the east, across Ewen Avenue, is an existing townhouse development fronting onto Moncton Street, zoned "Town Housing (ZT41) - Bayview Street/English Avenue (Steveston)" and existing small single-family lots, zoned "Single Detached (ZS10) - Steveston";
- To the south, are new small single-family lots, fronting onto English Avenue and Ewen Avenue that are also being created through the subject rezoning, zoned "Single Detached (ZS10) - Steveston"; and
- To the west, are City-owned vacant property and an existing townhouse development, zoned "School & Institutional Use (SI)" and "Town Housing (ZT41) – Bayview Street/English Avenue (Steveston)".

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 3, 2008. At the Public Hearing, there were both concerns and support for rezoning the property. The following form and character concerns were expressed (applicant design response in *bold italics*):

- Townhouse building height is taller than single-family homes fronting onto English Avenue. *The townhouse buildings: height has been lowered to three-storey; will not be adjacent to existing single-family homes; will be setback approximately 7 m to 14 m from new single-family lots; and will not front onto English Avenue. The proposed building height is three-storey, which is lower than the 3 1/2-storey building height presented at rezoning. The townhouse lot is the northern portion of a larger redevelopment that includes the creation of new single-family lots fronting onto Ewen Avenue and English Avenue adjacent to existing single-family homes. The new lane extension, landscaped outdoor amenity and townhouse unit yard space separate the townhouse buildings from the new single-family lots. The extension of English Avenue has been limited to provide road frontage for the new single-family lots only and does not extend across the townhouse site.*
- Unsightly garbage and recycling enclosure fronting onto Ewen Avenue. *The electrical closets and garbage and recycling enclosure has been removed from the Ewen Avenue streetscape. Garbage and recycling will be collected in the rear lane north of the outdoor amenity area.*
- Undesirable vehicle access from Moncton Street to English Avenue or Ewen Avenue. *There will be no direct vehicle access from Moncton Street to the site, English Avenue or Ewen Avenue. The existing pedestrian connection from Moncton Street to Ewen Avenue will be maintained. Vehicle access to the townhouse development will occur through the new extended rear lane. Registration of a covenant was secured through the rezoning to restrict vehicle access to the lane and to prohibit direct vehicle access to/from Moncton Street, Ewen Avenue, or English Avenue.*

### 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 is generally in compliance with the "Town Housing (ZT41) - Bayview Street/English Avenue (Steveston)" zoning district except for the zoning variances noted below.

### Zoning Compliance/Variances (staff comments in **bold italics**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum yard setbacks from 4.3 m to 2.2 m for the east side yard and 1.6 m for the west side yard.

*(Staff supports the proposed variance as it allows the buildings to move closer to the side yard property lines, creating a wider opening (3.4 m to 5.8 m) between the townhouse buildings fronting onto Moncton Street. The central opening includes a generous landscaped pedestrian entry into the development, which is an attractive addition the streetscape and development, and allows for greater sunlight penetration through the development to Moncton Street in the winter months.)*

- 2) Increase the maximum building height within 10 m of Moncton Street from 9 m to 10.1 m for gable dormer secondary roof elements.

*(Staff supports the proposed variance as it provides roof articulation with secondary gable dormers that is consistent with the existing Moncton streetscape. It is a result of design improvements requested by staff and the Advisory Design Panel to pull the building closer to Moncton Street, provide articulation to the building massing, and to provide consistency with the design of the existing townhouse development to the east, at 4388 Moncton Street.)*

- 3) Permit 20 tandem parking spaces (in 10 townhouse units).

*(Staff supports the proposed variance as it: results in a building design with individual unit articulation that is consistent with development within the neighbourhood; is consistent with the provision of off-street parking in adjacent existing townhouse development; is limited to resident parking spaces enclosed within individual townhouse unit garages; and lessens the visual impact of wide garage doors on the lane and internal drive aisle while providing the same number of parking spaces for each unit).*

### **Advisory Design Panel Comments**

The Advisory Design Panel supports the subject development proposal. The project was presented to the Advisory Design Panel twice, and was supported by the Panel on September 23, 2009. The applicant addressed the comments provided by the Panel. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from September 23, 2009 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

### **Analysis**

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

- The proposed height, siting and orientation of the buildings respect the new single-family lots to the south with appropriate setbacks and a modest building height increase of one-storey, and respect the existing townhouse development to the east with a design that is generally consistent and complementary.
- The proposed development extends a consistent townhouse massing along the Moncton streetscape, appropriately contributing the south edge of the City's Steveston Park, which is located across Moncton Street to the north.
- The proposed development includes appropriate interfaces to Moncton Street, Ewen Avenue, a new rear lane, new single-family lots, and the City-owned undeveloped property at 4320 Moncton Street:
  - The Moncton streetscape is enhanced and animated with pedestrian-oriented front entries to the units fronting onto Moncton Street and a communal pedestrian entry for the rear units.
  - A formalised edge is provided to the Ewen Avenue pedestrian greenway, with a side elevation modestly articulated with small projecting bays, and a 2.25 m wide landscape buffer planted with a mix of shrub and new tree planting;
  - A sensitive transition to the new single-family lots to the south is provided with a generous separation of over 7 m to 14 m between the larger townhouse buildings and the new single-family lots. The new lane extension, landscaped outdoor amenity and

townhouse unit yard space separate the townhouse buildings from the new single-family lots; and

- A side yard interface is presented to the City-owned undeveloped property at 4320 Moncton Street. Development plans for this property are unknown at this time.

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

- The proposed development achieves a scale, design, circulation and road layout that is consistent and contributes to the neighbourhood pattern and transportation network established in the BC Packers residential neighbourhood.
- The development is providing a public lane (PROP ROW) across the subject property to extend the existing north-south public lane northward and out to Ewen Avenue to the east. The Ewen Avenue connection will be aligned with the existing lane on the opposite side of the street.
- The proposed site layout includes 14 three-storey townhouse units in three (3) separate buildings. The size and location of the outdoor amenity space in the southern portion of the site is appropriate, contributes to increasing the open landscape along this edge, and provides transition buffer space to the new single-family lots to the south.
- The proposed three-storey townhouse street wall expression with pedestrian-oriented front entries along Moncton Street is generally consistent with townhouse development to the east and the more urban character of the existing streetscape. The proposed development is three-storey and does not include the 4<sup>th</sup> floor areas tucked into the roof forms found in the existing townhouse development to the east.
- Townhouse unit entries and vehicle entries are on opposite ends of each unit, with access to unit front doors directly either from Moncton Street (10 units) or from the outdoor amenity area (4 units).
- Vehicular access is provided from the lane, which is provided as a public-right-of-passage (PROP) right-of-way (ROW) through the subject site, for both townhouse and single-family residential uses. The provision of a lane ROW is consistent with townhouse developments in the area and was secured through the rezoning. Registration of a covenant restricting vehicle access to the lane was secured through the rezoning. Vehicle access is restricted to the lane and direct vehicle access to/from Moncton Street, Ewen Avenue or English Avenue is not permitted.
- The development includes a Moncton Street communal pedestrian entry.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement secured through the rezoning for the larger development area, including the new single-family lots to the south. Works include, but are not limited to:
  - English Avenue extension northward across frontage of new single-family lots, complete with frontage improvements (Extension will not connect with Moncton Street, but will terminate at edge of City-owned 4320 Moncton Street);
  - Public lane extension across frontage of new single-family lots; and
  - Public lane extension (PROP) through subject multi-family townhouse lot.
- Off-street parking for residents and visitors complies with the Zoning Bylaw requirements, including accessible parking, and is accessed from the rear lane and internal drive aisle. Visitor parking is located adjacent to the outdoor amenity area. Tandem parking is provided for 10 of the 14 townhouse units. Registration of a legal agreement prohibiting conversion of parking area into habitable area is a requirement of the Development Permit.
- Mailboxes are provided in a central location.

- A central paved area is provided at the turn of the lane for the recycling blue boxes and garbage collection for the west 10 units. Recycling and garbage for the east four (4) units will be collected door-to-door from the lane. This strategy has been coordinated with the applicant, the City's Environmental Programs staff and the City's collection contractor.

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

- The three-storey building massing is appropriate along Moncton Street and is articulated with: indented corners; projecting balconies, bays, and porches; and secondary dormer roof elements with a mix of shed and gable treatments.
- The 14 townhouse units are provided in three (3) three-storey buildings of four (4) to five (5) units each.
- The proposed building materials are generally consistent with the OCP guidelines for the BC Packers Node site, including: HardiePlank fibre cement horizontal siding, board and batten with HardiePanel fibre cement board, HardieShingle fibre cement wall shingles, painted wood trim, and mixed shade asphalt shingles.
- The colour palette is complementary to the existing neighbourhood development with a range of taupe to medium brown, highlighted with bolder heritage character red and dark brown for gable roof dormers, entry and garage doors.
- The impact of blank garage doors has been mitigated with panel-patterned doors with transom windows, a mix of tandem and double wide door widths, pedestrian entries, planting areas and overhanging bay projections.
- One (1) convertible unit is provided, designed with conversion for universal accessibility in mind. Conversion would require installation of two (2) stair lifts in the stairwells to provide access to each floor of the three-storey unit. This unit includes a wide staircase with landing areas to accommodate potential stair glide installation, and a layout for a bathroom that is appropriate for wheelchair manoeuvring.
- All units include aging in place features, such as lever handles and blocking in washroom walls for future grab bar installation.

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

- An outdoor amenity space is provided, unlike the existing townhouse development to the east. This outdoor amenity space meets OCP guidelines, reduces the overall lot coverage and reduces the perception of density on the site.
- As identified in the rezoning staff report, there are no on-site bylaw-sized trees. The proposal includes the planting of 36 new trees.
- The landscape plan includes communal, and semi-private landscaped spaces with a variety of trees, shrubs, ground cover, and lawn. The front yard landscaping contributes to the existing streetscape in the area. A lower front lawn area is maintained at the street edge over top of an existing utilities corridor (SRW).
- A communal outdoor amenity space is provided at the south edge of the development, including a fenced children's play area with play equipment (climbing structure with slide), lawn area and bench seating for supervision.
- A central landscaped pedestrian route is provided through the development, connecting to Moncton Street, the north-south lane, and the outdoor amenity space.

***Community Benefits***

As outlined in the rezoning staff report, the proposal includes the following community benefits, which were secured through the rezoning of the larger development area:

- Registration of PROP through the townhouse site to extend rear lane system out to Ewen Avenue.
- Road dedication to extend rear lane system across frontage of new single-family lots.
- Road dedication of corner cuts (4 m x 4 m).
- Dedication of a 10 m wide area for the extension of English Avenue in front of the proposed single-family lots.
- Granting of a 10 m wide area along the west edge of the townhouse lot and consolidation with City lands to the west.
- The provision of \$175,000 to the Industrial Land Reserve for the extension of English Avenue across City-owned land.
- The provision of \$50,000 to upgrade the signalization of the Moncton Street pedestrian crosswalk.
- The provision of \$14,000 in-lieu of on-site indoor amenity space for the townhouse development as per the OCP and Council policy.
- The provision of \$0.60 per buildable ft<sup>2</sup> (e.g., \$12,340) towards affordable housing.

***Servicing Capacity***

- Storm Sewer: As discussed in the rezoning staff report, the developer's storm analysis identified the need for upgrades. A storm sewer upgrade across the English Avenue frontage (56 m of 300 mm sized pipe to 450 mm from proposed manhole D1 to 9351) is to be included in the Servicing Agreement, which was secured through the rezoning.
- Sanitary Sewer: As discussed in the rezoning staff report, the developer's site sanitary assessment did not identify the need for upgrades. Results are to be included in the Servicing Agreement, which was secured through the rezoning.

***Flood Plain Management***

- The proposed development is within the 2.9 m (geodetic) flood construction level area identified in the Flood Plain Designation and Protection Bylaw No. 8204.
- Registration of a flood plain covenant was secured through the rezoning.

***Legal Document and Rights-of-Way Discharges***

- The rezoning included clearing from title a number of irrelevant charges relating to the previously proposed independent school and the demolished BC Packers office building.

## Conclusions

The proposed development will provide an attractive addition to the Moncton streetscape, providing consistency with existing development in the neighbourhood. The proposal will complete the road and lane network for this area. Overall, the project is a good fit with the neighbourhood. On this basis, staff recommend that the proposed Development Permit application and requested variances be approved.

*Sara Badyal*

Sara Badyal, M. Arch, MCIP  
Planner 2 (Urban Design)  
(604-276-4282)

SB:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a covenant prohibiting the conversion of parking area into habitable space; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$55,780.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Incorporation of measures for aging in place for all units including lever-type handles and blocking in all washroom walls to facilitate future potential installation of grab bars.
- Incorporation of measures for one (1) convertible unit.
- The applicant is required to obtain a Building Permit\* for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan\* to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).

### 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.





**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 08-441302**

**Attachment 1**

Address: 4360 Moncton Street

Applicant: Matthew Cheng Architect Inc.

Owner: S-8133 Holdings Ltd.

Planning Area(s): Steveston

Floor Area Gross: 2,591 m<sup>2</sup>

Floor Area Net: 1,873 m<sup>2</sup>

	Existing	Proposed	
<b>Site Area:</b>	2,712 m <sup>2</sup>	2,712 m <sup>2</sup>	
<b>Land Uses:</b>	Vacant	Multi-Family Residential	
<b>OCP Designation:</b>	Residential	Complies	
<b>Zoning:</b>	Formerly Assembly District (ASY)	Town Housing (ZT41) - Bayview Street/ English Avenue (Steveston)	
<b>Number of Units:</b>	Vacant	14 townhouses	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.70	0.69	None permitted
Lot Coverage:	Max. 50%	37%	None
Setback – Moncton Street:	Min. 6 m	7.8 m	None
<b>Setback – Yard:</b>	<b>Min. 4.3 m</b>	14.7 m to South PL <b>Min. 1.6 m to West PL</b> 2.2 m to Ewen Avenue	<b>Reductions up to 2.7 m to West PL 2.1 m to East PL</b>
Setback – Lane:	Min. 1.2 m	1.8 m	None
Setback – Moncton Porches:	Min. 3.0 m	6.5 m	None
<b>Height: Within 10 m of Moncton Street:</b>	Max. 12 m <b>Max. 9 m</b>	11.7 m 8.5 m with <b>10.1 m roof dormers</b>	<b>1.1 m increase for gabled roof dormers</b>
Lot Size:	Min. 30 m width Min. 26 m depth	70 m width Min 26 m depth	None
Off-street Parking Spaces – Resident Visitor Accessible Total	28 3 (1) 31	28 3 (1) 31	None
<b>Tandem Parking Spaces</b>	<b>Not permitted</b>	<b>20 spaces (in 10 units)</b>	<b>20 tandem spaces</b>
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	cash-in lieu	None
Amenity Space – Outdoor: Private (each unit)	Min. 84 m <sup>2</sup> Min. 37 m <sup>2</sup>	172 m <sup>2</sup> 37 m <sup>2</sup> Min.	None

**Annotated Excerpt from the Minutes of  
The Design Panel Meeting  
Wednesday, September 23, 2009 – 4:00 p.m.**

6.      DP 08-441302      14-UNIT TOWNHOUSE DEVELOPMENT  
         ARCHITECT:      Matthew Cheng, Matthew Cheng Architect Inc.  
         LOCATION:      4360 Moncton Street

**Panel Discussion**

*Comments from the Panel were as follows:*

- commend the applicant's hard work in turning the project around in four weeks; resolution of buildings, articulation of dormer roofs and mid-level entry porches on the landscape are successful; successful in making the two rows on Moncton Street consistent with the unit type depth; drive aisle street in the mid-block is consistent; in general, a successful project;
- consider removing the front yard retaining wall and create a slope; reduce the maintenance issues in the amenity area by extending the walkway around to the benches and placing the two benches where they could get better sun exposure; consider reducing the amount of paved area between the two Moncton blocks;
- commend the applicant for addressing a lot of concerns; came back to the Panel with a very well resolved and simplified project; simplification of buildings and site plan is successful; articulation on the ends now appropriate; addresses the adjacent streets and the open space; good transition along Moncton Street; further design development can be done in the edge transition from the street to the front doors; with a 1- meter high retaining wall, guard rails would be needed; concerned the railings which will change the feel of the streetscape;
- like the form of the building; fits the old Steveston area heritage style; elevation of the building could reflect the alternating flowering tree concept, which is nice; commend the revision of the project;
- appreciate the level front lawn area; has some advantages as opposed to a sloping one; more appropriate for children and can be used as a meeting place for residents; more adaptability features could be incorporated into Building A; the three internal units could also be adapted; need for adaptation can be determined during pre-buys; and
- appreciate the level of redesign made to the project; comments previously brought out by Panel have been addressed; consider relocation of electrical rooms away from the entrance way; could be moved from the east wall to the west wall of Building B for a more central location and hidden from the walkway area; will service all three buildings, save a lot of wire and create more space between buildings.

## Panel Decision

It was moved and seconded

That DP 08-441302 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. consider staggering the paving in the central courtyard to correspond with the staggered bench alignments – *Central courtyard reconfigured in response to Panel comments;*
2. consider eliminating the wall while maintaining a level upper and lower yard area – *The retaining wall is lowered to 0.6 m to maintain relatively level upper yard area, remove requirement for guardrail, and lessen impact of retaining wall on Moncton streetscape;*
3. consider extending the walkway adjacent to the amenity area around to facilitate the placement of the two benches – *Additional bench incorporated. The benches remain in the lawn area, and an additional bench is provided on the play surface for comfortable access during wet weather. Maintaining the lawn area contributes to flexible use, site greenery and permeability;*
4. consider more design development of the lower and upper level of the yard on the Moncton Street frontage – *Design improved. Yards contain upper and lower areas with a low open fence and lawn is provided along Moncton, and low shrub planting at the top of a low retaining wall. Planting areas and patio pavers are provided in the upper yard; and*
5. consider moving the electrical room from the east wall to the west wall of building B away from entry and to increase the space between the buildings – *Electrical closet relocated.*

**CARRIED**



**No. DP 08-441302**

To the Holder:                   MATTHEW CHENG ARCHITECT INC.  
Property Address:               4360 MONCTON STREET  
Address:                         C/O MATTHEW CHENG  
                                      670 EVANS AVENUE, UNIT 202  
                                      VANCOUVER, BC V6A 2K9

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum side yard setbacks from 4.3 m to: 2.2 m for the east side yard; 3.2 m for the west side yard at the building fronting onto Moncton Street; and 1.6 m for the west side yard at the rear building.
  - b) Increase the maximum building height within 10 m of Moncton Street from 9 m to 10.1 m for gable dormer secondary roof elements.
  - c) Permit 20 tandem parking spaces (in 10 townhouse units).
4. 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 #7 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$55,780. 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.

# Development Permit

No. DP 08-441302

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 4360 MONCTON STREET

Address: C/O MATTHEW CHENG  
670 EVANS AVENUE, UNIT 202  
VANCOUVER, BC V6A 2K9

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7. 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.
8. 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.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

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MAYOR



**PROJECT DATA**

ADDRESS:	4360 MONCTON STREET, RICHMOND
LEGAL DESCRIPTION:	2 S/2 11 BLOCK 107M 107042
APPLICANT:	Matthew Cheng Architects, Matthew Cheng Architects Inc.
PLANNING AREA:	FILE NO. RC 05-3-2006 OF S/2070204

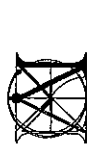
USE:	RESIDENTIAL	PROPOSED:	RESIDENTIAL
LOT AREA:	26,714 m <sup>2</sup> (10,700 sq ft)	ZONING:	R20 (10,700 sq ft)
LAND USE (S):	RESIDENTIAL	RESIDENTIAL:	RESIDENTIAL
OFF-STREET PARKING:	RESIDENTIAL	RESIDENTIAL:	RESIDENTIAL
NO. OF UNITS:	100	NO. OF UNITS:	14 (100% SINGLE-DWELLINGHOUSE LAND USE 1, 100% RESIDENTIAL)

**TOWNHOUSE DEVELOPMENT**

NAME OF LOT:	CONDOMINIUM DEVELOPMENT DISTRICT (CDD/D)
LOT AREA:	26,714 m <sup>2</sup> (10,700 sq ft)
ADJUSTABLE L.A.R. (M):	0.02 (20.1333%)
OFF-STREET PARKING:	see site plan
MAX. LOT COVERAGE:	50% (13,357 sq m)
MAX. SETBACKS FROM PROPERTY LINE:	FRONT: 6.0 m (19.68 ft) REAR: 4.3 m (14.10 ft) SIDE: 1.2 m (3.94 ft)
PARKING/STORAGE:	50 m <sup>2</sup> (604.1 sq ft) 1.5 m (4.92 ft)
MAX. BUILDING HEIGHT:	15.0 m (49.21 ft)
OFF-STREET PARKING:	217 SPACES (1.4 SPACES/UNIT) + 20 PARKING
VEHICLE PARKING:	0.7 SPACES/UNIT (1.4 SPACES/UNIT) + 50 PARKING

**F.A.R. CALCULATION**

LEVEL	COVERED FLOOR AREA (m <sup>2</sup> )	UNCOVERED FLOOR AREA (m <sup>2</sup> )	TOTAL FLOOR AREA (m <sup>2</sup> )	ADJUSTABLE L.A.R. (M)	MAX. FLOOR AREA (m <sup>2</sup> )	ADJUSTABLE FLOOR AREA (m <sup>2</sup> )	ADJUSTABLE FLOOR AREA (%)	ADJUSTABLE FLOOR AREA (sq ft)
LEVEL 1	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 2	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 3	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 4	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 5	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 6	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 7	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 8	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 9	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 10	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 11	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 12	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 13	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 14	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 15	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 16	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 17	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 18	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 19	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 20	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 21	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 22	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 23	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 24	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 25	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 26	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 27	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 28	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 29	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 30	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 31	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 32	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 33	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 34	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 35	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 36	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 37	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 38	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 39	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 40	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 41	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 42	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 43	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 44	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 45	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 46	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 47	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 48	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 49	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
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LEVEL 51	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 52	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 53	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 54	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 55	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 56	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 57	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 58	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 59	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 60	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 61	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 62	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 63	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 64	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 65	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 66	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 67	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 68	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 69	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 70	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 71	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 72	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 73	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 74	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 75	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 76	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 77	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 78	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 79	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 80	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 81	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 82	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 83	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 84	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 85	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 86	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 87	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 88	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 89	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 90	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 91	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 92	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 93	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 94	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 95	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 96	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 97	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 98	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 99	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
LEVEL 100	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871
TOTAL	10,000	0	10,000	0.02	2,135.5	2,135.5	7.99%	22,871



**MATTHEW CHENG ARCHITECT INC.**  
 1000 WEST 10TH AVENUE  
 SUITE 1000  
 VANCOUVER, BC V6H 2G6  
 TEL: 604-681-1111  
 WWW.MCHENGARCHITECT.COM

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NO. DATE REVISION  
 2009/07/06 REV







**MATTHEW CHENG ARCHITECT INC.**

4560 MONCTON STREET  
RICHMOND, B.C. V6X 2M6  
TEL: (604) 271-1302  
FAX: (604) 271-1303

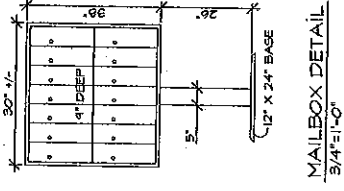
DATE: 01/20/2010  
PROJECT: 4560 MONCTON STREET  
DRAWING: LANDSCAPE SITE/PLANTING PLAN  
SCALE: 1/2" = 1'-0"

PLAN # 3A  
JAN 06 2010  
DP 08441302

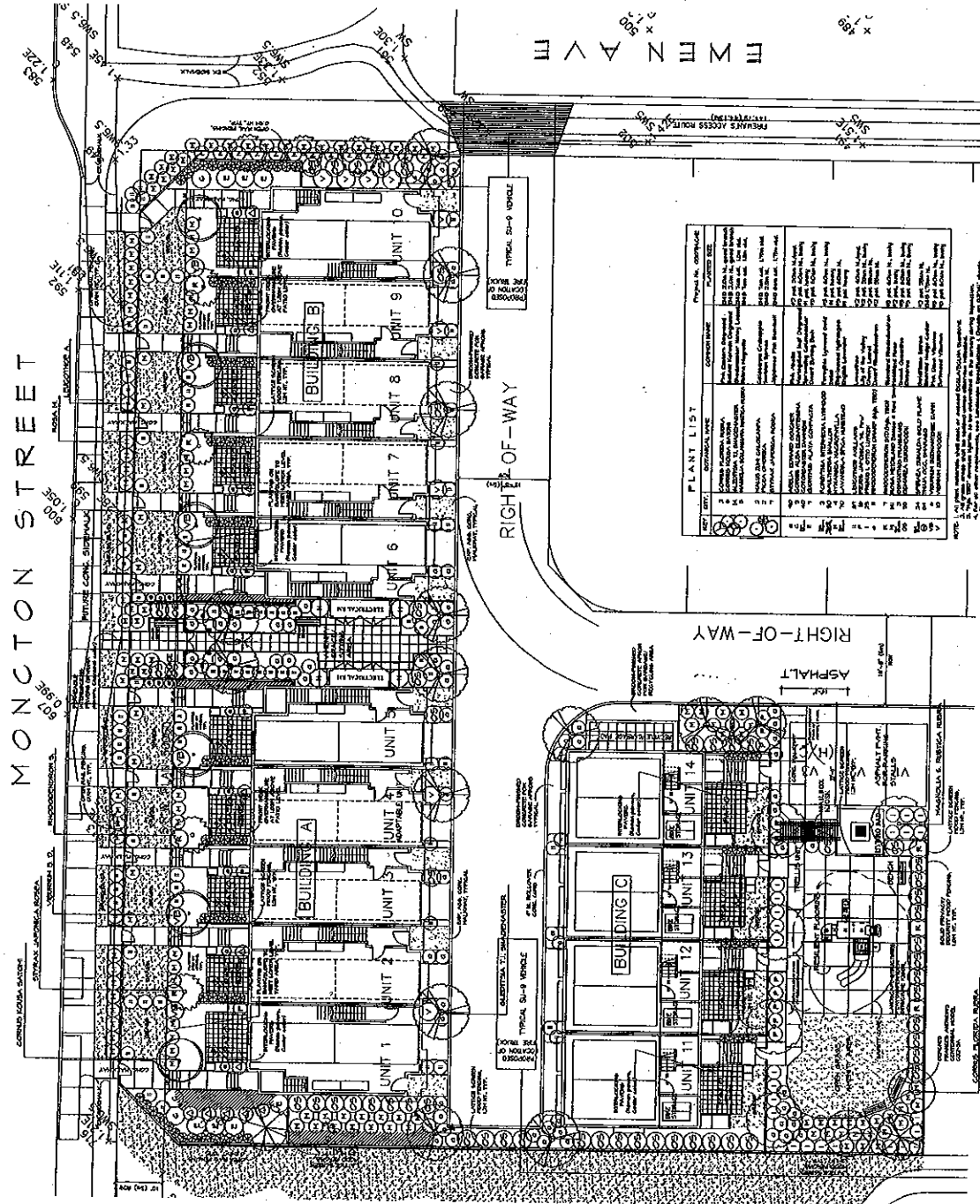
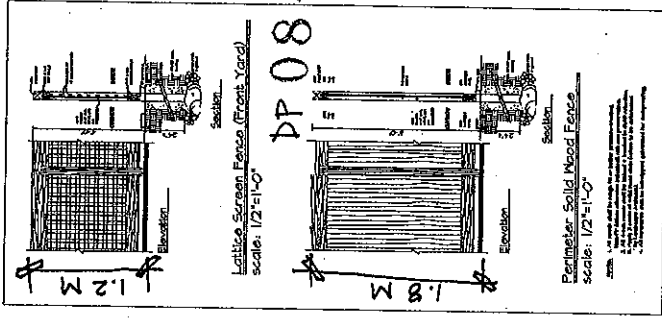
4560 MONCTON STREET  
RICHMOND, B.C.

LANDSCAPE SITE/  
PLANTING PLAN

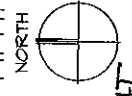
DATE: 01/20/2010  
PROJECT: 4560 MONCTON STREET  
DRAWING: LANDSCAPE SITE/PLANTING PLAN  
SCALE: 1/2" = 1'-0"



MAILEX DETAIL  
3/4" = 1'-0"

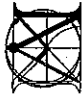


NO.	SYMBOL	PLANT NAME	COMMON NAME	PLANTING SPECIFICATIONS
1	(Symbol)	...	...	...
2	(Symbol)	...	...	...
3	(Symbol)	...	...	...
4	(Symbol)	...	...	...
5	(Symbol)	...	...	...
6	(Symbol)	...	...	...
7	(Symbol)	...	...	...
8	(Symbol)	...	...	...
9	(Symbol)	...	...	...
10	(Symbol)	...	...	...
11	(Symbol)	...	...	...
12	(Symbol)	...	...	...
13	(Symbol)	...	...	...
14	(Symbol)	...	...	...
15	(Symbol)	...	...	...
16	(Symbol)	...	...	...
17	(Symbol)	...	...	...
18	(Symbol)	...	...	...
19	(Symbol)	...	...	...
20	(Symbol)	...	...	...



**NOTE: ALL WORKS BEYOND PROPERTY LINE DESIGNED + CONSTRUCTED VIA SEPARATE SERVICING AGREEMENT**

FRED LIU & ASSOCIATES, INC.  
BOSLA OSLA ASLA  
2020 Sutorino Avenue Vancouver BC V6P 2E3  
VAN. 321-1800 TEL: (604) 321-1541



**MATTHEW CHENG ARCHITECT INC.**  
 4860 MONCTON STREET, RICHMOND, B.C. V6X 2P9  
 TEL: (604) 271-1541 FAX: (604) 271-1541  
 WWW: MCHENGARCHITECT.COM

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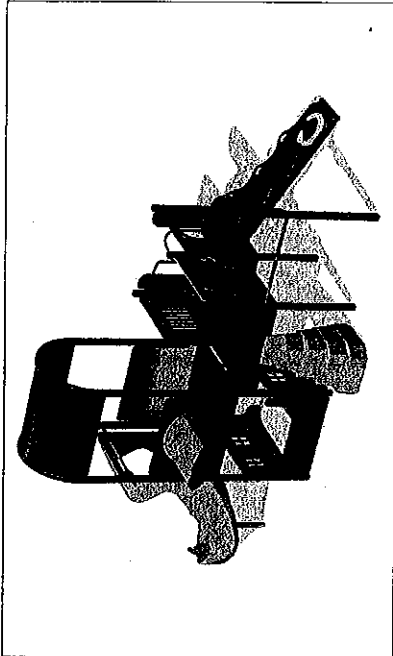
NO.	DATE	DESCRIPTION
1	2004	CONCEPT DESIGN
2	2004	PRELIMINARY DESIGN
3	2004	FINAL DESIGN
4	2004	CONSTRUCTION DOCUMENTS

PLAN # BB  
 JAN 06 2010  
 DP 08 441302

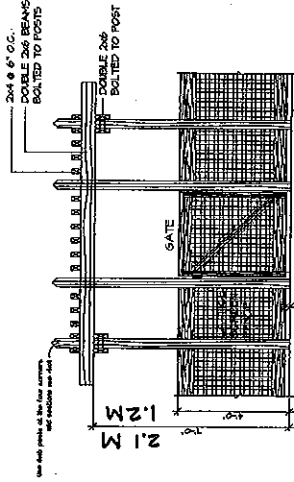
4860 MONCTON STREET  
 RICHMOND, B.C.

TYPICAL  
 LANDSCAPE  
 DETAILS

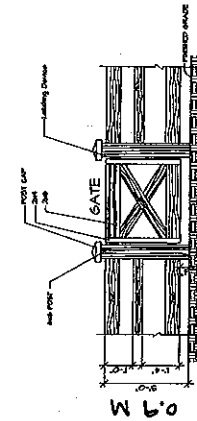
DATE	2004
SCALE	AS NOTED
PROJECT	COFHORE
CLIENT	2080 Scarborough Avenue Vancouver BC V6P 2J5
DESIGNER	Matthew Cheng
DATE	2004
SCALE	AS NOTED
PROJECT	COFHORE
CLIENT	2080 Scarborough Avenue Vancouver BC V6P 2J5
DESIGNER	Matthew Cheng



PLAY STRUCTURE DETAILS  
 NOT TO SCALE



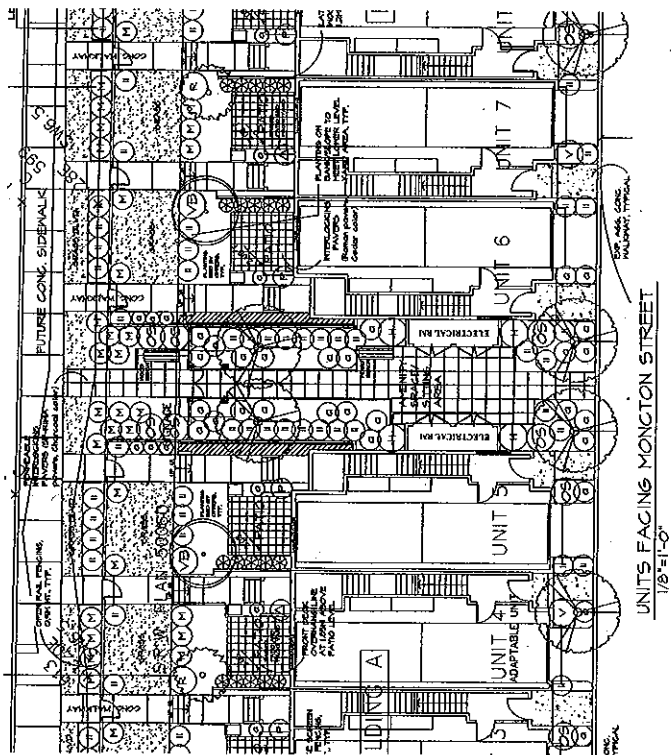
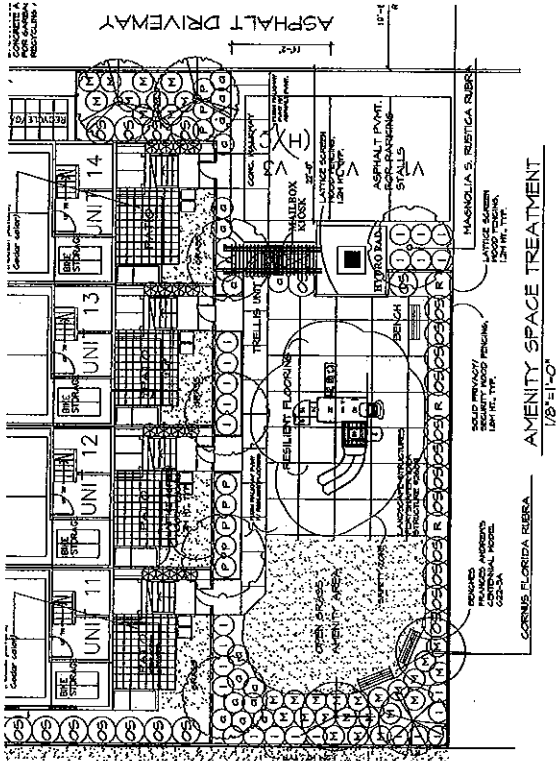
Trellis Unit w/ Lattice Screen Fence  
 1/2"=1'-0"



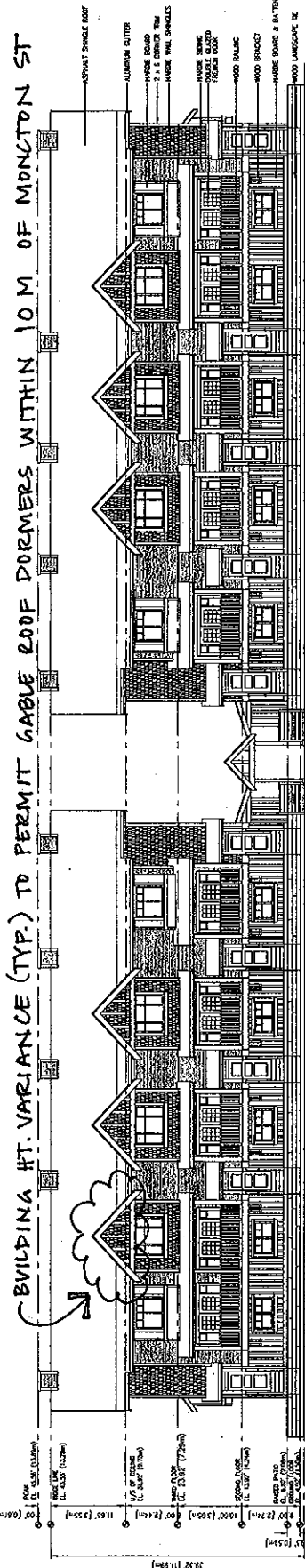
OPEN RAIL FENCING  
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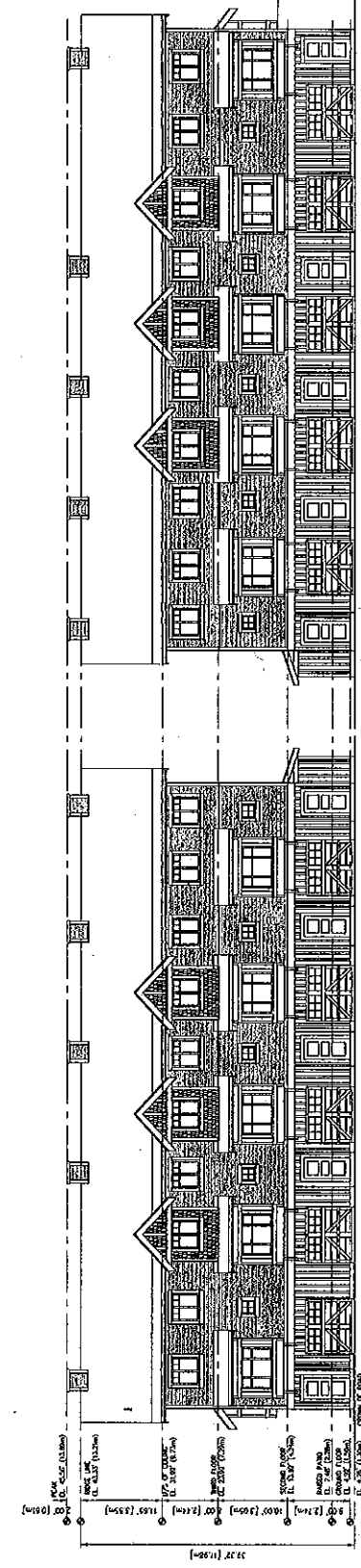
FRED LIU & ASSOCIATES, INC.  
 BCSLA CSLA ASLA  
 2080 Scarborough Avenue Vancouver BC V6P 2J5  
 TEL: (604) 327-1541 FAX: 327-4820



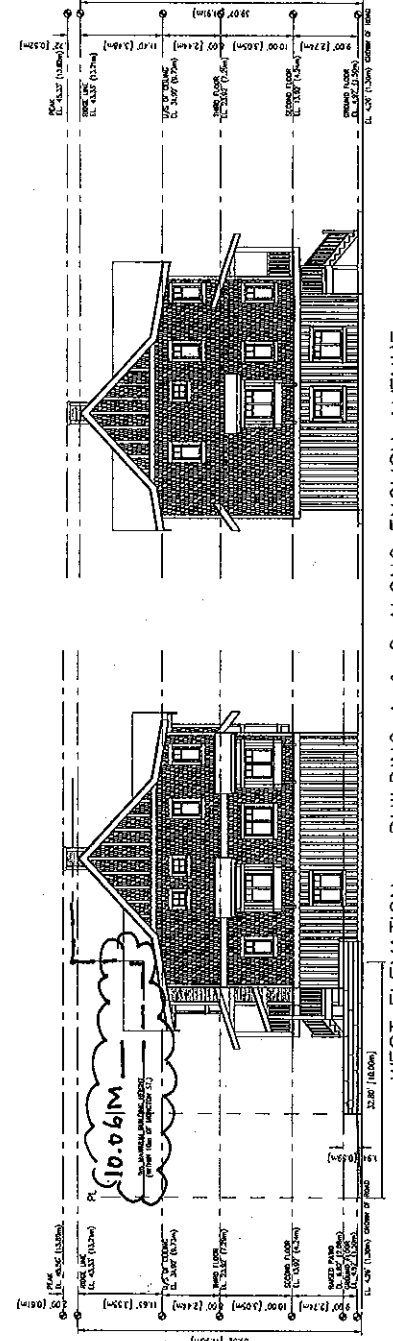
BUILDING HT. VARIANCE (TYP.) TO PERMIT GABLE ROOF FORMERS WITHIN 10M OF MONCTON ST



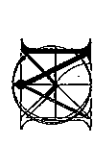
NORTH ELEVATION - BUILDING B & A (MONCTON STREET ELEVATION)



SOUTH ELEVATION - BUILDING A & B



WEST ELEVATION - BUILDING A & C ALONG ENGLISH AVENUE



**MATTHEW CHENG ARCHITECT INC.**  
 1000 WEST 10TH AVENUE, SUITE 100  
 RICHMOND, B.C. V6X 3E7  
 TEL: 604-273-1111  
 WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 2009/10/27  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 PROJECT NO: 08441302  
 SHEET NO: 01 OF 02  
 SCALE: AS SHOWN  
 PROJECT: 4360 MONCTON ST. RICHMOND, B.C.

Comments

PROJECT TITLE:  
**4360 MONCTON ST.  
 RICHMOND, B.C.**

SHEET TITLE:  
**ELEVATION**

PLAN # 4  
 JAN 04 2010  
**DP 08441302**

Client:	
Architect:	
Engineer:	
Surveyor:	
Project Number:	
Revision Date:	2009/10/27
Print Date:	2009/10/27
Sheet No.:	01 OF 02
Project No.:	08441302

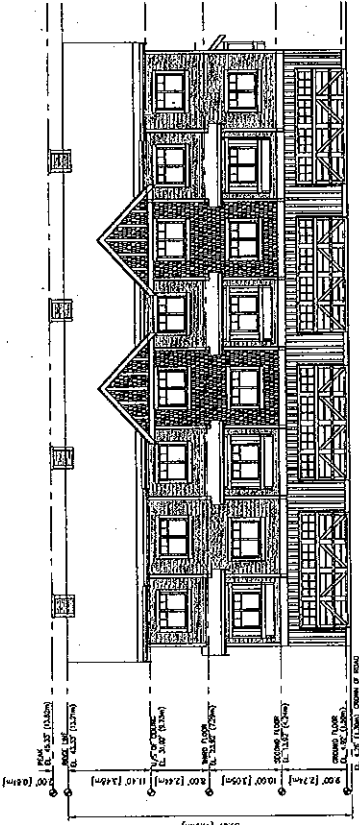
**D04**



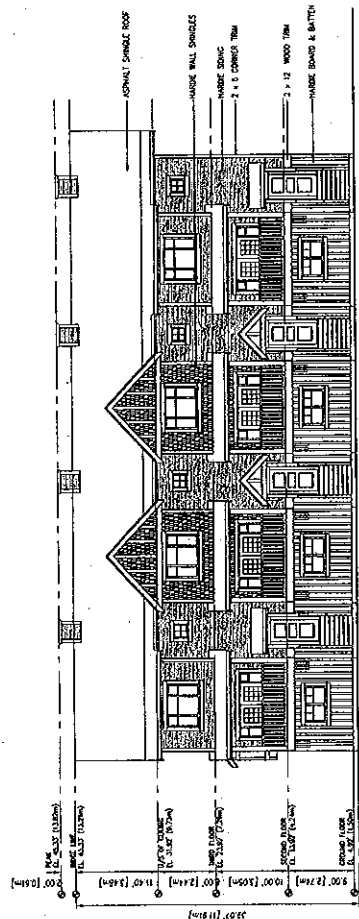
**MATTHEW CHENG ARCHITECT INC.**

1000 WEST 10TH AVENUE  
SUITE 200  
VANCOUVER, BC V6H 2Y6  
TEL: 604-681-7777  
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT AND THE SCALE: THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS AND SHALL BE RESPONSIBLE FOR THE ACCURACY AND INTERPRETATION OF ALL DIMENSIONS AND MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND INTERPRETATION OF ALL DIMENSIONS AND MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND INTERPRETATION OF ALL DIMENSIONS AND MATERIALS.

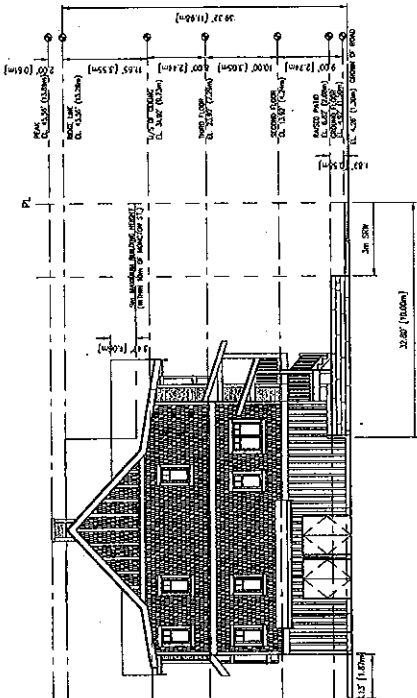


**SOUTH ELEVATION - BUILDING C**

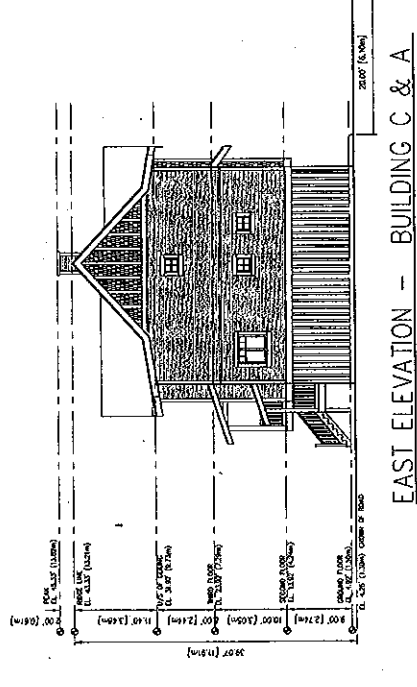


**NORTH ELEVATION - BUILDING C**

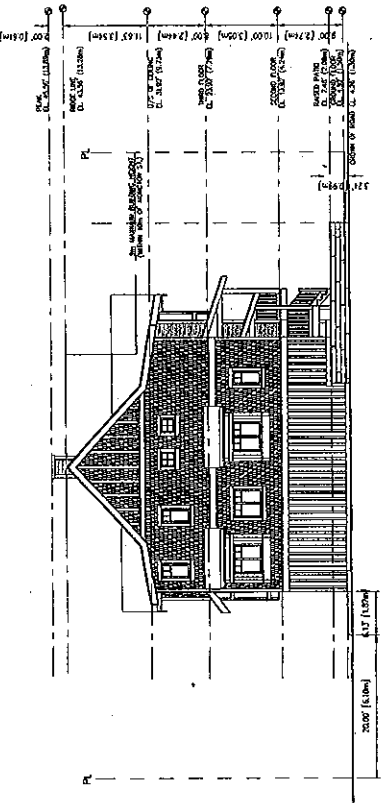
NOTES:  
1. REFER TO ALL DIMENSIONS AND MATERIALS AND SHALL BE RESPONSIBLE FOR THE ACCURACY AND INTERPRETATION OF ALL DIMENSIONS AND MATERIALS.  
2. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND INTERPRETATION OF ALL DIMENSIONS AND MATERIALS.  
3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND INTERPRETATION OF ALL DIMENSIONS AND MATERIALS.



**EAST ELEVATION - BUILDING C & A**



**WEST ELEVATION - BUILDING R**



**EAST ELEVATION - BUILDING B**

CONTRACTOR:

PROJECT TITLE:  
**4360 MONCTON ST.  
RICHMOND, B.C.**

SHEET TITLE:  
**ELEVATIONS**

**PLAN # 5**  
**DP08441302**

**JAN 04 2010**

DATE: 2009/12/29  
PROJECT NUMBER: 2009/12/29

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

**D05**







**MATTHEW CHENG  
ARCHITECT INC.**

1000 WEST 4TH AVENUE  
VANCOUVER, BC V6H 3K7  
TEL: 604-278-1111  
WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 2007/07/17  
REVISION: 2007/07/17  
DRAWN BY: MCH  
CHECKED BY: MCH  
PROJECT NO: 08441302  
SHEET NO: 10 OF 10  
SCALE: 1/8" = 1'-0"  
PROJECT NAME: 4350 MONCTON ST. RICHMOND, B.C.  
DATE: 2007/07/17  
REVISION: 2007/07/17  
DRAWN BY: MCH  
CHECKED BY: MCH  
PROJECT NO: 08441302  
SHEET NO: 10 OF 10  
SCALE: 1/8" = 1'-0"  
PROJECT NAME: 4350 MONCTON ST. RICHMOND, B.C.

CONTENTS

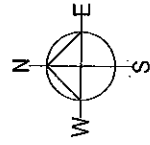
4350 MONCTON ST.  
RICHMOND, B.C.

GROUND FLOOR PLAN

REF. PLAN

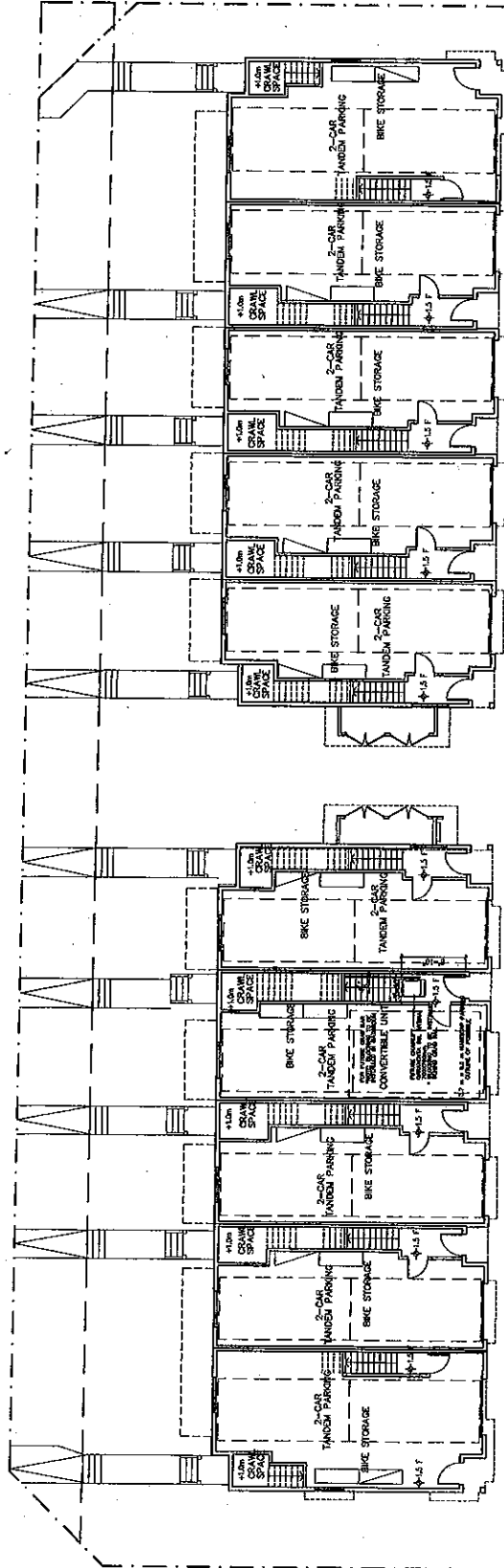
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DP 08441302



DATE: 2007/07/17  
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CHECKED BY: MCH  
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SCALE: 1/8" = 1'-0"  
PROJECT NAME: 4350 MONCTON ST. RICHMOND, B.C.

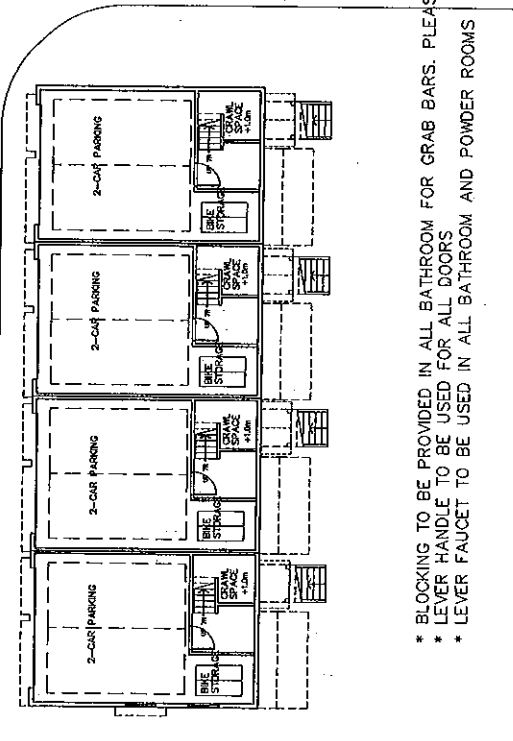
MONCTON STREET



BUILDING B

BUILDING A

BUILDING C



- \* BLOCKING TO BE PROVIDED IN ALL BATHROOM FOR GRAB BARS. PLEASE REFER TO #10.
- \* LEVER HANDLE TO BE USED FOR ALL DOORS
- \* LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS



**MATTHEW CHENG ARCHITECT INC.**

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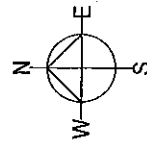
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DATE: 2009/10/26  
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 SCALE: 1/8" = 1'-0"  
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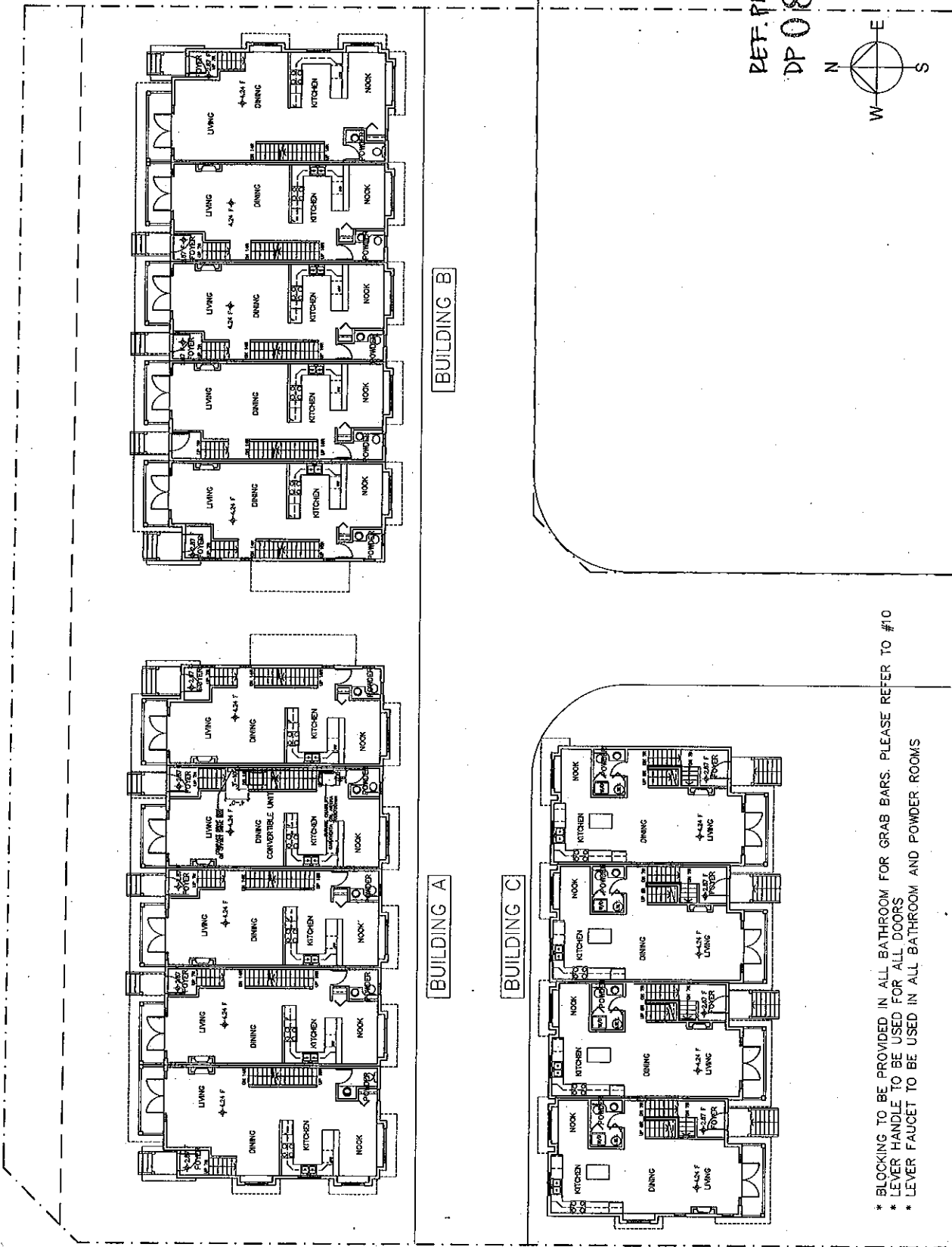
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 4360 MONCTON ST.  
 RICHMOND, B.C.

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 DP 08441302



DATE: 2009/10/26  
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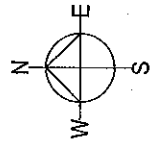
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Comments

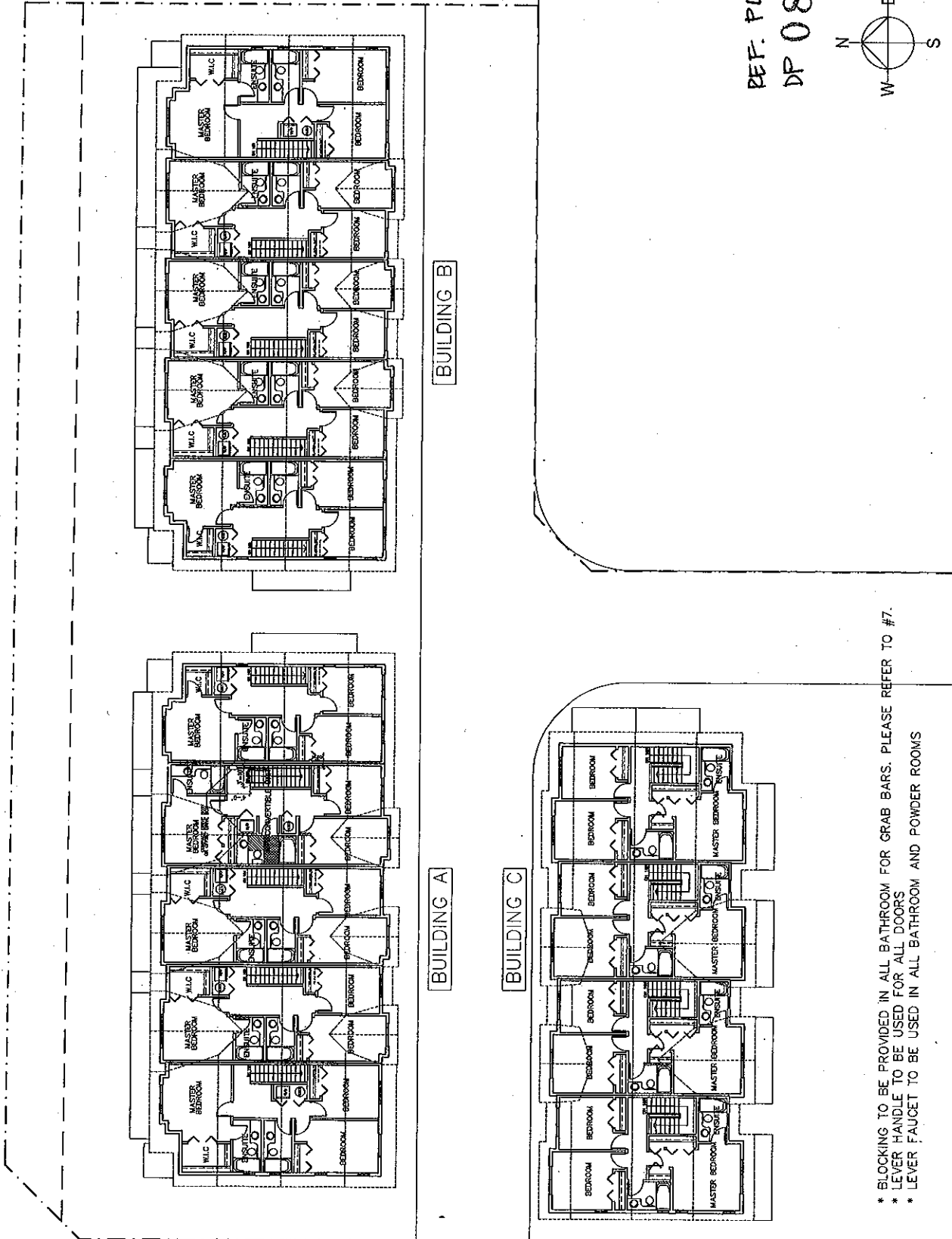
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 RICHMOND, B.C.

Sheet Title  
 THIRD FLOOR PLAN

REF. PLAN DP 08441302  
 JAN 04 2010



Scale: 1/8" = 1'-0"  
 Project Number: 4360 MONCTON ST.  
 Date: 2009/01/04  
 Rev. No.: D08



\* BLOCKING TO BE PROVIDED IN ALL BATHROOM FOR GRAB BARS. PLEASE REFER TO #7.  
 \* LEVER HANDLE TO BE USED FOR ALL DOORS  
 \* LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS