



# City of Richmond

## Agenda

### Development Permit Panel

**Council Chambers, City Hall  
6911 No. 3 Road**

**Wednesday, June 10, 2015  
3:30 p.m.**

#### Minutes

*Motion to adopt the minutes of the Development Permit Panel meeting held on Wednesday, May 27, 2015.*

1. **General Compliance Ruling**  
**Development Permit 07-363924**  
(REDMS No. 4468201)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road)

#### Director's Recommendation

*That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).*

2. **New Business**
3. **Date of Next Meeting:** **Wednesday, June 24, 2015**
4. **Adjournment**



# City of Richmond

Minutes

## Development Permit Panel Wednesday, May 27, 2015

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, Chair  
John Irving, Director, Engineering  
Victor Wei, Director, Transportation

The meeting was called to order at 3:32 p.m.

### Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 13, 2015, be adopted.*

CARRIED

### 1. Development Permit 15-692659

(File Ref. No.: DP 15-692659) (REDMS No. 4569943)

APPLICANT: Polygon Kingsley Estates Ltd.

PROPERTY LOCATION: 10440 and 10460 No. 2 Road

#### INTENT OF PERMIT:

1. Permit the construction of a townhouse development with 133 units at 10440 and 10460 No. 2 Road on a site zoned "Town Housing (ZT72) – London/Steveston (No. 2 Road)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 3.0 m to 2.23 m for Building TH-16.

1.

## Development Permit Panel

### Wednesday, May 27, 2015

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#### **Applicant's Comments**

Chris Ho, Vice-President for Development, Polygon, provided a brief introduction to the proposed development and introduced the members of the design team for the project.

With the aid of a PowerPoint presentation (attached to and forming part of these minutes as Schedule 1), Keith Hemphill, Rositch Hemphill Architects, provided background information on (i) the site context and lay-out of the proposed development and (ii) the arrangement of two and three-story townhouse buildings to fit well with a predominantly single-family neighbourhood.

Also, Mr. Hemphill pointed out the factors which influenced the project's site planning including the following:

- the existing traffic signal at the intersection of No. 2 Road and Wallace Street;
- the existing heritage tree at the entry to the subject site;
- the required 4.26 acre park dedication to add to the existing London/Steveston Park;
- the north and south public greenways providing access to the park; and
- the preservation of the character of No. 2 Road at the site entrance, resulting in the introduction of a public art plaza.

In addition, Mr. Hemphill noted (i) the integration of affordable housing units within the proposed development, (ii) the siting of the future child care facility at the northwest corner of the site, (iii) the central location of the amenity building and the outdoor amenity area, (iv) the character of the townhouse units, and (v) the stepping down to two-storey of the townhouse units adjacent to the single-family homes to the north and south of the proposed development.

Doug Shearer, Hapa Collaborative, briefed the Panel on (i) the open space hierarchy, (ii) the proposed pedestrian and vehicular circulation within the site, (iii) the landscape plan, (iv) the site sections, and (v) the proposed planting scheme.

#### **Staff Comments**

Barry Konkin, Program Coordinator-Development, advised that the applicant has worked with City staff and the Advisory Design Panel to resolve design issues including the design of the two public greenways and the project's interface with the single-family neighbourhood to the north, east and south of the proposed development and with the park to the east.

Mr. Konkin further advised that through a Servicing Agreement, the applicant will undertake significant road frontage improvements and servicing upgrades including an upgrade to the Oeser sanitary pump station.

In reply to a query from the Panel, Mr. Konkin noted that the London/Steveston Park Concept Plan was endorsed by the General Purposes Committee in its meeting on May 19, 2015.

## Development Permit Panel

### Wednesday, May 27, 2015

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#### **Panel Discussion**

In reply to queries from the Panel, Mr. Ho stated that (i) as per the applicant's recent consultation with Parks staff, the park will remain unlighted and that no lighting will be introduced within the north and south public greenways to be consistent with the character of the park, (ii) a space within the garage of townhouse units is allotted for individual garbage and recycling pick-up, and (iii) the outdoor children's play area will focus on the needs of younger children due to the proximity of the large playground in the existing park.

In reply to a query from the Panel with regard to the rationale for the requested variance, Mr. Shearer explained that the proposed project design and the required dedication of an additional land to the existing park necessitated the applicant's request to reduce the minimum rear yard setback for Building TH-16. Mr. Konkin added that the variance was requested to accommodate staff request improvements in the design and articulation of one façade of the building which is visible from the proposed adjacent park.

In reply to a query from the Panel, Mr. Ho advised that the proposed public art piece will be lighted.

Discussion ensued with regard to the design of single garage doors in townhouse buildings, in particular Buildings TH 4, 5, 8, 12 and 13. In reply to queries from the Panel, Mr. Ho noted that (i) there is extensive landscaping between the driveways of unit garages, (ii) the single garage doors, in conjunction with the landscaping and the decks above, provide better and richer articulation to the internal road elevation of townhouse buildings, and (iii) proposed improvements to the unit garage design should be seen in the larger context of the overall landscaping of the internal road elevation of townhouse buildings.

Discussion ensued with regard to wayfinding within the proposed development. In response to queries from the Panel, Mr. Ho advised that (i) signage will be installed providing directions to the individual townhouse units and to the park, (ii) the east-west and north-south main mews will have different landscaping treatments to assist pedestrians in wayfinding, and (iii) the main east-west roads are slightly curved to focus the view of the pedestrian to the side of the buildings which have pedestrian entrances and not to the garage entries.

In response to queries from the Panel on pedestrian access to the park, Mr. Konkin advised that in the Servicing Agreement discussions, it was agreed that the applicant will provide signage at the main plaza entry to direct pedestrians to the park through the north and south public greenways. Mr. Ho added that the private connections in the proposed development to the public greenways and to the park are provided with lockable gates.

In response to a query from the Panel, Mr. Shearer noted that pedestrians can access the townhouse units from the bus stop along No. 2 Road through the public plaza and the main east-west mews.

## Development Permit Panel

### Wednesday, May 27, 2015

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In response to queries from the Panel, Mr. Ho advised that (i) the affordable units are provided with a single indoor garage and one outdoor parking space for a small car as proposed during the rezoning application, and (ii) the small bedroom on the ground floor of the affordable units can accommodate a single bed.

#### **Correspondence**

None.

#### **Gallery Comments**

Steven May, 6240 Goldsmith Drive, expressed his appreciation to the applicant, City staff and Council for listening to and addressing the concerns of the neighbours regarding the proposed development's interface with adjacent single-family homes, the design of the proposed park, and the provision of adequate parking.

#### **Panel Discussion**

The Panel commended the applicant for (i) the positive outcome of the rezoning and development permit application process, (ii) a well-designed and high quality project which is a welcome addition to the community, and (iii) the Tudor style townhouses which fit well with the neighbourhood and the adjacent park.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a townhouse development with 133 units at 10440 and 10460 No. 2 Road on a site zoned "Town Housing (ZT72) – London/Steveston (No. 2 Road)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 3.0 m to 2.23 m for Building TH-16.*

**CARRIED**

**2. New Business**

**3. Date of Next Meeting: Wednesday, June 10, 2015**

4.

**Development Permit Panel**  
**Wednesday, May 27, 2015**

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**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:20 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 27, 2015.

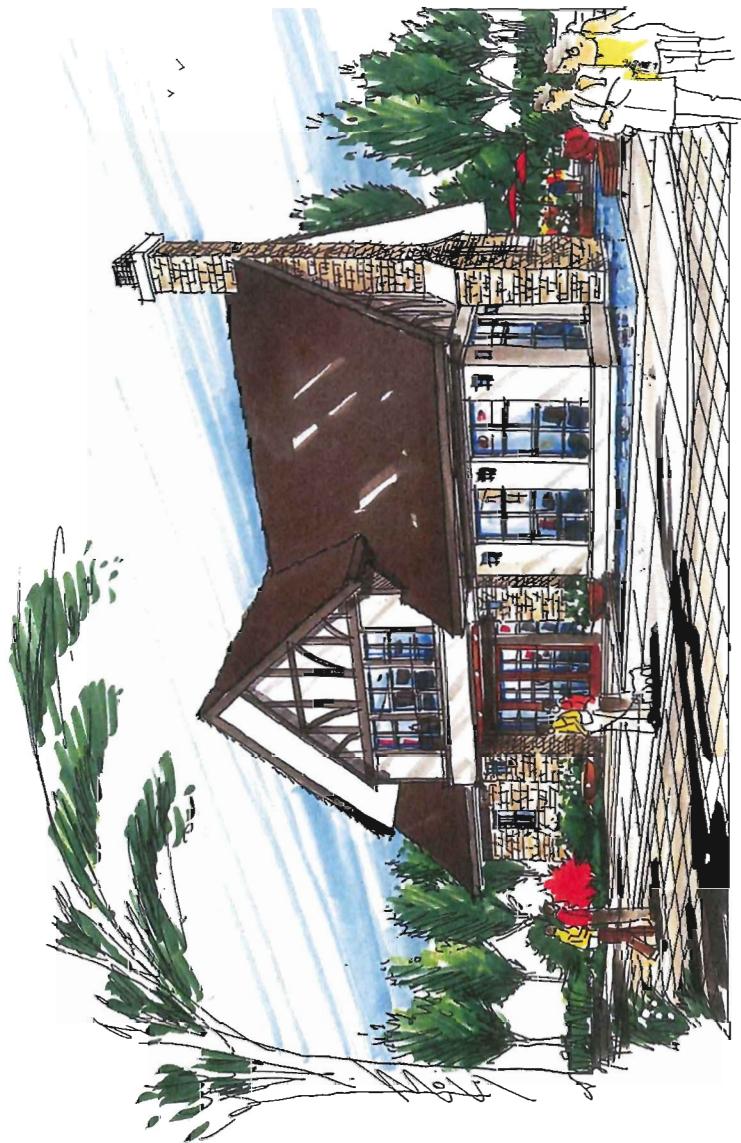
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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

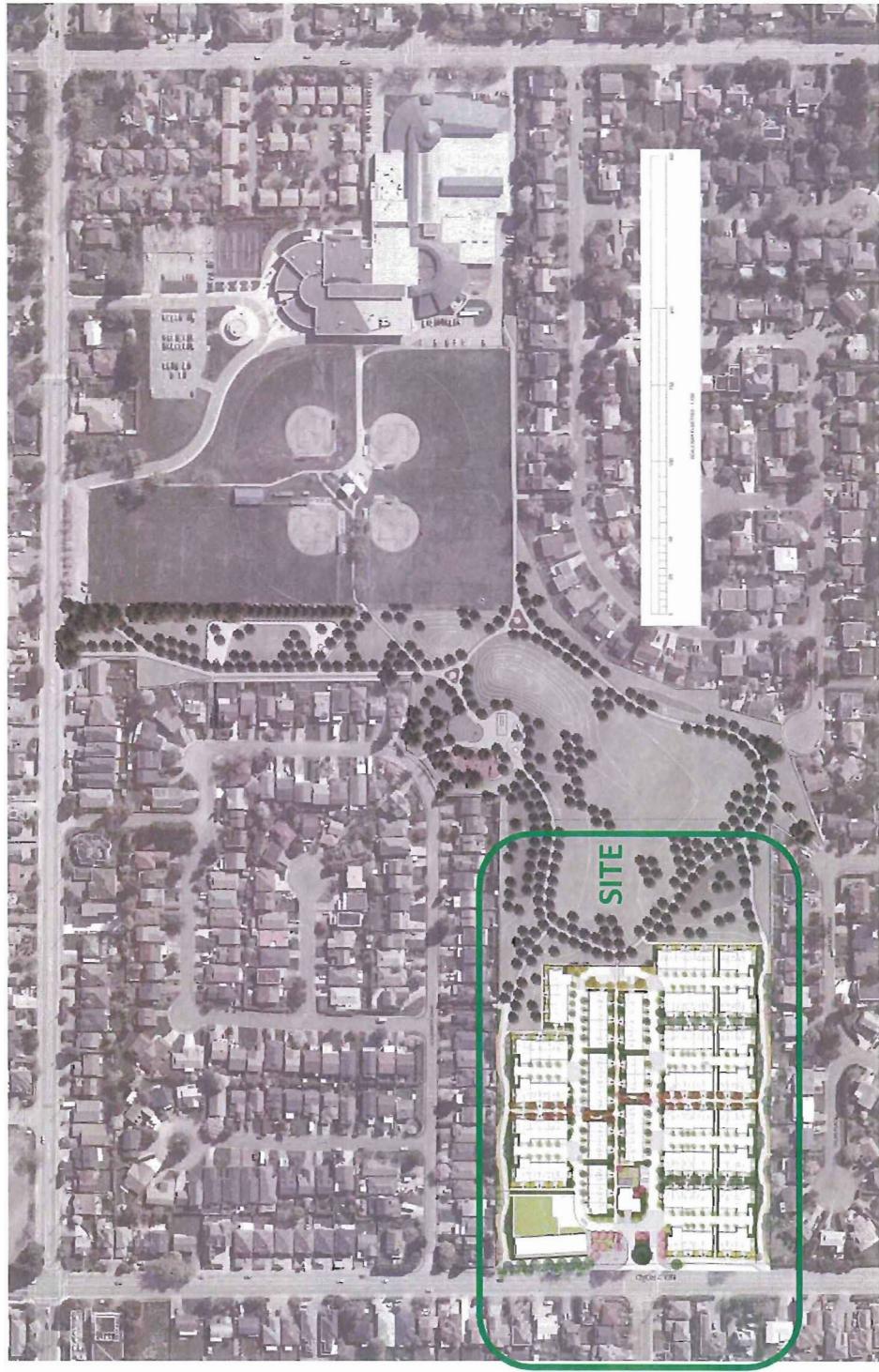
Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 27, 2015.



# "KINGSLEY"

Steveston High School Site  
Richmond, BC





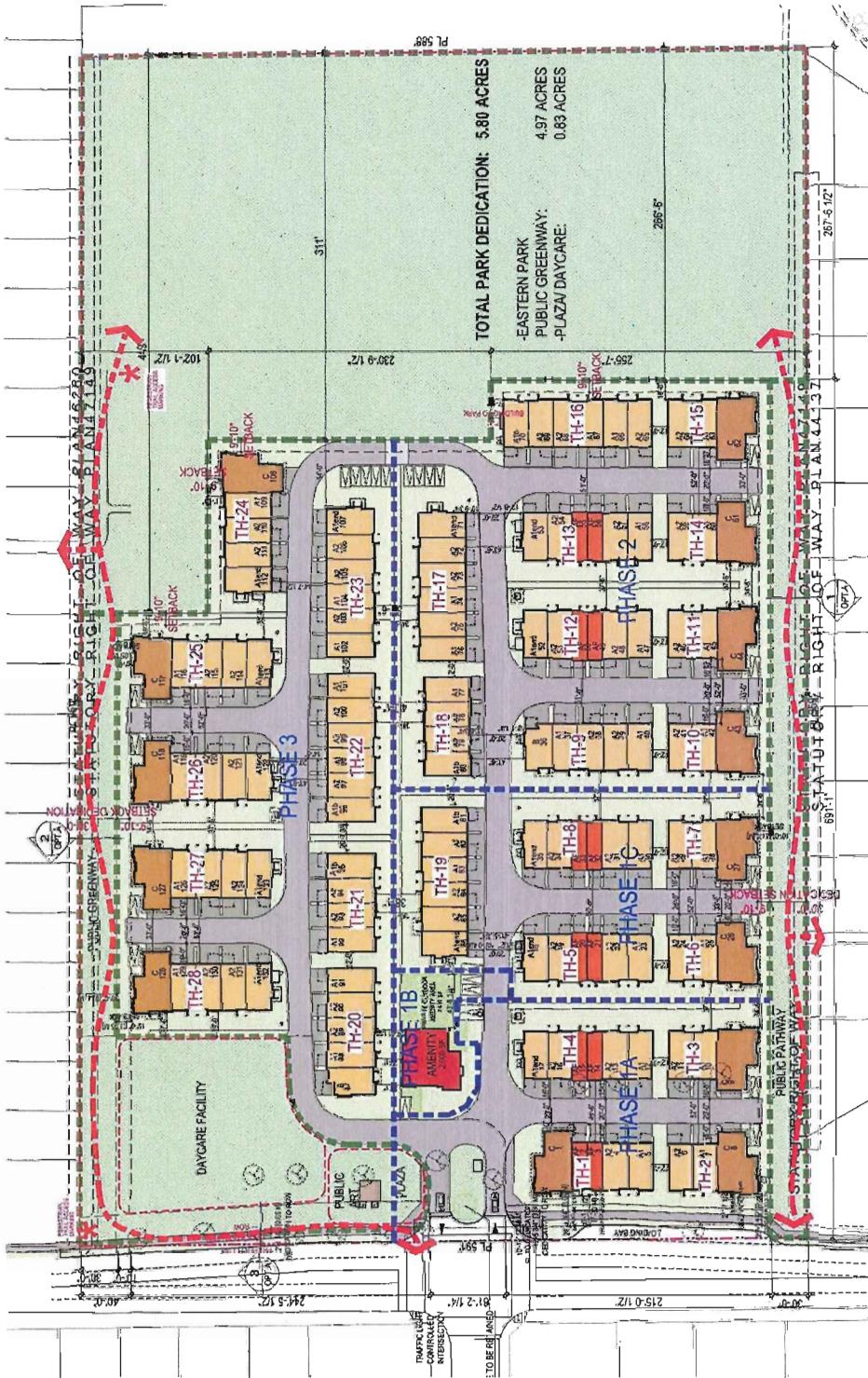
KINGSLEY ESTATES: CONTEXT PLAN

604.809.4150  
napicobco.com

Napa  
Collaborative  
Landscape Architecture  
Urban Design

403-375 West 17th Avenue  
Vancouver, BC V5T 1J6

**HAPA**



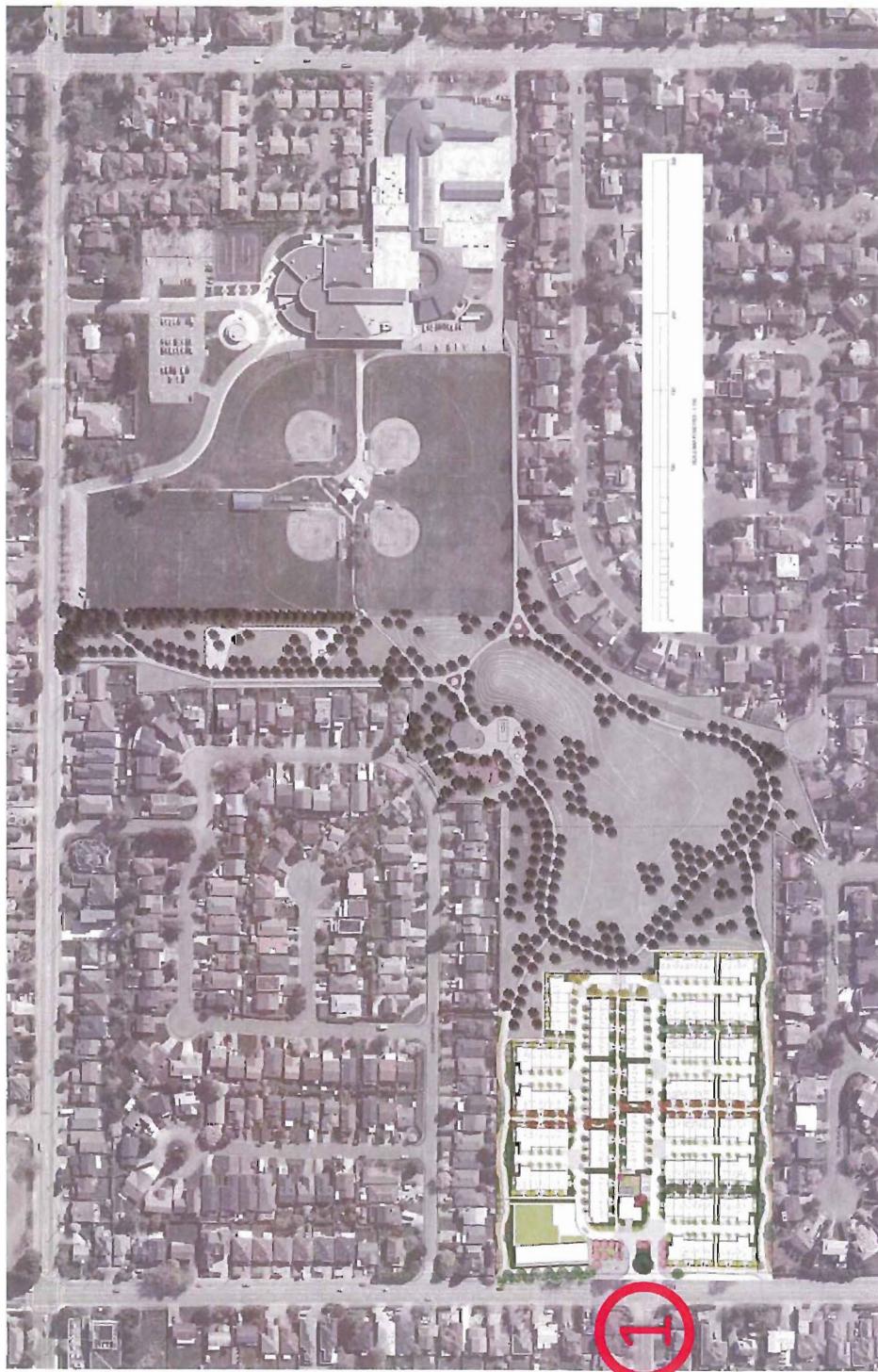
# HAPA

604 909-1510  
hapa.com

Landscape Architecture  
403-375 West Fifth Avenue  
Vancouver, BC V5Y 1J6

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KINGSLEY ESTATES: CONTEXT PLAN



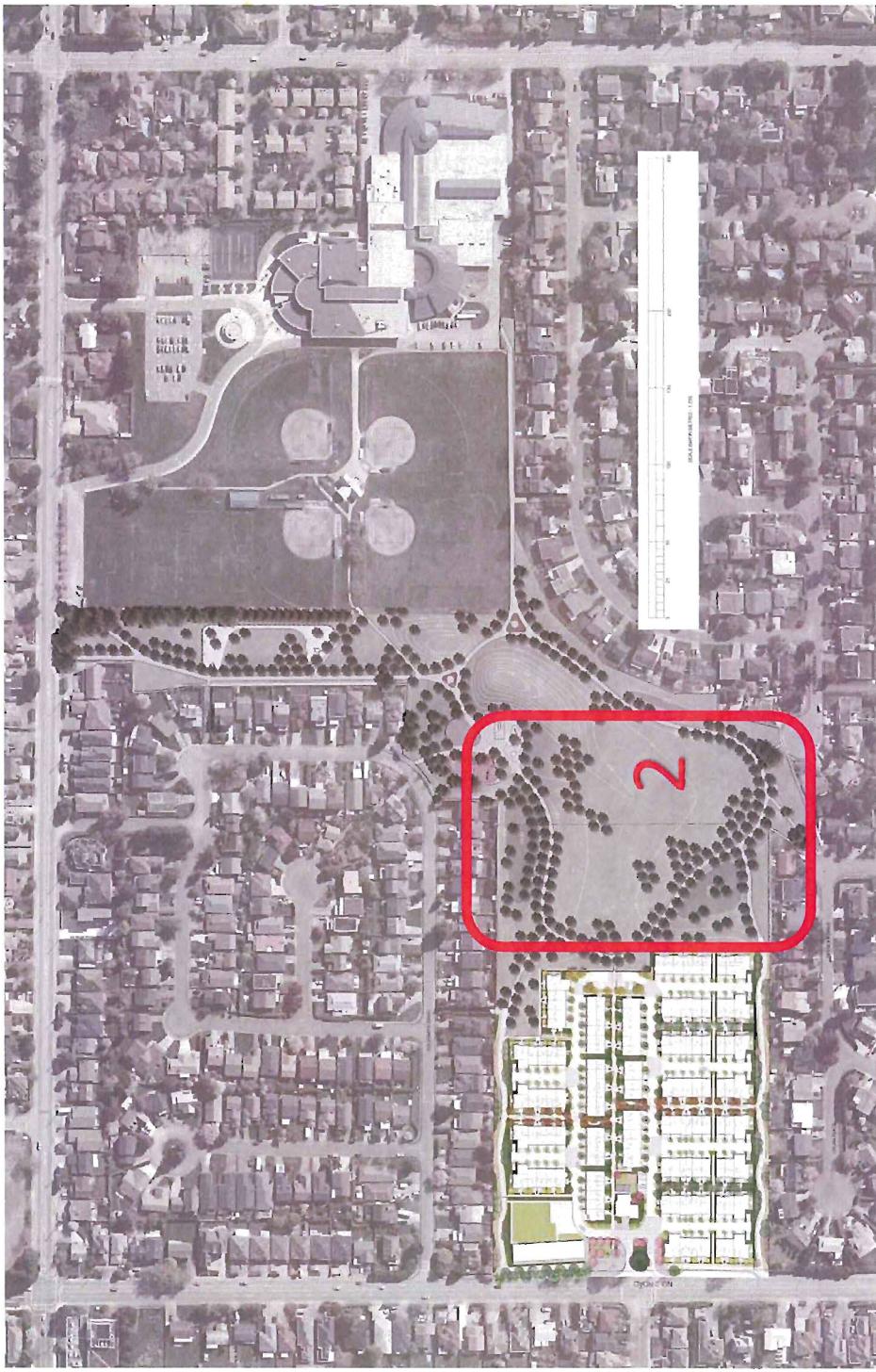
# HAPA

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KINGSLEY ESTATES: CONTEXT PLAN  
Kingsley Estates





KINGSLEY ESTATES: SITE PLAN

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COLLABORATIVE

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403-373 West Fifth Avenue  
Vancouver, BC V5Y 1S6

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Kingsley Estates, Site Plan  
NO. 2 ROAD





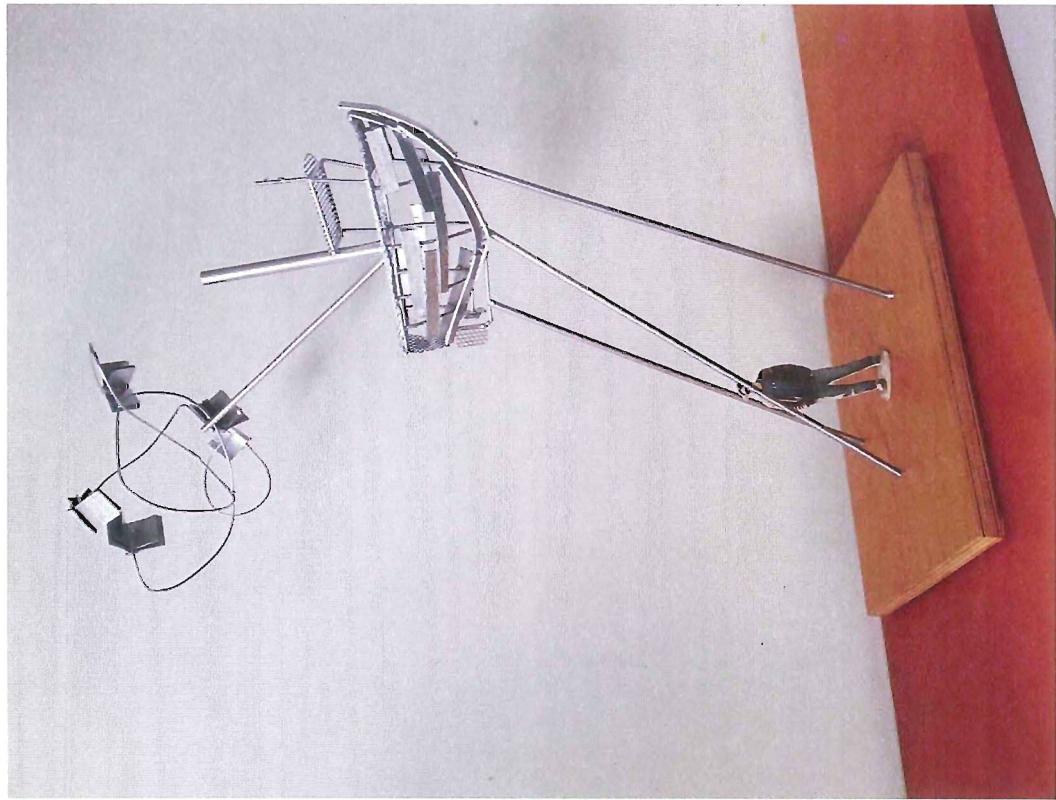
KINGSLEY ESTATES: SITE PLAN

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KINGSLEY ESTATES: SITE PLAN

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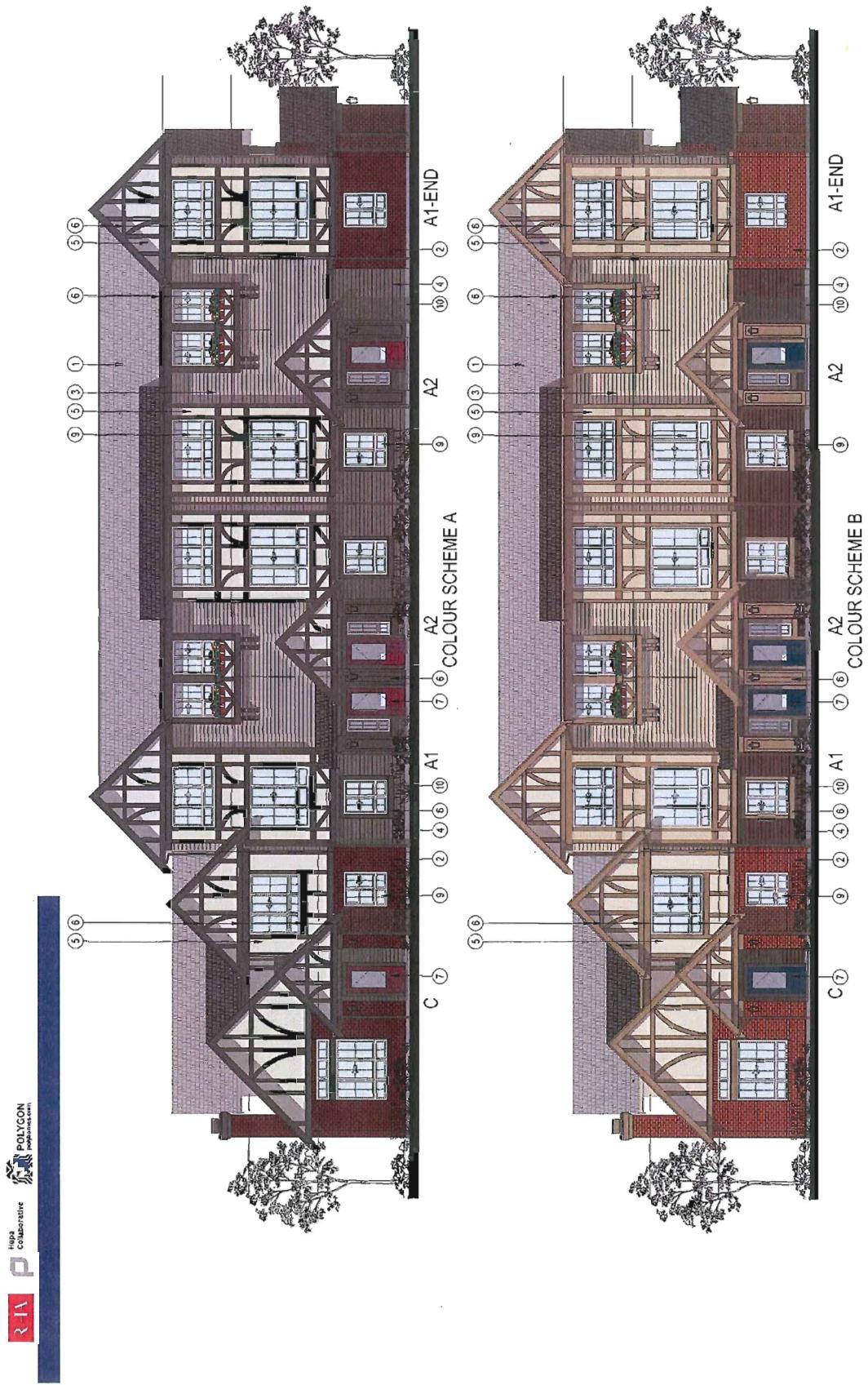
Hapa  
Collaborative

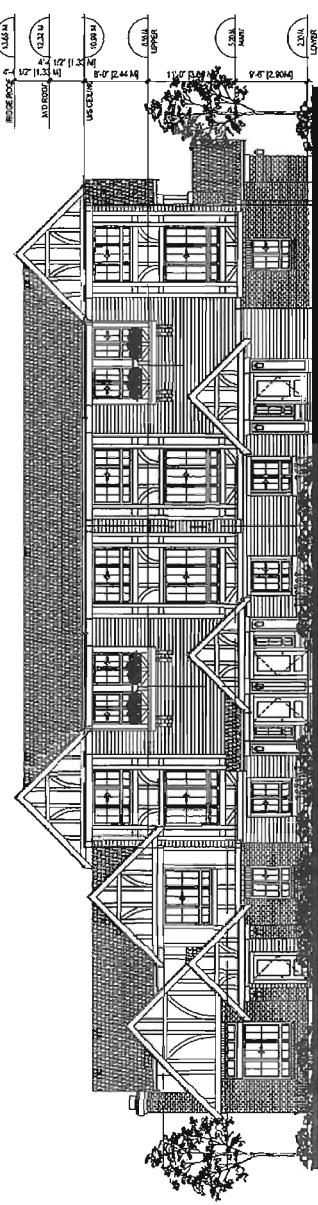
## AMENITY BUILDING

KINGSLEY ESTATES. SITE PLAN





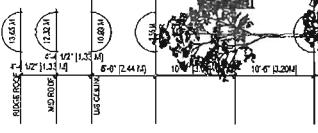
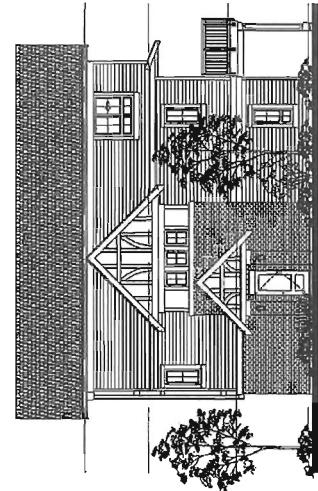




C A1 A2 Mews Elevation

A1-END

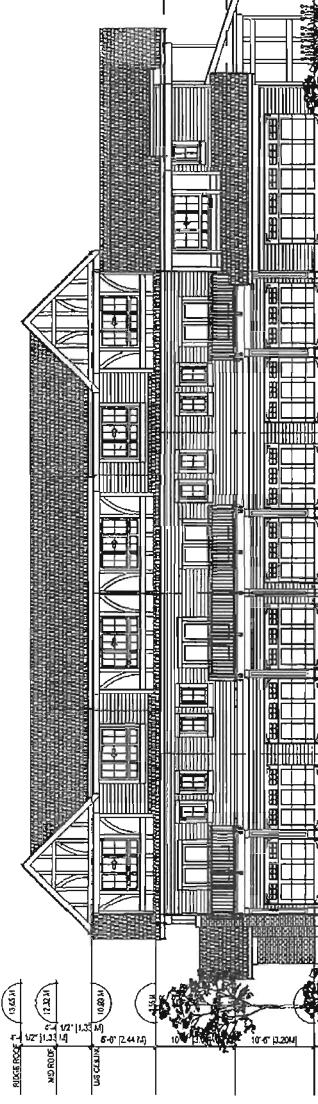
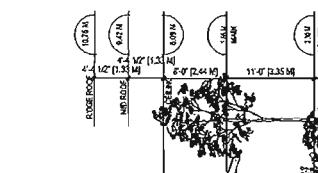
A1-END SIDE ELEVATION (TH-25 & 27)



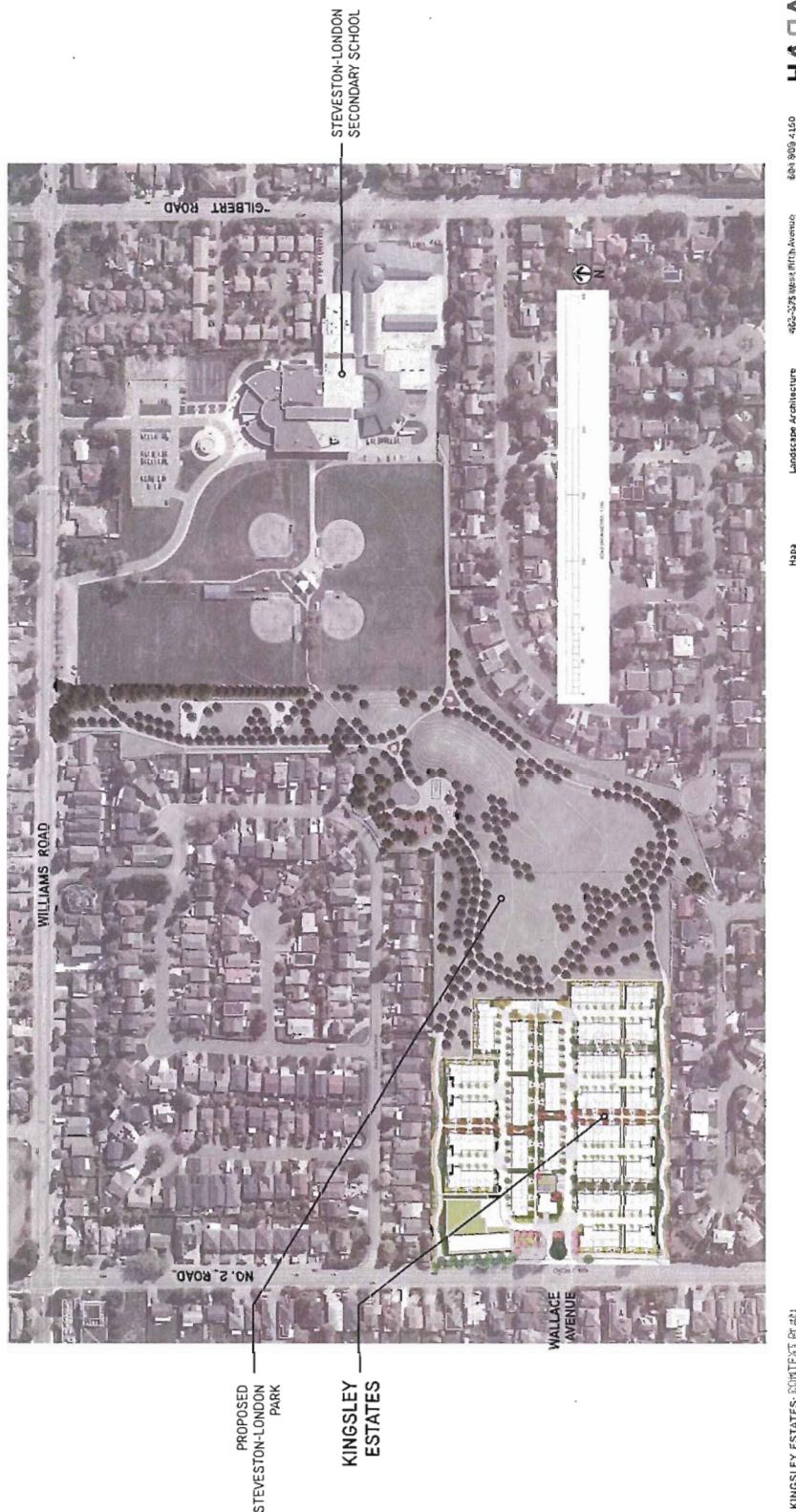
A1-END A2 A2 INTERNAL ROAD ELEVATION A1

C

C SIDE ELEVATION



# CONTEXT PLAN



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<http://hapa.co>

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Urban Design

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# OPEN SPACE HIERARCHY

KINGSLEY ESTATES: SITE ORGANIZATION

## OPEN SPACE HIERARCHY



## HAPA

Unit 303, 4150  
Macmillan, 4th floor  
holabird.com

403-3205 Sweet Street, Victoria, BC  
V8T 5X6

Landmark Architecture  
Urban Design

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Collaborative

# PEDESTRIAN CIRCULATION

KINGSLEY ESTATES. SITE ORGANIZATION

## PEDESTRIAN CIRCULATION



KINGSLEY ESTATES. SITE ORGANIZATION

HAPA

604 603 4150  
hapa@hapa.com

4835 57th Street, Burnaby, BC V5Y 1J5

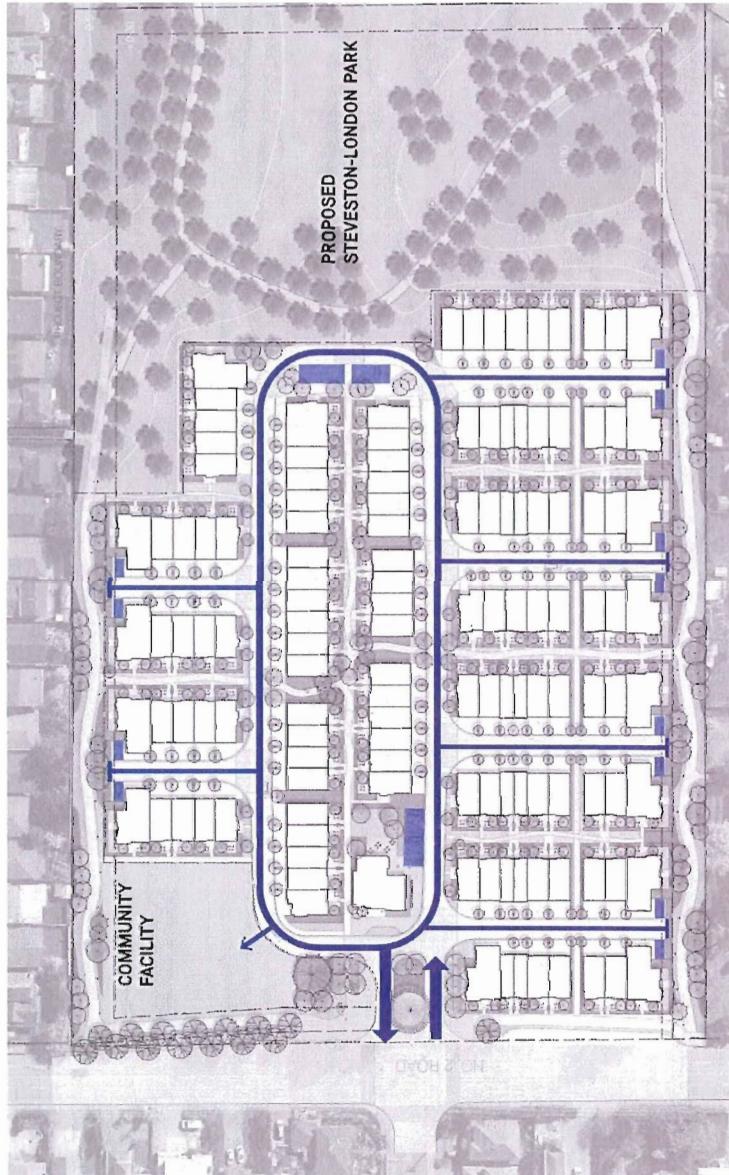
Kingsley Architecture  
Urban Design

HAPA  
Collaborative

## VEHICULAR CIRCULATION

- entry & exit
- internal ring road
- dead end roads
- visitor parking

### VEHICULAR CIRCULATION



KINGSLEY ESTATES: SITE ORGANIZATION

HAPA

403-375 West 11th Avenue  
Vancouver, BC V6Y 1L6

604 920 4150  
hapacobo.com

# LANDSCAPE PLAN



KINGSLEY ESTATES, SITE PLAN  
Landscape Architecture  
Urban Design

# LANDSCAPE PLAN NW CORNER VIEW



KINGLEY ESTATES SITE PLAN NW

HAPA

604 805-4150  
hapa-doo.com

403-375 West 16th Avenue  
Vancouver, BC V6J 1L6

Landscape Architecture  
Urban Design

HAPA Collaborative

# LANDSCAPE PLAN

## NE CORNER VIEW



KINGSLEY ESTATES SITE PLAN NE

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604 909 4150  
hapa@cbc.com

403-375 West Fifth Avenue

Vancouver, BC V6Y 1L6

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Urban Design  
Hapa Collaborative

# LANDSCAPE PLAN SW CORNER VIEW



KINGSLEY ESTATES: SITE PLAN SW

604.699.4150  
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HAPA

Landscape Architecture  
Urban Design  
Hapa Collaborative

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Vancouver, BC V6G 1J6

# LANDSCAPE PLAN

## SE CORNER VIEW



KINGSLEY ESTATES: SITE PLAN SE

HAPA

HA

SO. 1 929 4160  
info@hapa.com

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Vancouver, BC V5T 1G6

HAPA  
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Landscape Architecture  
Urban Design

# SITE SECTIONS - I

HAPA

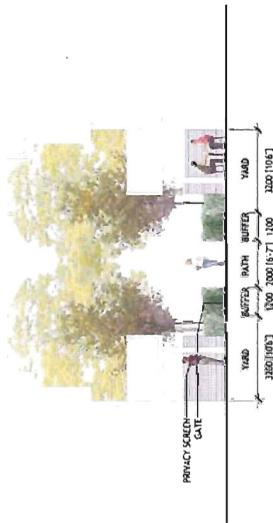
2029-120  
hapaco.com

483-235 West Fifth Avenue  
Vancouver, BC V5Y 1S7

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Urban Design

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Collaborative

SECTION B  
THROUGH N- S GREENWAY TH-8/TH-9 LOOKING NORTH



SECTION A  
THROUGH MULTI USE TRAIL & TH-1



KINGSLEY ESTATES: SECTION S

# SITE SECTIONS - II

HAPA

604-369-4150  
hapaco.com

Landscape Architecture  
Urban Design

SECTION D  
THROUGH TH-23, LANE & PARK

KINGSLEY ESTATES: SECTION D

604-369-4150  
hapaco.com

DESIGN COMPLETED UNDER SEPARATE S.A. —

Landscape Architecture  
Urban Design

PARK

2.0 2.0 →

ROAD

2.30

1.5% →

PARKING

TH-23

ENTRYPATH

TURF

PLANTING

RAMP

ROAD

2.30

2.0 2.0 →

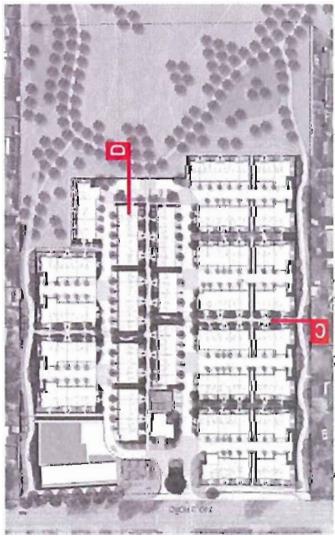
PARK

2.0 2.0 →

PARK

2.0 2.0 →

SECTION C  
THROUGH SOUTH PUBLIC GREENWAY & TH-7 LOOKING WEST



# SITE SECTIONS - III

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hapa@hapa.com

402-375 West 15th Avenue  
Vancouver, BC V6G 1A6

Landscape Architecture  
Urban Design

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SECTION F  
THROUGH NORTH PUBLIC GREENWAY & TH-25 LOOKING WEST

ADJACENT REAR YARD  
2000 [67']  
PATIO  
348 [10']  
TOWNHOUSE  
SETBACK  
1000 [30']  
PUBLIC GREENWAY

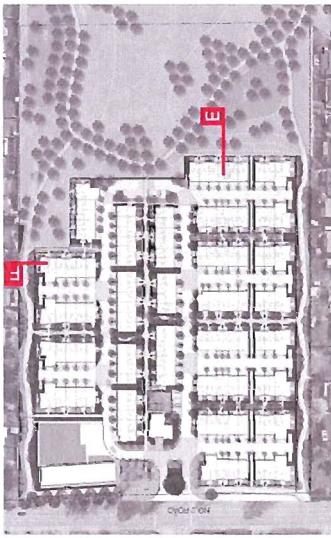
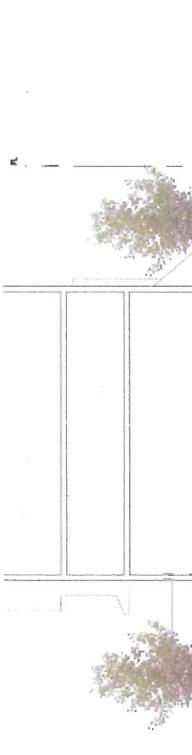
PL

ANL



SECTION E  
THROUGH TH16 AND PARK LOOKING NORTH

PARK  
230  
213  
LEVEL 1  
GARAGE  
DRIVEWAY  
452 [14'-10"]  
1023 [33'-11"]  
5156 [16'-11"]  
YARD  
PATH  
PARK  
PRIVACY SCREEN  
GATE  
2.0  
2.4



KINGSLEY ESTATES: SECTIONS

# SITE SECTIONS - IV

SECTION 6  
THROUGH N-S GREENWAY AT LANE LOOKING NORTH



KINGSLEY ESTATES: SECTIONS

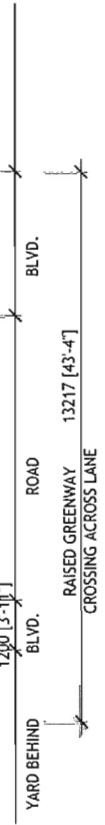
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Landscape Architecture  
Urban Design  
403-375 West 11th Avenue  
Vancouver, BC V5T 1G6  
604.829.4150  
HapaCollab.com

**HAPA**



# SITE SECTIONS - V

SECTION H  
LANE AT N-S GREENWAY LOOKING WEST

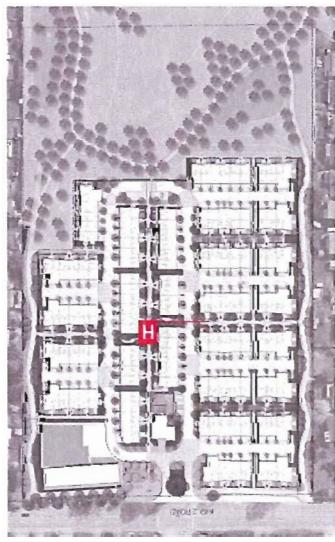


HAPA  
ARCHITECTURE

403-232-7017 | West 15th Street  
Vancouver, BC V6G 2J6  
info@hapaarch.com

KINGSLEY ESTATES: SECTION H  
LANDSCAPE ARCHITECTURE

403-928-4150  
hapaastrobo.com



# DETAIL PLAN: Entry Plaza and Amenity





#### Plant Schedule

Key Qty Botanical Name

		Common Name	Planted Size	Comments		
					KEY #	STY. & DT.
<b>TREES</b>						
AC	Acer palmatum 'Miyagawa'	Japanese Maple	3' Lg. B&B	Upright, spreading, finely divided leaves	10	1' Pct. 30' O.C.
AC	Betula nigra 'Nanakure'	White Birch	20 ft. H. B&B	Smooth bark peeling in vertical strips	12	4' Pct. 30' O.C.
CL	Cercidiphyllum japonicum	Katsura	5' Csa. db. 6' B&B	Leaves turn orange in autumn	13	3' Pct. 15' O.C.
CL	Cornus kousa 'Arapahoe'	Dwarf Kousa	6' Csa. db. 6' B&B	Flowers white, fruit red	14	4' Pct. 15' O.C.
CL	Magnolia kobus	Magolia kobus	2' Csa. db. 6' B&B	Flowers white, fruit red	15	4' Pct. 24' O.C.
CL	Magnolia soulangeana 'Nigra'	Southern Magnolia	2' Csa. db. 6' B&B	Flowers white, fruit red	16	4' Pct. 30' O.C.
IP	Prunus serrulata 'Kwanzan'	Japanese Cherry	10 ft. H. B&B	Flowers pink, fruit red	17	1' Pct. 12' O.C.
IP	Prunus subhirtella 'Autumnalis'	Autumnalis	5' Csa. db. 6' B&B	Flowers pink, fruit red	18	4' Pct. 30' O.C.
IP	Prunus subhirtella 'Shirofugen'	Tai Shirofugen	2.5' Csa. db. 6' B&B	Flowers pink, fruit red	19	4' Pct. 30' O.C.
IP	Spiraea japonica	Japanese Spirea	2.5' Csa. db. 6' B&B	Flowers pink, fruit red	20	4' Pct. 30' O.C.
SHRUBS						
AC	Azalea indica 'Vivian'	Hop Leaf Azalea	4' Pct. 30' O.C.	Flowers pink	21	4' Pct. 30' O.C.
AG	Azalea serratifolia 'Coulter'	Spurred Mountain Azalea	2' Pct. 18' O.C.	Flowers pink	22	4' Pct. 30' O.C.
BP	Bursera x 'Green Mountain'	Bursera x 'Green Mountain'	4' Pct. 18' O.C.	Flowers yellow	23	4' Pct. 30' O.C.
CL	Ceanothus x 'Blue Chip'	Blue Chip	4' Pct. 18' O.C.	Flowers blue	24	4' Pct. 30' O.C.
CL	Conocarpus erectus	Concaro	4' Pct. 18' O.C.	Flowers white	25	4' Pct. 30' O.C.
CL	Dipteronia 'Bittersweet'	Bittersweet	4' Pct. 18' O.C.	Flowers white	26	4' Pct. 30' O.C.
CL	Fraxinus pennsylvanica 'Quercifolia'	Quercifolia	4' Pct. 18' O.C.	Flowers white	27	4' Pct. 30' O.C.
D	Laurus nobilis 'Orobacum'	Dark Laurel	4' Pct. 18' O.C.	Flowers white	28	4' Pct. 30' O.C.
CL	Exochorda x 'Frosted Fantasy'	Frosted Fantasy	4' Pct. 18' O.C.	Flowers white	29	4' Pct. 30' O.C.
IP	Hibiscus rosa-sinensis	Hibiscus	4' Pct. 30' O.C.	Flowers red	30	4' Pct. 30' O.C.



Quercus palustris 'Scarlet Pillar'



Parrotia persica



Prunus serrulata 'Shirofugen'



Fraxinus oxyphylla 'Raywood'



Magnolia x soulangiana 'Red Star'



Stewartia mimosifolia



Magnolia kobus



Syringa japonicus

**HAPA**

HADA Collaborative  
Landscape Architecture  
Urban Design

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hapaco.com

KINGLEY ESTATES: PLANT LIST



**ADVISORY DESIGN PANEL**

1<sup>st</sup> April, 2015

**“KINGSLERY”**

Steveston High School Site  
Richmond, BC

S H A D O W S T U D I E S - W I N T E R      S O L T I C E - D E C E M B E R



SHADOW STUDIES - SPRING / FALL  
SPRING/FALL EQUINOX 10:00 AM



EQUINOX - MARCH / SEPTEMBER  
SPRING/FALL EQUINOX 12:00 PM



SPRING/FALL EQUINOX 2:00 PM



SPRING/FALL EQUINOX 4:00 PM



21



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SUMMER SOLSTICE 10:00 AM

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SUMMER SOLSTICE 4:00 PM



# City of Richmond

## Report to Development Permit Panel

**To:** Development Permit Panel

**Date:** May 11, 2015

**From:** Wayne Craig  
Director of Development

**File:** DP 07-363924

**Re:** Application by Matthew Cheng Architect Inc. for a General Compliance Ruling  
at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road)

### Staff Recommendation

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).

Wayne Craig  
Director of Development

WC:el

Att.

## **Staff Report**

### **Origin**

Matthew Cheng Architect Inc. has requested a General Compliance Ruling regarding previously issued Development Permit DP 07-363924 for proposed development at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road) (Attachment 1), which was endorsed by the Development Permit Panel at its meeting held on October 13, 2010 and approved by Council on May 14, 2012.

The main changes to the approved Development Permit include design modifications to the exterior materials and colours. The landscape design remains largely unchanged, with the exception of fence design. The applicant has provided a list from the architect (Attachment 2) and a list from the landscape architect (Attachment 3) to identify the affected areas. A brief design rationale is also provided for each of the proposed modifications.

### **Background**

Development surrounding the subject site is as follows:

To the North: A single-family home, zoned “Medium Density Low Rise Apartment (RAM1)”. The subject development is responsible for providing access to the future development on the existing single-family lot to the north;

To the East: Across Moffatt Road, multiple-family developments (townhouse and apartments) zoned “Medium Density Low Rise Apartment (RAM1)”;

To the South: Across from the driveway to apartment complexes to the west, a townhouse development, zoned “Medium Density Low Rise Apartment (RAM1)”; and

To the West: A four-storey condominiums (three (3) storeys over parking), zoned “Medium Density Low Rise Apartment (RAM1)”.

### **Finding of Facts**

On May 16, 2013, Building Permit 11-559470 for the proposed townhouse development was issued in accordance with the approved Development Permit. A completed Schedule B – Assurance of Professional Design and Commitment for Field Review was included as a part of the Building Permit Application in which the architect confirmed that the Building Permit drawings comply with the Development Permit and conditions therein.

On October 8, 2014, Development Applications staff was approached by the architect regarding revisions to the cladding and landscaping. On December 10, 2014, a General Compliance application to address the changes in cladding and landscaping was received.

On January 21, 2015, Final Inspection by Building Approvals Department was rejected due to a number of Building Code issues and concerns related to the design modifications to the exterior materials and colours. While there has been Provisional Occupancy given to some units, the rest are being withheld until the General Compliance application is reviewed by the Development Permit Panel and Council.

On May 11, 2015, all requested supporting documents for the General Compliance application were received.

### **Analysis**

The proposed changes to the townhouse development are within the scope of the General Compliance Guidelines as adopted by Council.

#### Cladding

The approved Development Permit calls for cladding materials such as Hardi Shingle Siding, Hardi Lap Siding, and cultured stone. The developer retained the Hardi Lap Siding and culture stone as cladding materials in the new design but altered the scale of these materials and amended other finish materials to include metal panels and rock dashed stucco. While the character of the buildings is modified, the form and scale of the buildings are unchanged. The new cladding materials used are considered durable and relatively maintenance-free. Staff feel that the modifications in colours and materials not only created a more modern appearance but also maintained the integrity of the original approved design and complement existing recent developments in the neighbourhood.

#### Landscape

The approved Development Permit calls for black aluminum rail fence and gates. The developer replaced this design with a combination of aluminum frame, vertical cedar wood panels, and translucent glass in the gate. This new fence design echoes the new cladding materials used on the buildings and creates a more modernized appearance of the project.

### **Conclusions**

Matthew Cheng Architect Inc. has requested a General Compliance Ruling on the approved townhouse development project at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road) to modify predominately the exterior materials and colours of the buildings as well as the fence design along the frontage. The proposed modification is within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommends support of this General Compliance request for the proposed changes to the approved Development Permit.



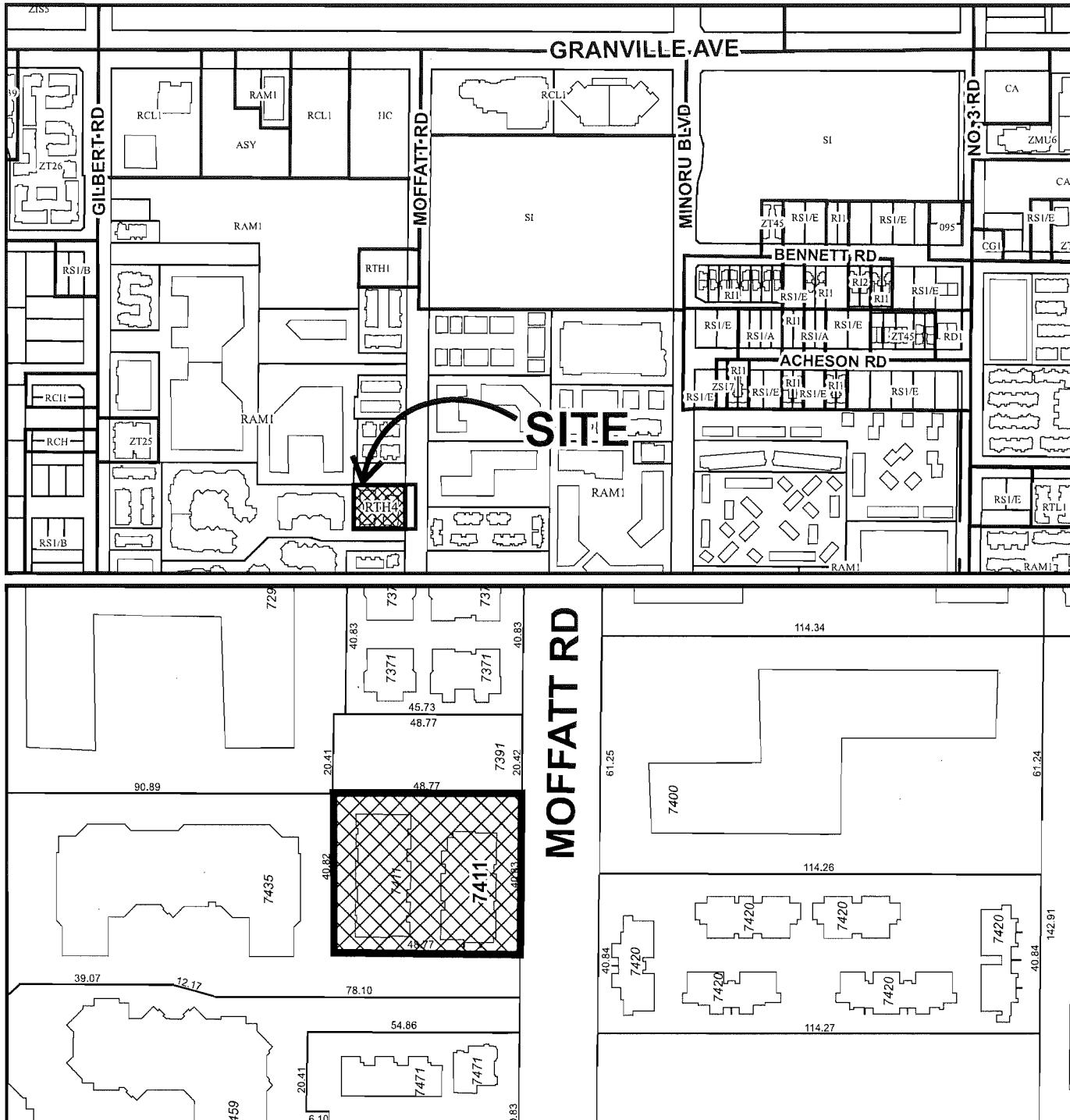
Edwin Lee  
Planner 1

EL:cas

- Att. 1 Location Map
- Att. 2 Design Rationale (Architecture)
- Att. 3 Design Rationale (Landscaping)
- Att. 4 Copies of Relevant Approved Development Permit Plans
- Att. 5 Proposed New Development Permit Plans



# City of Richmond



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**DP 07-363924**

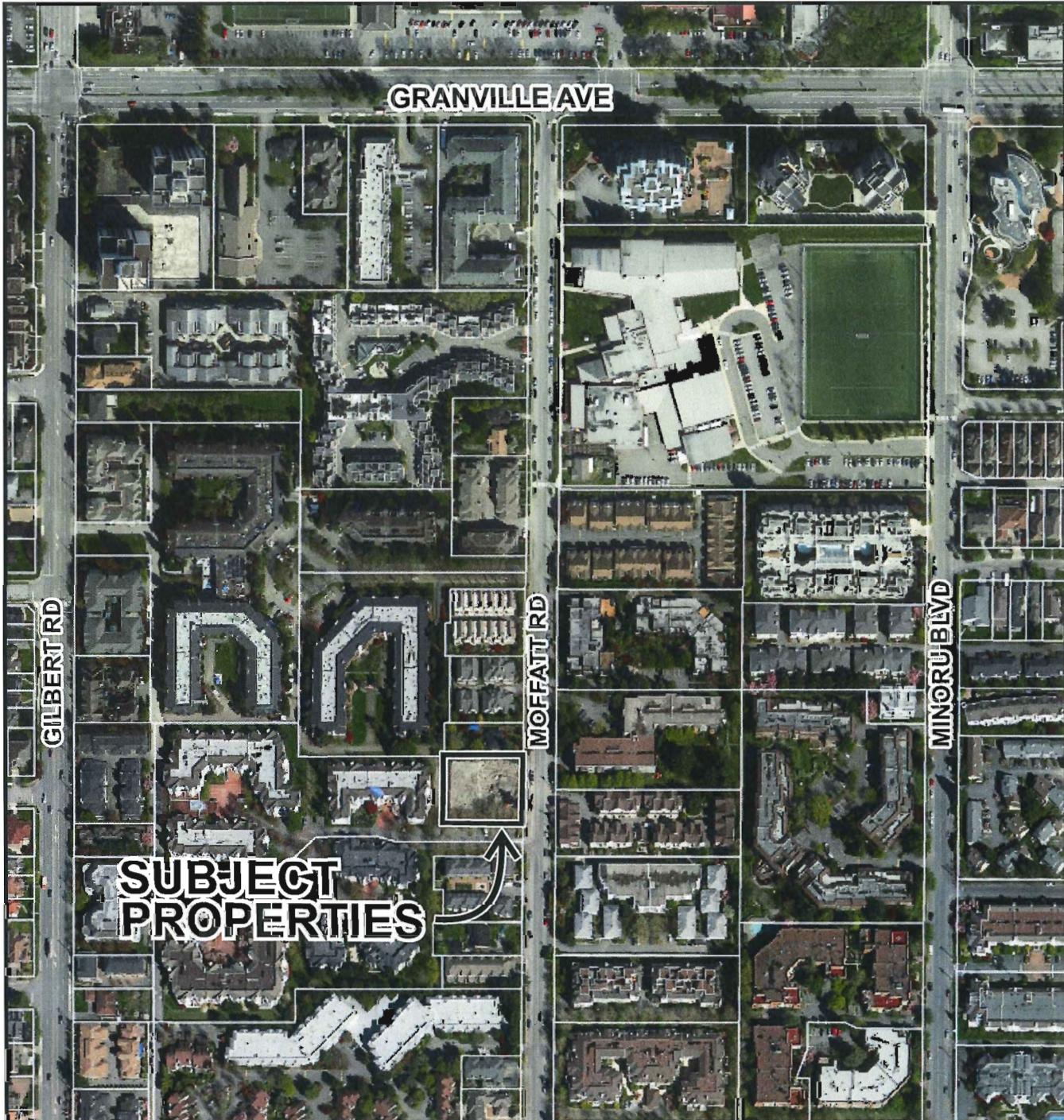
Original Date: 03/14/07

Revision Date: 05/12/15

Note: Dimensions are in METRES



# City of Richmond



DP 07-363924

Original Date: 05/12/15

Revision Date:

Note: Dimensions are in METRES



# MATTHEW CHENG ARCHITECT INC.

# 202-670 Evans Ave., Vancouver, B.C., Canada V6A 2K9

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FAX: (604) 731-3908

CELL: (604) 649-0669

Email: mcai@telus.net

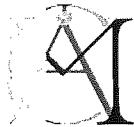
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March 30th, 2015  
DP AMENDMENT RATIONALE

RE: 7411 MOFFATT ROAD  
RICHMOND, B.C.

This Development Permit Amendment writing is to inform you that the client has decided to upgrade the building materials in order to target younger buyers as the City of Richmond and the site attract young families and professionals. The details are as follows:

- **Affected Area #1** - The use of Hardie Shingle siding on the gable of the elevations has been upgraded to Hardie lap siding to differentiate from the Hardie board & batten. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #2** - The use of Hardie lap siding on East & West elevations of Building A and B has been upgraded to Hardie board & batten to break up the large volume of Hardie lap siding usage and highlight the verticality of the building. The colour of the Hardie board & batten has been matched to Cedar wood which is used on the guard rail. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #3** - The façade of the units on West & East Elevations of building A and East elevation of building B, has been changed from Hardie shingle siding to Metal Panel to create modern design. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #4** - The use of Hardie lap siding on the elevations has been upgraded to rock dash stucco to break up the large volume of Hardie lap siding usage and also bring more natural material palette to the building. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #5** - The material on the ground level has been upgraded from Hardie lap siding to Cultured Stone to introduce street frontage which wraps around the buildings and highlight the entrances and garage access for the units. The natural material blends in harmony with the context and the landscape around the building. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #6** - The entrance doors on Building A, East elevations (Facing Moffatt Road) and Building B, East elevations have been upgraded from three panel doors to solid cored oak veneer door with wood stain to create more modern and high-end entrance. (See Sheet R01, 4A & 4B – As Built/Proposed)
- **Affected Area #7** - The traditional picket guard rail has been upgraded to Cedar and glass guard rail to embrace local natural materials with sleek modern look of the glass. (See Sheet R01, 4A & 4B – As Built/Proposed)



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- 
- **Affected Area #8** - The three panel doors on Building A, West elevation have been upgraded to painted fiberglass door to create simple and modern look that fits within the overall design of the development. (See Sheet 4A– As Built/Proposed)
  - **Affected Area #9** - The garage door with a glass insert on Building A, West elevation and Building B, West elevation has been upgraded to garage door with windows and obscured glass to bring more natural light into the garage space and making it more transparent from the outside. (See Sheet 4A & 4B – As Built/Proposed)
  - **Affected Area #10** - On the Building A North elevation, the three panel doors have been upgraded to aluminum storefront door with translucent glass to make garbage and recycle area more accessible. Also by opening up the North Elevation with a translucent glass, it improves the pedestrian experience and makes the entry more inviting. (See Sheet 4A– As Built/Proposed)
  - **Affected Area #11** - The three panel doors on Building A, South elevation have been upgraded to solid painted fire rated metal door to create simple and modern look that fits within the design of the development. (See Sheet 4A– As Built/Proposed)
  - **Affected Area #12** - On the South elevation and the second level floor plan of building B, a window is removed due to practicality issue as the location of stovetop is aligned directly with the window and also to avoid condensation issue. (See Sheet 4B & 5B – As Built/Proposed)



Suite C100 - 4185 Still Creek Drive  
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 p: 604 294-0011 ; f: 604 294-0022

May 06, 2015  
 DP AMENDMENT RATIONALE

RE: 7411 MOFFATT ROAD  
 RICHMOND, B.C.

The client for the project mentioned above has decided to upgraded the Building materials in order to target younger buyers the City of Richmond. The DP Amendment drawings for landscape is attached. The details are as follows:

**Affected Area #13:**

The as-built fence was upgraded from the proposed black aluminum rail fence to a fence with better transparency and improving the curb appeal in harmony with the existing exterior material used. The detail and use of vertical cedar panel is a continuation of the balcony detail. The fence now provides 4 inch spacing between the cedar panels.

The DP shows a staggered line location of the fence along the street frontage. The developer will move the street fronting fence on two middle units back 24" to replicate the staggered fence line per design intent of the DP. (See L1, L2 Landscape Plan and Details and L1 and L2 As Built/Proposed").

**Affected Area #14:**

During the development process it was recommended that a shared children's play area between this site and the site to the north would be encouraged. We showed how this shared play would work and for development permit we revised the landscape submission to show the half of that play area developed on our site and removed the half that would be built on the neighbouring site. (See L1"As Built/Proposed" and L1"Approved").

**Affected Area #15:**

Plant Schedule has been revised to show changes in plant material. The design intent of the DP drawings is the same. The number and size of trees remains the same as DP drawings. There are consistently 23 trees on each version of the landscape plans- all as built are of size and quality species.

**Affected Area #16:**

The fence and gate design for Units 1-6 has been revised to increase transparency and create a blend in harmony with the context and landscape around the building. The amended open fence will provide the design intent of better transparency and light for the small back yards. The change in design of gate and fence highlights the verticality of the material used in the complex.

**Affected Area #17:**

The extent of porous pavers was co-ordinated with civil engineer. The permeable paver layout matches the design intent as proposed and meets Richmond's standard minimum. The as built area of pavers provides for a generous amount of pavers. It also reflects an approach that most other Townhouses of this scale have built.

**Affected Area #18:**

The landscape installation includes architectural concrete pillars in place of pillars covered in fake stone;



this change is to accentuate the front façade of the property highlighting the contrast in materials used – but provides that organizing streetscape element per the approved drawings.

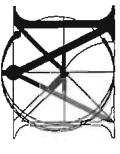
**Affected Area #19:**

The Frances Andrew Bench; Centennial, Model C22-3a; Black Colour was substituted with a similar bench: the Frances Andrew Bench; Basic-Series 1- Model B1-3; Black Colour because of availability at the time of construction. The Landscape Plans have been amended to show the substituted bench. (See L1"As Built/Proposed" and L1"Approved").

Please contact me if there are questions regarding the project.

Sincerely

Patricia Campbell MBCSLA  
Principal Landscape Architect  
PMG Landscape Architects



MATTHEW CHENG  
ARCHITECT INC.

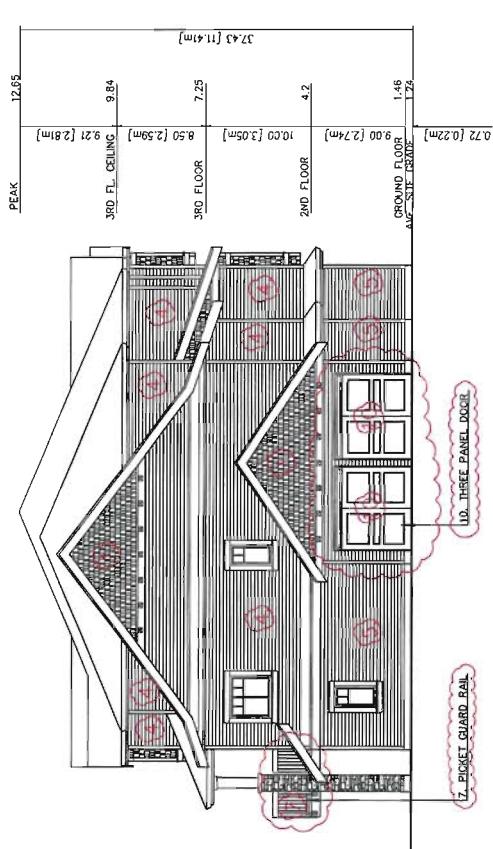
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2X9  
TEL: 604.681.0460 | FAX: 604.681.3900  
Email: matthew@matthewarchitect.ca

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1. HARIE SHINGLE SIDING
2. 4" HARIE LAP SIDING
3. HARIE SHINGLE SPONG
4. 4" HARIE LAP SIDING
5. 4" HARIE LAP SIDING
6. THREE PANEL DOOR (RESIDENTIAL ENTRANCE DOOR - BLDG A & 9 EAST ELEVATION)
7. PICKET GUARD RAIL
8. THREE PANEL DOOR (RESIDENTIAL ENTRANCE DOOR - BLDG A WEST ELEVATION)
9. GARAGE DOOR W/ GLASS INSERT
10. THREE PANEL DOOR (GARBAGE/RECYCLING ROOM)
11. THREE PANEL DOOR (ELECTRICAL ROOM)
12. WINDOW NOT INSTALLED (REFER TO AS-BUILT)

AFFECTED AREAS

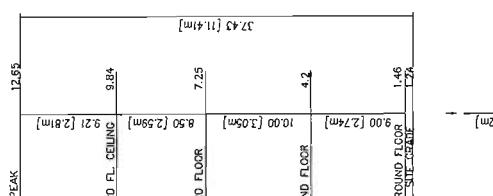
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CULTURE STONE	BM HC-870		
4" HARIE SIDING	BM HC-12		
TRIMS/FASCIAS	BM OC-90		
ENTRY DOOR	BM HC-154		
WINDOW FRAME	MAJORKEY'S HIGHLANDER		
ASPHALT SHINGLES	STORM GRAY		
GARAGE DOOR	BM OC-90		
GARAGE DOOR			



BUILDING A: NORTH ELEVATION

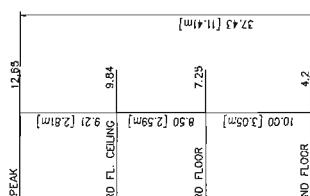


BUILDING A: EAST ELEVATION (MOFFATT)



Project Title: 12-UNIT TOWNHOUSE DEVELOPMENT  
7411 MOFFATT ROAD  
RICHMOND, B.C.

Sheet Title: BUILDING A ELEVATIONS (APPROVED)



Drawn: HC  
Checked: KC  
Scale: 1/8" = 1'-0"  
Project Number: #4a  
Revision Date: 2010/08/15  
Print Date: 2015/05/30

BUILDING A: WEST ELEVATION

BUILDING A: SOUTH ELEVATION



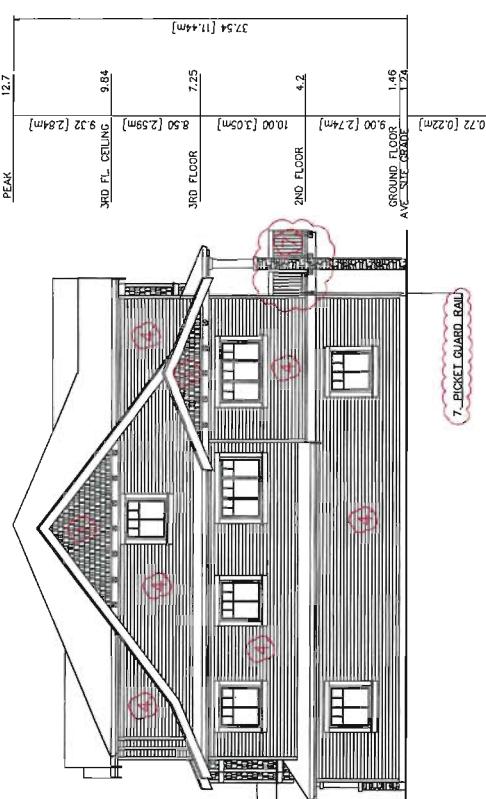
MATTHEW CHENG  
ARCHITECT INC.

Unit 202, 678 Evans Avenue  
Vancouver, BC V6B 5A1 / Fax: (604) 511-3098  
Cell: (604) 649-6660 / Email: matthew@matthew.ca

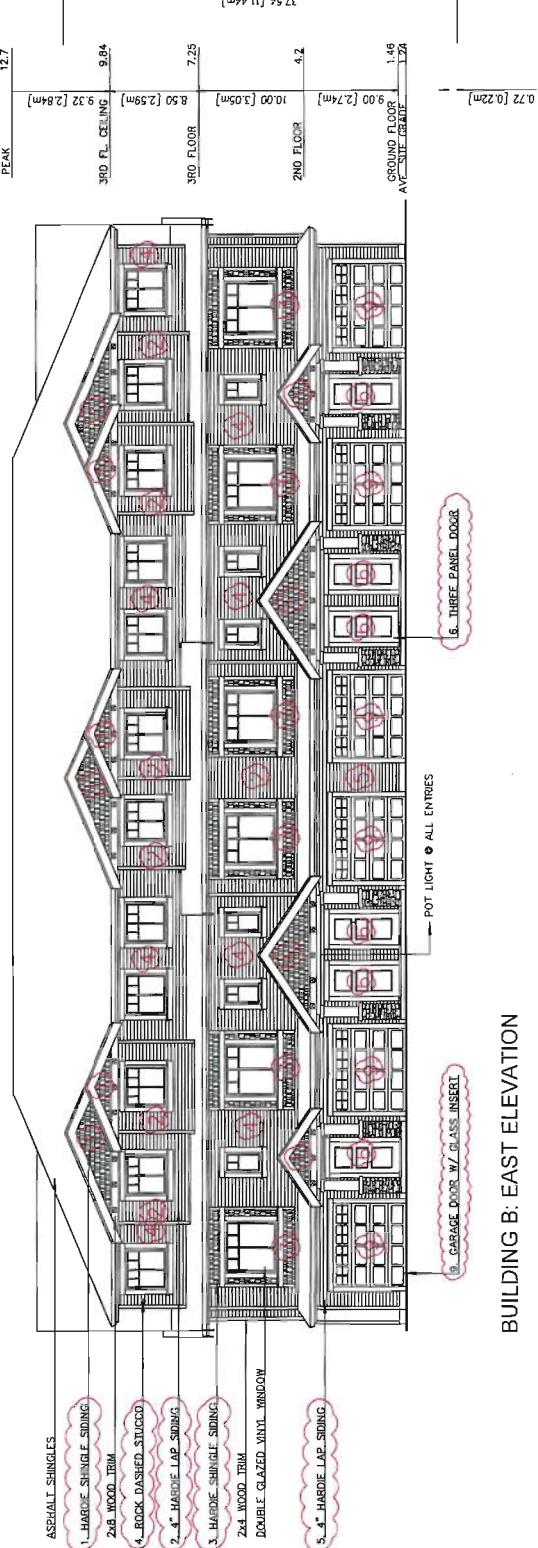
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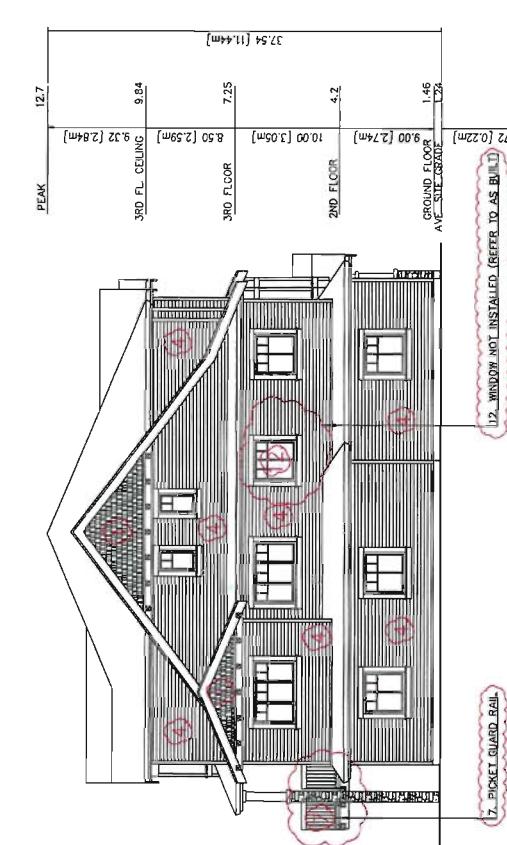
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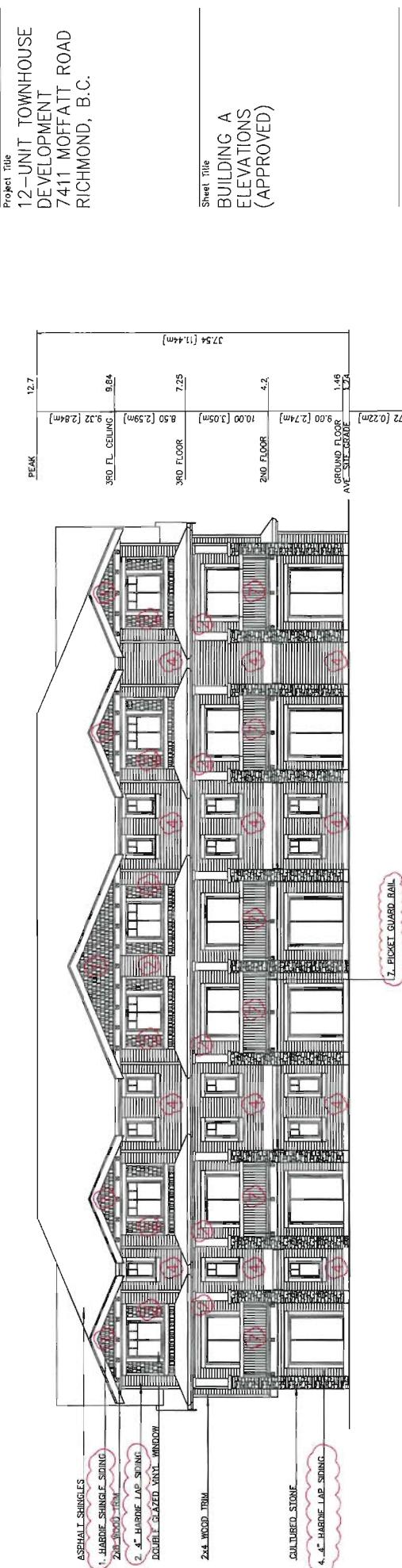
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BUILDING B: EAST ELEVATION



BUILDING B: SOUTH ELEVATION



BUILDING B: WEST ELEVATION

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Revision Date:	2010/08/15
Print Date:	2015/03/30
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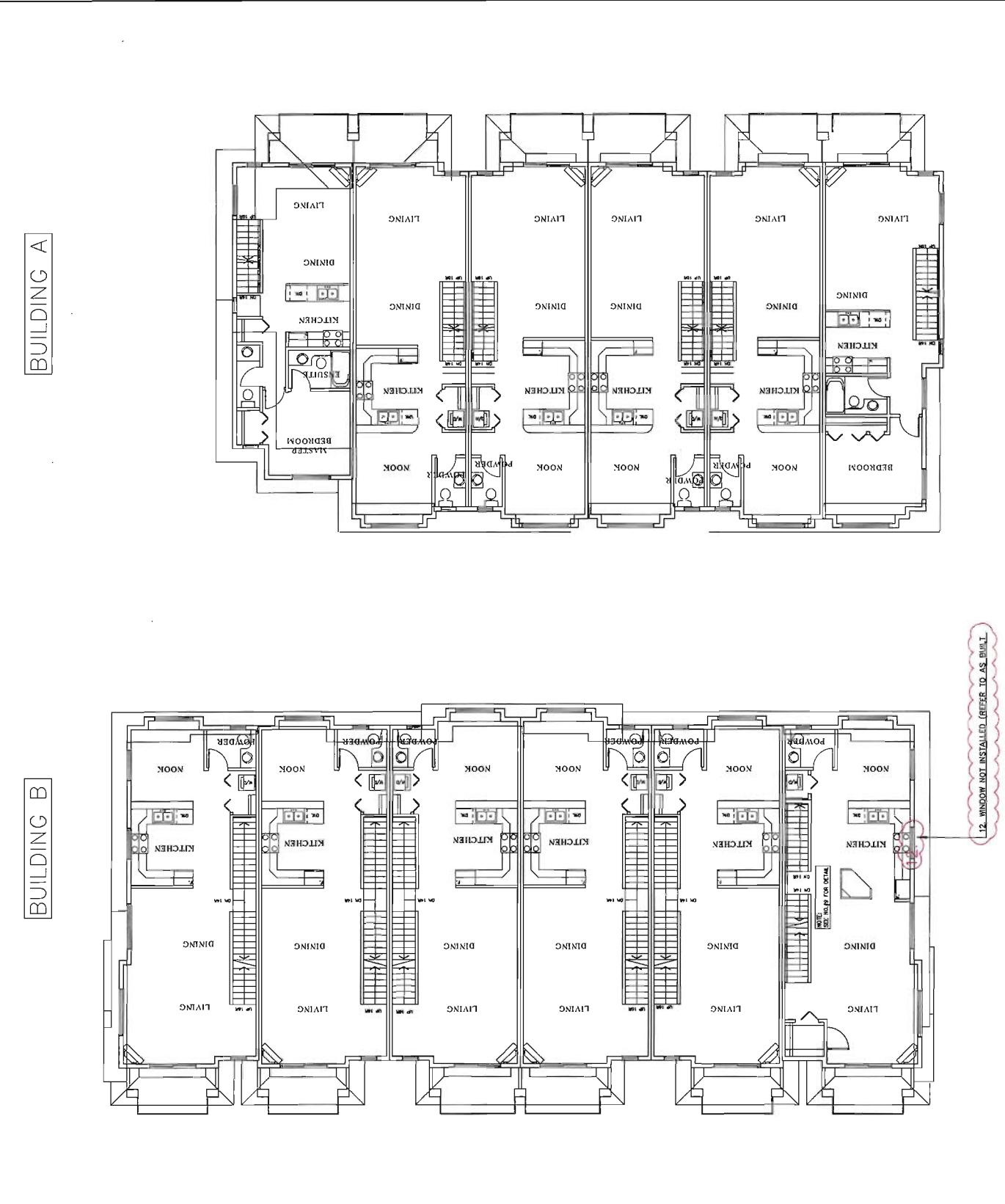
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09/15/10 10 APP REVIEW  
09/15/10 10 APP REVIEW  
09/15/10 10 APP REVIEW  
10/19/14 14 DP AMENDMENT

Consultants

Project Title  
12-UNIT TOWNHOUSE  
DEVELOPMENT  
7411 MOFFATT ROAD  
RICHMOND, B.C.

Sheet Title  
SITEPLAN  
SECOND FLOOR PLAN  
(APPROVED)

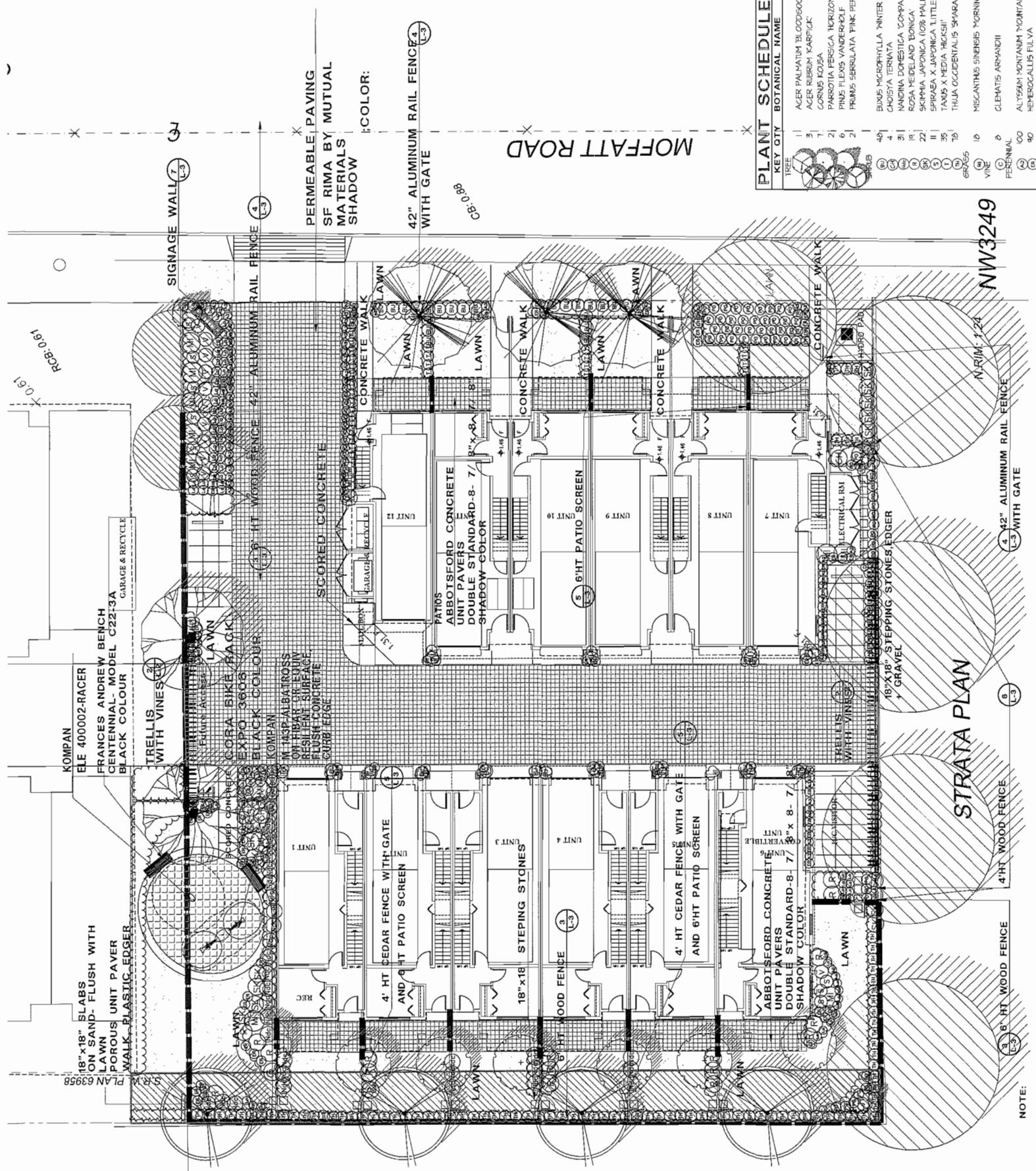
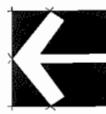
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Print Date:  
2015/03/30



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- \* BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS
- \* LEVER HANDLE TO BE USED FOR ALL DOORS
- \* LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS

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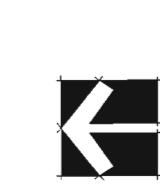
Patricia Bell & Associates Ltd.  
Site: #105 4185 Bill Creek Drive  
Burnaby, British Columbia  
V5C 6E9  
ph (604) 537-5942; fax 537-8723

PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT**  
7411 MOFFATT ROAD  
RICHMOND, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 09-JUN-09		DRAWING NUMBER:
SCALE:		
DRAWN: DD		DESIGN: DD
CHKD: PC		DRWD PROJECT NUMBER:
09-092-420P		09-092

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**DMG**  
landscape architects

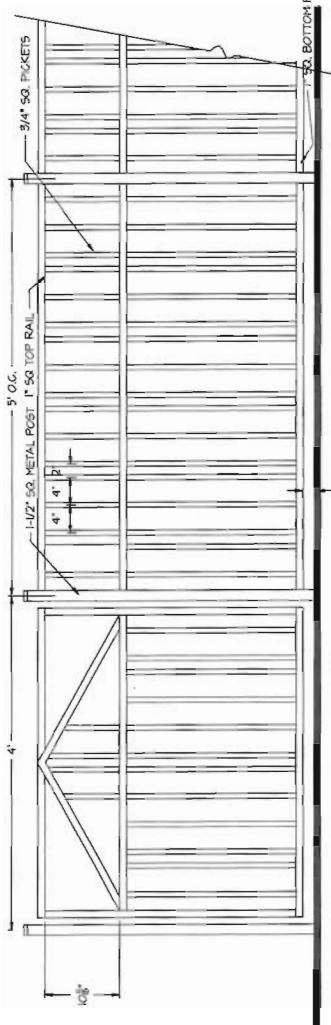
A Partnership of  
Pa Lina Campbell Mills Consultants Ltd.  
Terry Chan Trip Consultants Ltd.

Site C-100 - 3125 Bill Creek Drive  
Surrey, British Columbia  
V3S 6E9  
ph (604) 437-3942; fax (604) 437-4723

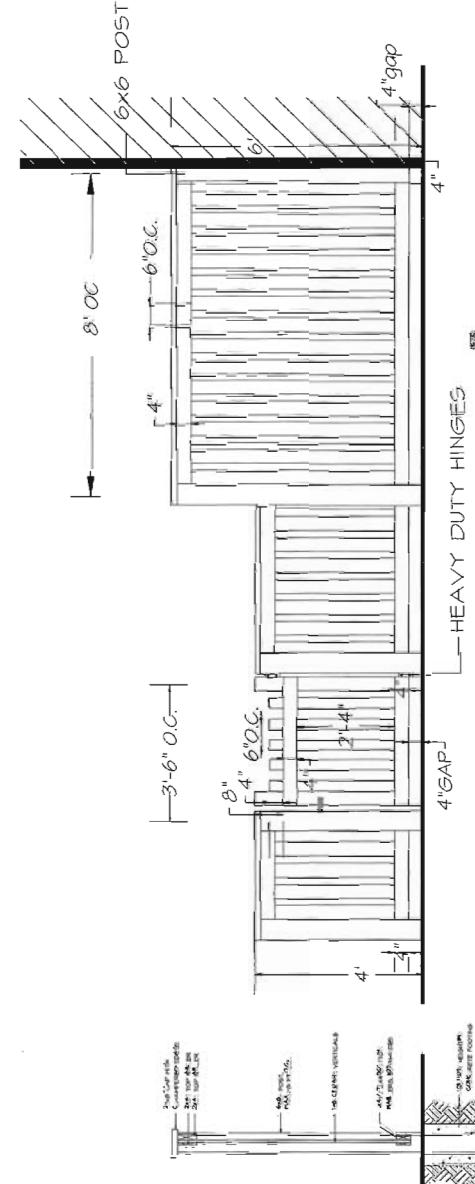
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DEVELOPMENT  
7411 MOFFATT ROAD  
RICHMOND, BC

LANDSCAPE  
DETAILS

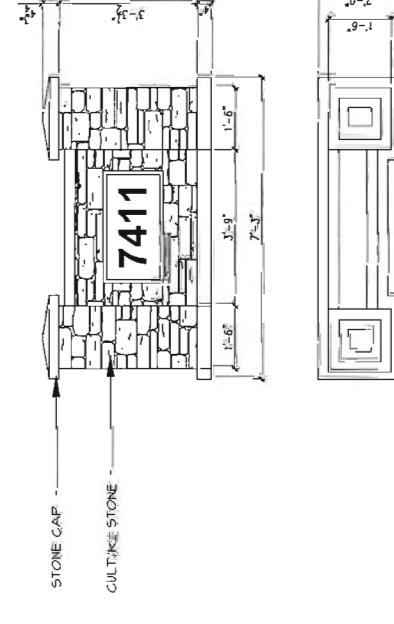
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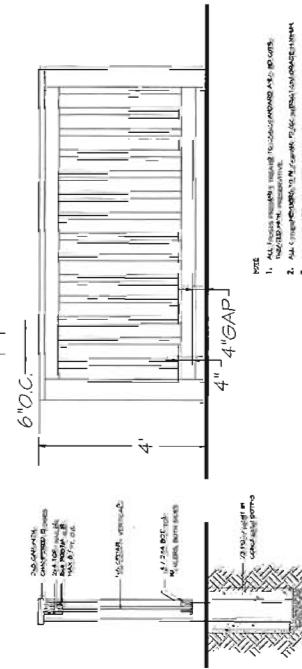
(4) 42" ALUMINUM RAIL FENCE WITH GATE  
L3 BLACK COLOR  
1" = 1'-0"



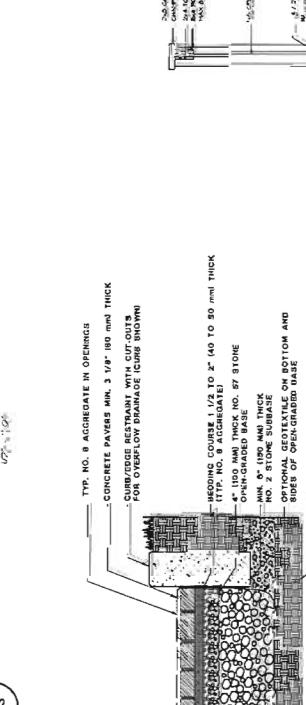
(5) 6' HT PATIO SCREEN AND 4'-HT WOOD FENCE WITH GATE  
L3  
1/2" = 1'-0"



STONE CAP

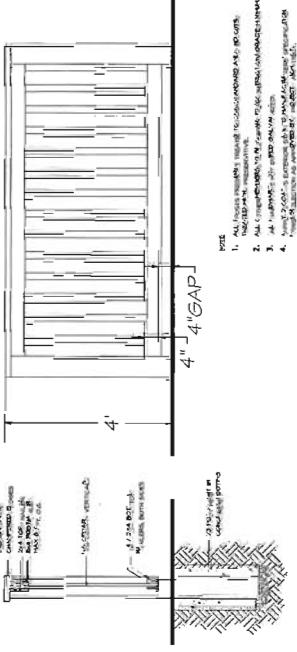


6" O.C.



TYP. NO. 8 AGGREGATE IN CEMENT  
CONCRETE PAVERS MIN. 3 1/4" x 10" min. THICK  
CURB/RIDGE RESTRAINT WITH CUP CUTS  
FOR OVER-LAY BOARDING (CING BOMBO)

(6) 6'-0" HEIGHT WOOD FENCE  
L3  
1/2" = 1'-0"

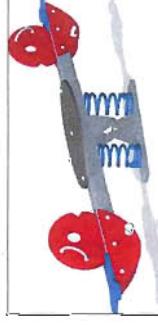


CUL-TITE® STONE

(7) SIGNAGE WALL  
L3  
1/2" = 1'-0"



CORA BIKE RACK  
EXPO 3606  
BLACK COLOUR



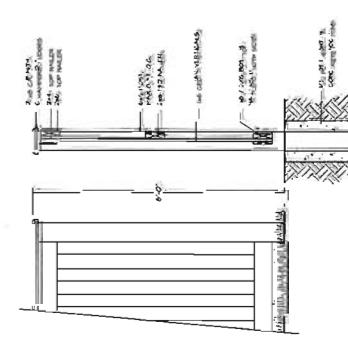
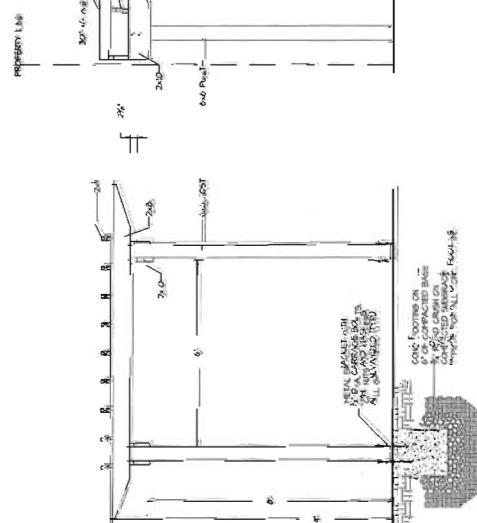
KOMPAN  
M 143P-ALBATROSS



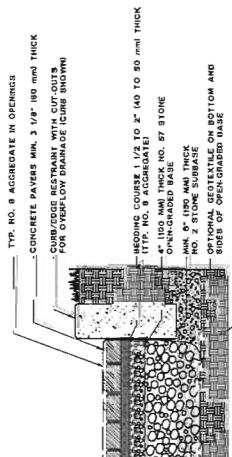
FRANCES ANDREW BENCH  
CENTENNIAL MODEL C22-3A  
BLACK COLOUR



(2) TRELLIS  
L3



(3) 6'-0" HEIGHT WOOD FENCE  
L3  
1/2" = 1'-0"



TYP. NO. 8 AGGREGATE IN CEMENT  
CONCRETE PAVERS MIN. 3 1/4" x 10" min. THICK  
CURB/RIDGE RESTRAINT WITH CUP CUTS  
FOR OVER-LAY BOARDING (CING BOMBO)

(4) 4' HT WOOD FENCE  
L3  
1/2" = 1'-0"

(7) SF RIMA PERMEABLE DRIVEWAY  
EXFILTRATION TO SOIL SUBGRADE  
L3  
1/2" = 1'-0"





MATTHEW CHENG  
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No Date Revision  
01 12/13/08 PENDING APPROVAL OF SELLER  
03 02/25/09 ADP REVIEW  
04 07/29/09 ADP REVIEW REVISE  
05 08/06/09 ADP  
06 01/12/09 ADP REVIEW  
07 02/04/09 ADP REVIEW  
08 03/21/09 ADP REVIEW  
10 09/16/10 ADP REVIEW  
11 07/10/14 DR REV.

Comments:



Project Title  
12-UNIT TOWNHOUSE  
DEVELOPMENT  
7411 MOFFATT ROAD  
RICHMOND, B.C.

Sheet Title  
COLOR ELEVATION

Drawn By:  
HC  
Checked By:  
MC  
Scale:  
1/8" = 1'-0"

Project Number:  
R01  
Revision Date: Print Date: Draw No.  
2014/10/07 R01

FASCIA BOARD  
(FRONT GABLE)  
BENJAMIN MOORE HC-166



METAL PANEL CLADDING  
040 Clear Anodized Aluminium

CEDAR WOOD RAILING  
ENTRY DOOR

CULTURED STONE  
Pro-fit Alpine Ledgestone- Black  
Rundle Stone Veneer

ASPHALT ROOF SHINGLES  
Malarkey's Highlander



HARDIE BOARD AND BATTEN  
HARDIE HORIZONTAL SIDING  
Texas Honey Brown



HARDROCK BLACK STUCCO  
Kenroc Black Space Rock

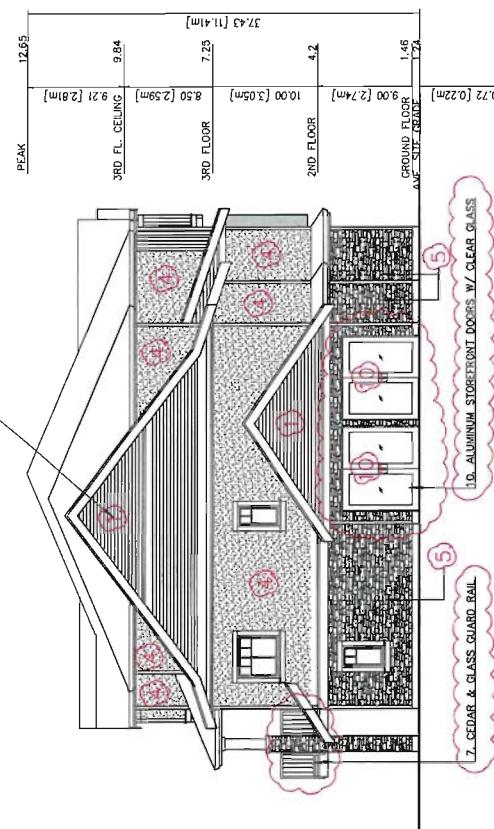


**DP 07-363924**

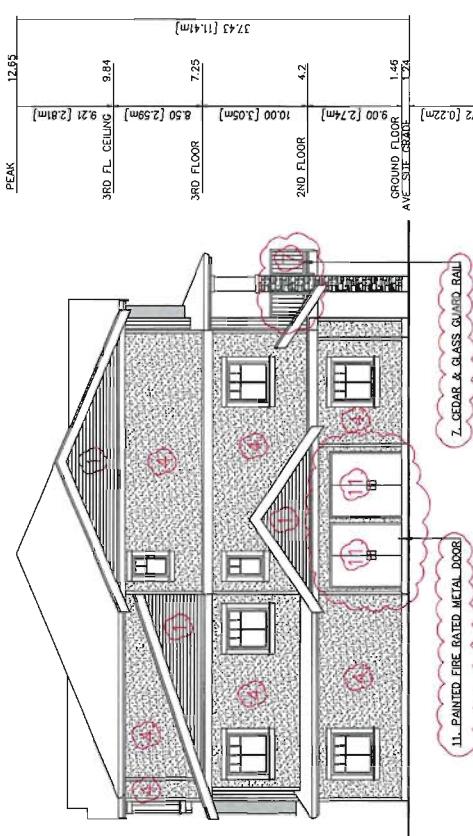
**MAY 11 2015**

HARDIE BOARD & BATTEN	TEXAS HONEY BROWN
HARDIE LAP SIDING	TEXAS HONEY BROWN
CULTURED STONE	PRO-FIT ALPINE LEDGESTONE-BLACK RUNDLE STONE VENEER
ROCK DASH STUCCO	HARDFOCK BLACK STUCCO/KENROC BLACK ROCK
METAL PANEL	040 CLEAR ANODIZED ALUMINUM
TRIMS/FASCIA'S	BENJAMIN MOORE HC-166
ENTRY DOOR	OAK VENEER
WOOD RAILING	CEDAR WOOD
WINDOW FRAME	BEIGE
ASPHALT SHINGLES	MALARKEY'S HIGHLANDER
GARAGE DOOR	STORM GRAY
GARAGE DOOR	BM OC-90

PROPOSED CHANGES TO BE MADE



BUILDING A: NORTH ELEVATION



BUILDING A: SOUTH ELEVATION

## AFFECTED AREAS

1. HARDIE LAP SIDING
2. HARDIE BOARD & BATTEN
3. METAL PANEL
4. ROCK DASH STUCCO
5. CULTURED STONE
6. SOLID CORED OAK VENEER DOOR W/ WOOD STAIN
7. CEDAR & GLASS GUARD RAIL
8. PAINTED FIBREGLASS DOOR
9. GARAGE DOOR W/ WINDOWS AND OBSCURED GLASS
10. ALUMINUM STOREFRONT DOORS W/ TRANSLUCENT GLASS
11. PAINTED FIRE RATED METAL DOOR
12. WINDOW NOT INSTALLED (REFER TO APPROVED)

MATTHEW CHENG  
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No Date Revision  
01/11/2008 PRELIMINARY OF REVIEW  
02/05/11/09 ADDITIONAL REVIEWS  
03/07/12/09 ADDITIONAL REVIEWS  
04/09/12/09 ADDITIONAL REVIEWS  
05/09/12/09 ADDITIONAL REVIEWS  
06/07/12/09 ADDITIONAL REVIEWS  
07/12/08/09 DP REVIEW  
08/27/04/10 DP REVIEW  
09/09/15/10 DP REVIEW  
10/10/15/14 DP AMENDMENT

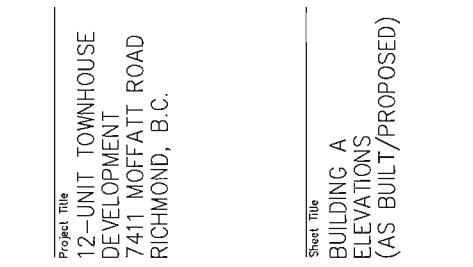
Comments \_\_\_\_\_



BUILDING A: EAST ELEVATION (MOFFATT)



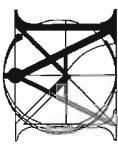
BUILDING A: WEST ELEVATION



BUILDING A: SOUTH ELEVATION

Drawn:	DC	Dwg. No.	MAY 11 2015
Revised:	MC	Print Date:	2015/05/30
Checked:		Sheet Title:	BUILDING A ELEVATIONS (AS BUILT/PROPOSED)
Scale:	1/8" = 1'-0"		
Project Title:		12-UNIT TOWNHOUSE DEVELOPMENT 7411 MOFFATT ROAD RICHMOND, B.C.	
Comments:		Matthew Cheng Architect Inc.	
Project Number:		#4a	

DP 07-363924



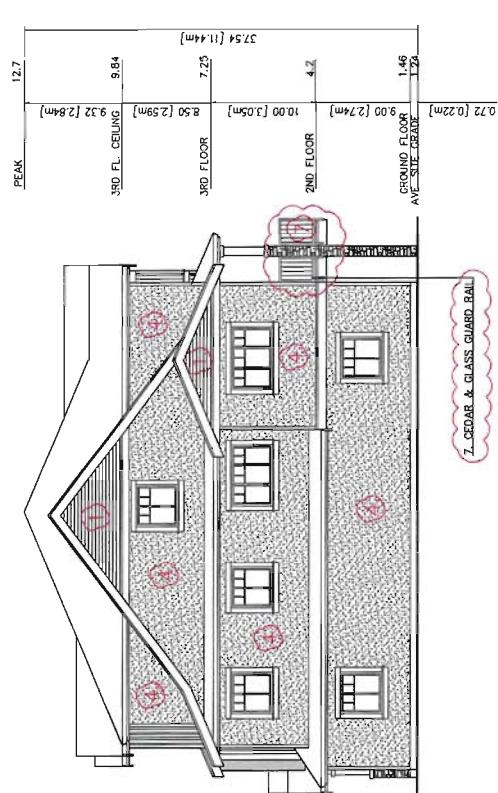
MATTHEW CHENG  
ARCHITECT INC.

100 EVANS AVENUE  
Vancouver, BC V6A 2J2, Canada  
Tel: (604) 731-3827 / Fax: (604) 731-3908  
Cell: (604) 649-6669 / Email: matthew@matc.ca

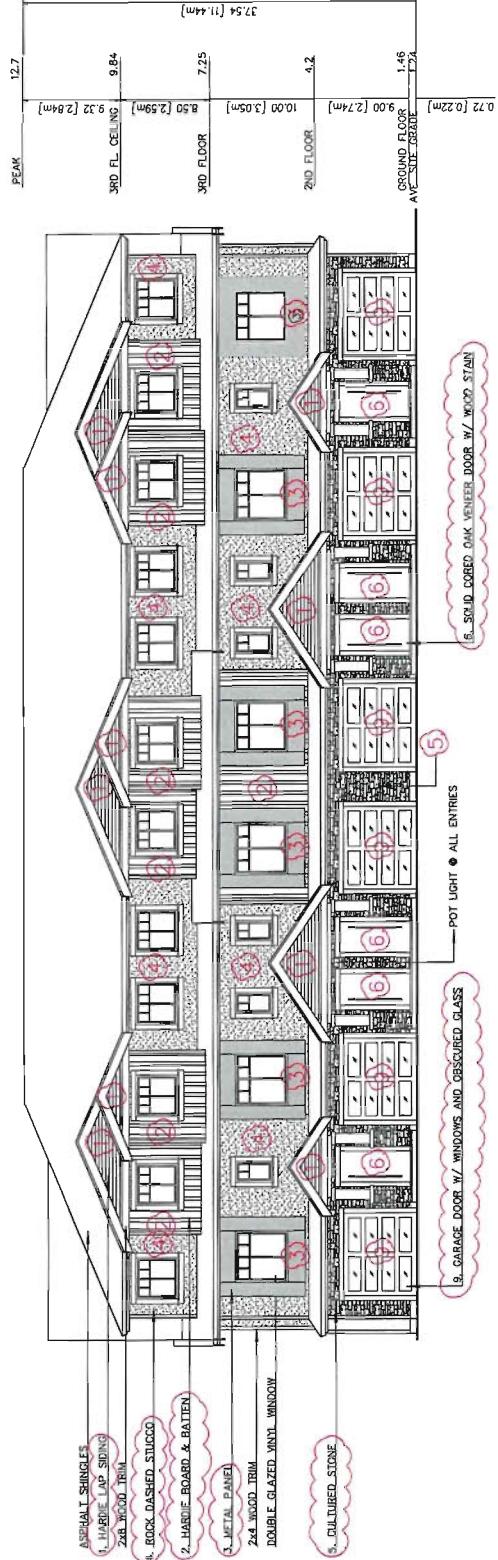
## AFFECTED AREAS

1. HARDE LAP SIDING
2. HARDE BOARD & BATTEN
3. METAL PANEL
4. ROCK DASHED STUCCO
5. CULTURED STONE
6. SOLID CORED ALUMINUM
7. CEDAR & GLASS GUARD RAIL
8. PAINTED FIBERGLASS DOOR
9. GARAGE DOOR W/ WINDOWS AND OSCURSED GLASS
10. ALUMINUM STOREFRONT DOORS W/ TRANSLUCENT GLASS
11. PAINTED FIRE RATED METAL DOOR
12. WINDOW NOT INSTALLED (REFER TO APPROVED)

HARDIE BOARD & BATTEN	TEXAS HONEY BROWN
HARDE LAP SIDING	PRO-FIT ALPINE LEDGESTONE - BLACK, RUNDLE STONE VENEER
CULTURED STONE	HARDROCK BLACK STUCCO / KENROC
ROCK DASH STUCCO	040 CLEAR ANODIZED ALUMINUM
METAL PANEL	BENJAMIN MOORE HC-166
TRIM/FASCIA	OAK VENEER
ENTRY DOOR	CEDAR WOOD
WOOD RAILING	BRIDGE
WINDOW FRAME	MALARKEY'S HIGHLANDER
ASPHALT SHINGLES	STORM GRAY
GARAGE DOOR	BM OC-90



BUILDING B: NORTH ELEVATION



BUILDING B: EAST ELEVATION

Consultants

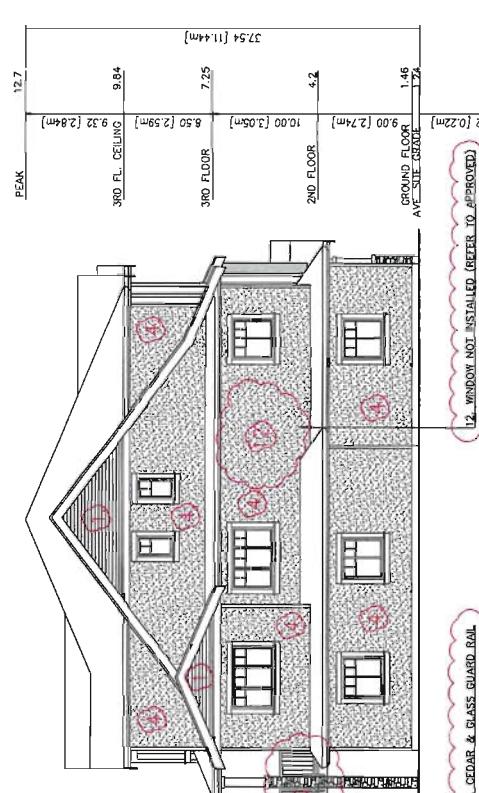
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No Date Revision  
REZONING APPLICATION  
01/11/21/08  
PRELIMINARY DP REVIEW  
02/05/13/09  
APR REVIEW  
03/07/23/09  
APR REVIEW REVERSE  
04/07/26/09  
DP REVIEW  
05/07/26/09  
DP REVIEW  
06/12/09/09  
DP REVIEW  
08/27/04/10  
DP REVIEW  
09/08/15/10  
SP REVIEW  
10/10/16/10  
DP AMENDMENT

Project Title 12-UNIT TOWNHOUSE DEVELOPMENT 7411 MOFFATT ROAD RICHMOND, B.C.  
Sheet Title BUILDING B ELEVATIONS (AS BUILT/PROPOSED)  
Drawing No. \_\_\_\_\_  
Dwg. No. \_\_\_\_\_  
DC \_\_\_\_\_  
Checked: MC \_\_\_\_\_  
Scale: 1/B" = 1'-0"  
Project Number \_\_\_\_\_  
Revision Date: 2015/03/30  
Print Date: 2015/03/30



BUILDING B: WEST ELEVATION



BUILDING B: SOUTH ELEVATION

MAY 11 2015

DP 07 - 363924



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TEL: (604) 689-7212/FAX: (604) 571-5508  
E-MAIL: mchene@msa.ca

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Revision No Date REZONING APPLICATION  
01/11/21/08 PRELIMINARY DP REVIEW  
02/05/13/09 DP REVIEW RE-USE  
03/07/22/09 ASB REVIEW RE-USE  
03/08/09/09 D/P REVIEW  
03/09/09/09 D/P REVIEW  
07/07/12/09 D/P REVIEW  
07/12/08/09 D/P REVIEW  
08/27/04/10 D/P REVIEW  
09/08/15/10 D/P REVIEW  
10/10/16/14 D/P AMENDMENT

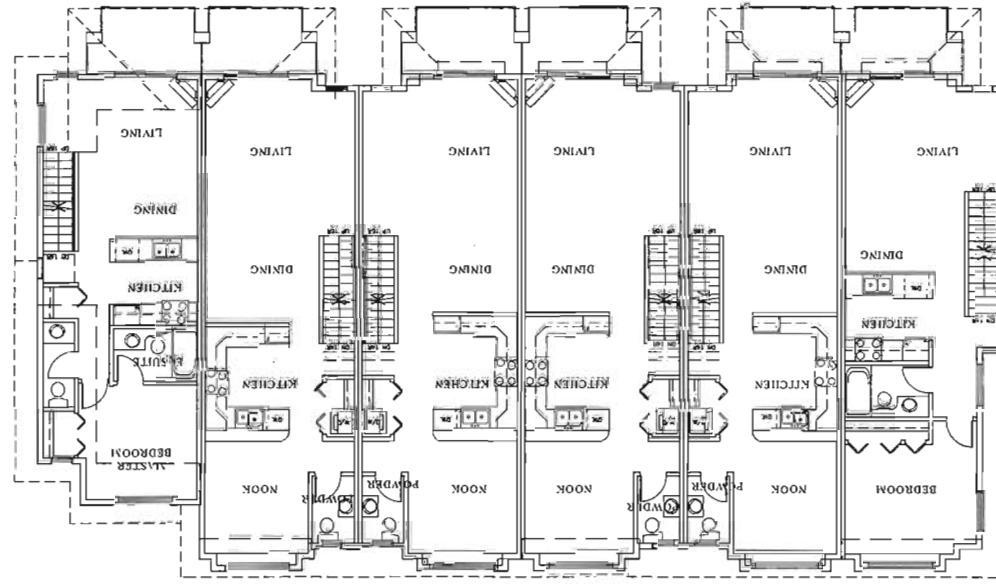
Consultants

Project Title 12-UNIT TOWNHOUSE  
DEVELOPMENT  
7411 MOFFATT ROAD  
RICHMOND, B.C.

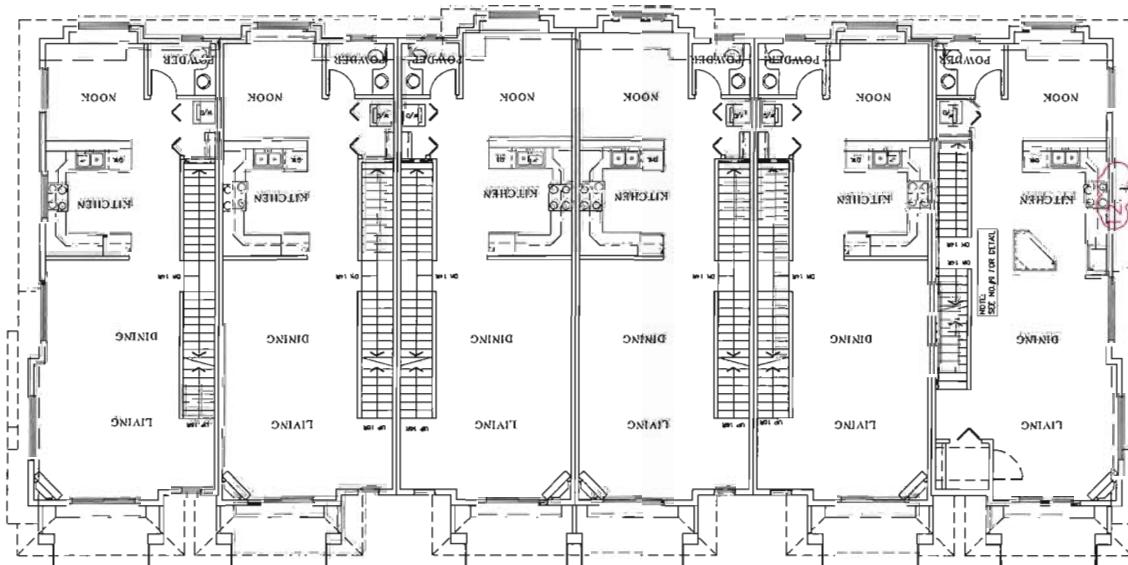
Sheet Title SITEPLAN  
SECOND FLOOR PLAN  
(AS BUILT/PROPOSED)

Drawn: \_\_\_\_\_  
DC  
Checked: \_\_\_\_\_  
MC  
Scaled: \_\_\_\_\_  
1/8" = 1'-0"  
Printed Date: 2015/03/30 Print No. #5b  
Project Number:

BUILDING A



BUILDING B

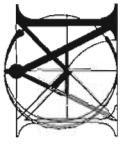


- AFFECTED AREAS**
1. HARDIE LAP SONG
  2. MARBLE BOARD & BATTEN
  3. METAL PANEL
  4. ROCK DASHED STUCCO
  5. CULTURED STONE
  6. SOLID CORED OAK VENEER DOOR W/ WOOD STAIN
  7. CEDAR & GLASS GUARD RAIL
  8. PAINTED FIBREGLASS DOOR
  9. GARAGE DOOR W/ WINDOWS AND DISCURED GLASS
  10. ALUMINUM STREETFRONT DOORS W/ TRANSLUCENT GLASS
  11. PAINTED FIRE RATED METAL DOOR
  12. WINDOW NOT INSTALLED (REFER TO APPROVED)

- \* BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- \* LEVER HANDLE TO BE USED FOR ALL DOORS
- \* LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS

MAY 11 2015

DP 07-363924



MATTHEW CHENG  
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Tel: (604) 684-0689 Email: matthew@env.ca

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Revision  
No  
01 15/1/08 PRELIMINARY APPLICATION  
02 07/23/08 APP REVIEW  
03 07/29/09 APP REVIEW REVERSE  
04 09/05/09 APP REVIEW REVERSE  
05 09/12/09 APP REVIEW  
06 07/16/10 APP REVIEW  
07 09/04/10 APP REVIEW  
08 08/15/10 APP REVIEW  
09 10/16/14 APP AMENDMENT

Consultants

Project Title  
12-UNIT TOWNHOUSE  
DEVELOPMENT  
7411 MOFFATT ROAD  
RICHMOND, B.C.

Sheet Title  
PHOTO BOARD  
(AS BUILT/PROPOSED)

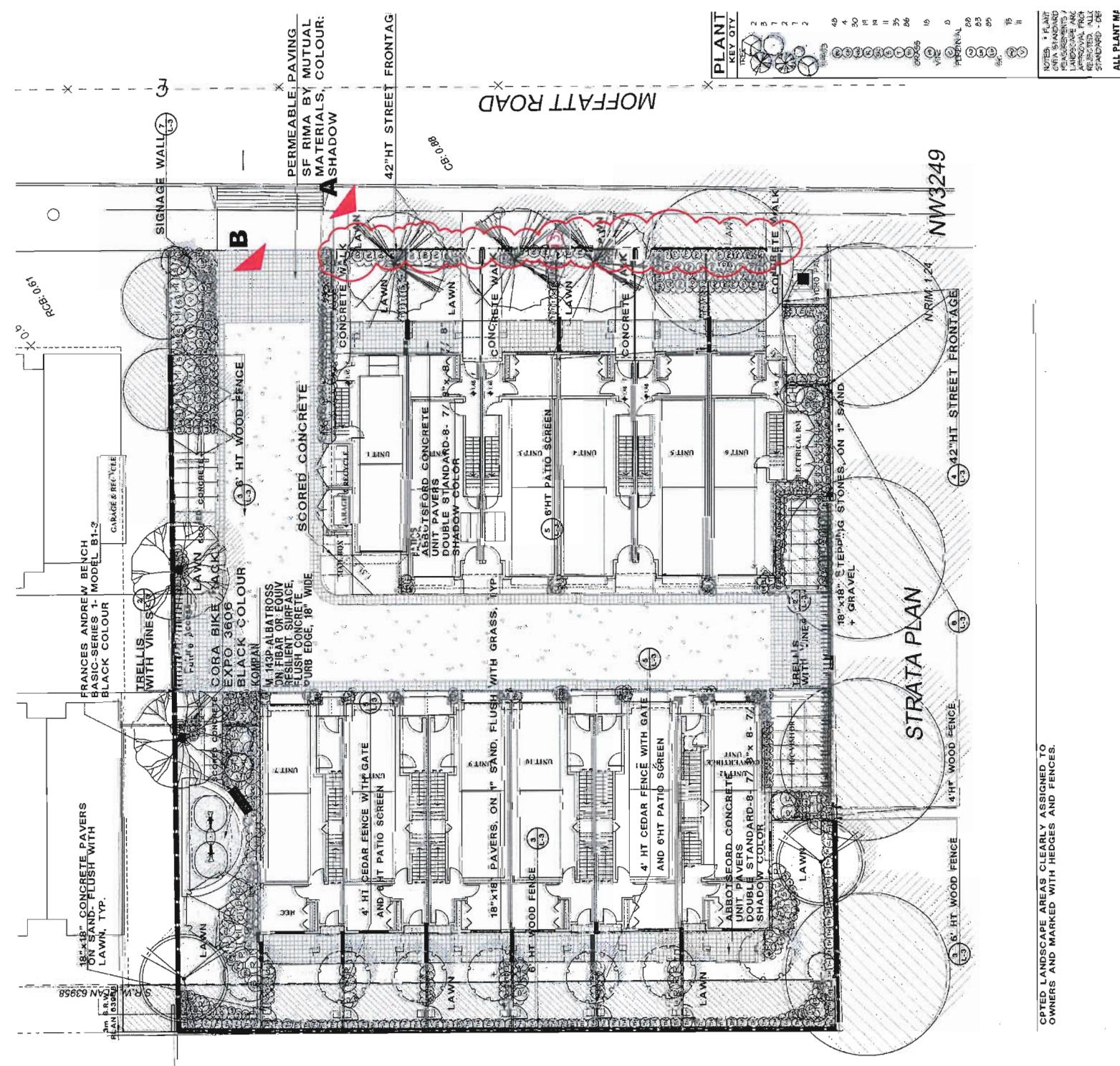
Drawing No.  
#6a  
Revision Date:  
2013/03/20  
Print Date:  
2013/03/30  
Project Number:  
DOP U7-363924



A - FRONT PROPERTY FENCE



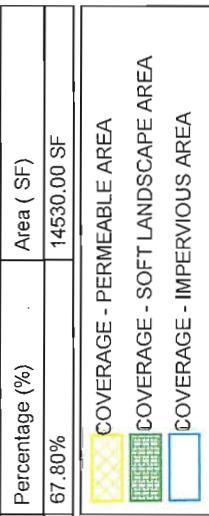
B - VIEW OF BLDG A - NORTH ELEVATION





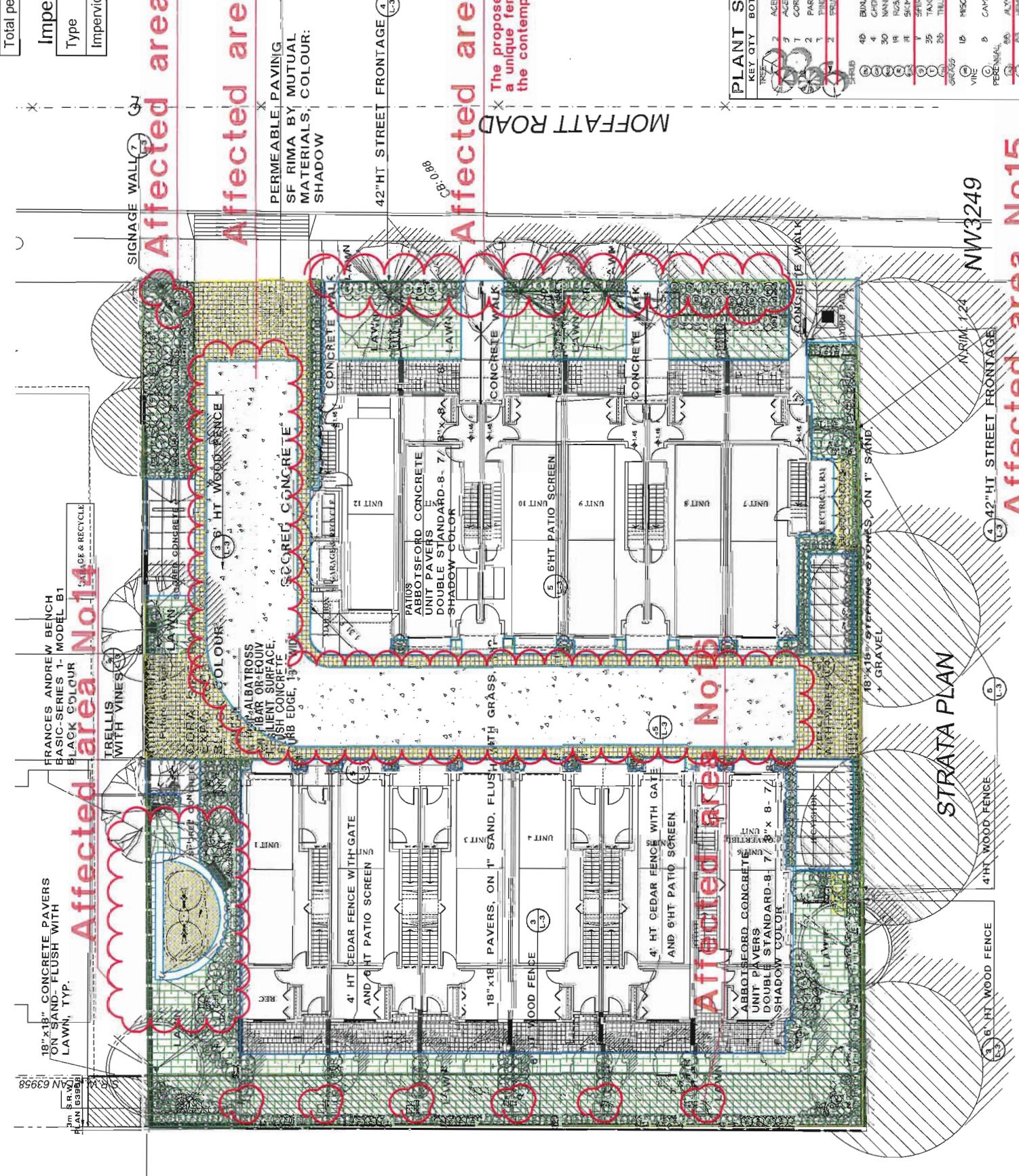
SEAL

Type	Percentage (%)	Area ( SF )
Soft Landscape Area	23.30%	4994.50 SF
Permeable Area	8.9%	1878 SF
Total pervious Area	32.20%	6872.50 SF
Impervious Area		
Type	Percentage (%)	Area ( SF )
Impervious Area	67.80%	14530.00 SF



### Affected area No18

### Affected area No17



### Affected area No15



### STRATA PLAN

NW3249

4' 42" HT STREET FRONTAGE

4' 18" STANDING PATIO, ON 1" SAND + GRAVEL

1' GRATE

1' 6" HT WOOD FENCE

1' 4" HT WOOD FENCE

1' 2" HT WOOD FENCE

1'

CLERK OF THE DRAWINGS

PMG LANDSCAPE ARCHITECTS INC.

100-12680 100th Street

Surrey, BC V3T 3R9

Phone: 604 595-9333

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E-mail: info@pmglandscaping.com

Web: www.pmglandscaping.com

Printed: 07/05/2015

Drawn: 05/11/2015

Revised: 05/11/2015

Checked: 05/11/2015

Supervised: 05/11/2015

Approved: 05/11/2015

Accepted: 05/11/2015

Issued: 05/11/2015

Reviewed: 05/11/2015

Comments: 05/11/2015

LANDSCAPE  
PLAN

DATE: 09/JUN/09 DRAWING NUMBER:  
3/1-32\*-1-0\*

SCALE: 1:500 DRAWN: DD DESIGN: DD  
CHKD: PCM CHKO: PCM  
DKD: PCM DPKD: PCM  
PROJ: PROJECT:  
12 UNIT TOWNHOUSE DEVELOPMENT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD. LATEST EDITION CONTAINERSITES REFERRED AS PER THE MINIMUM SITE AND CONTAINER SIZE. \* REFER TO CONTRACTORS FOR DETAILED CONTAINERSIZE, PLANT MATERIALS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAY BE REQUIRED FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH IS INCLUDED OVER MAN AND EQUIPMENT VALLEY. \* SUBSTITUTIONS OR EQUIPMENT PROVIDED BY THE LANDSCAPE ARCHITECT TO WORKING AND SUBSTITUTE MATERIAL UNPREDICTED MATERIAL UNPREDICTED MATERIAL UNDER THE SUBSTITUTED MATERIAL PROVIDED FROM THE LANDSCAPE ARCHITECT. \* REFERENCE TO THE LANDSCAPE ARCHITECT FOR REQUEST TO DELIVER FOR SUBSTITUTE MATERIAL FROM THE LANDSCAPE ARCHITECT. \* SPECIFIED MATERIAL WILL BE PROVIDED FROM THE LANDSCAPE ARCHITECT. \* MATERIAL SUBJECT TO SUBSTITUTION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT. \* SUBSTITUTIONS SUBJECT TO APPROVAL FROM THE LANDSCAPE ARCHITECT. \* MATERIAL PROVIDED BY THE LANDSCAPE ARCHITECT WILL BE PROVIDED FROM THE LANDSCAPE ARCHITECT.

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D P 07-363924  
M A Y 1 1 2 0 1 5

09-082

PNG PROJECT NUMBER:

09/082/23/3/8

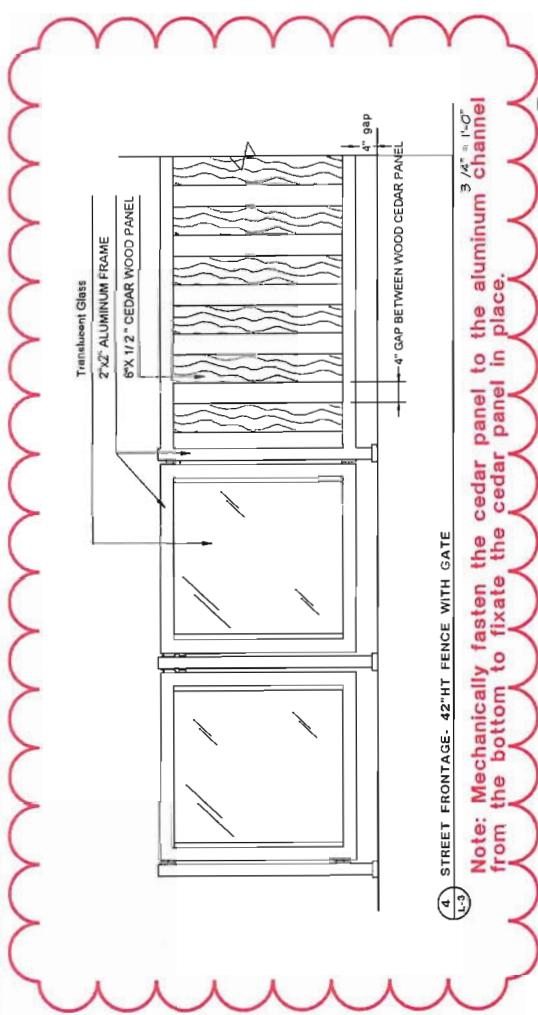
DRAWING NUMBER:

L2

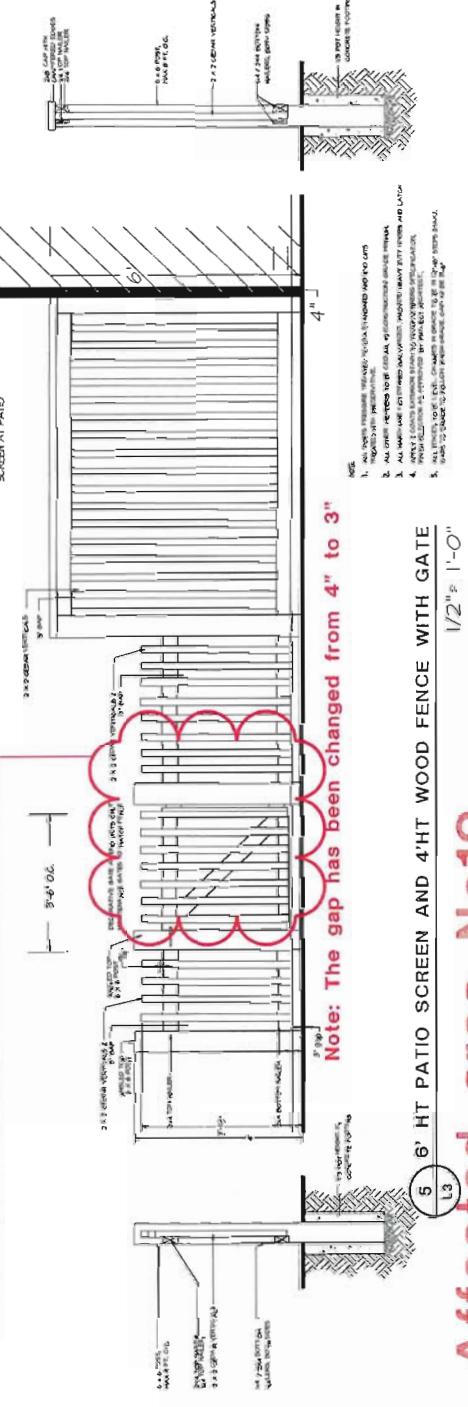
As built/  
Proposed Of 4

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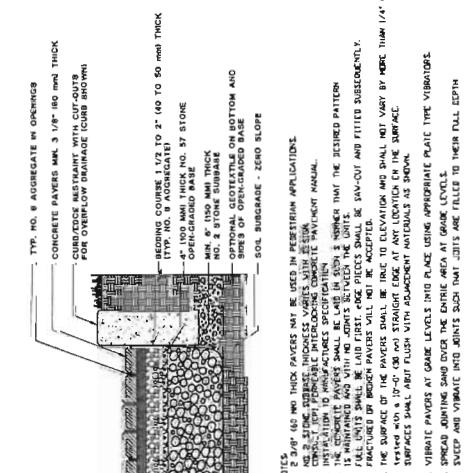
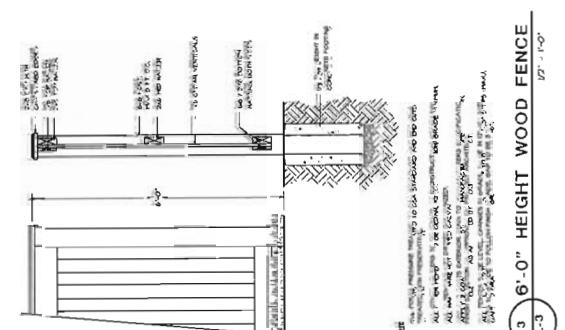
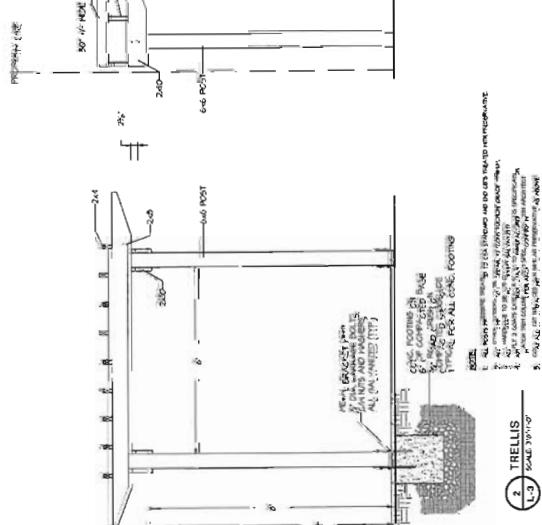
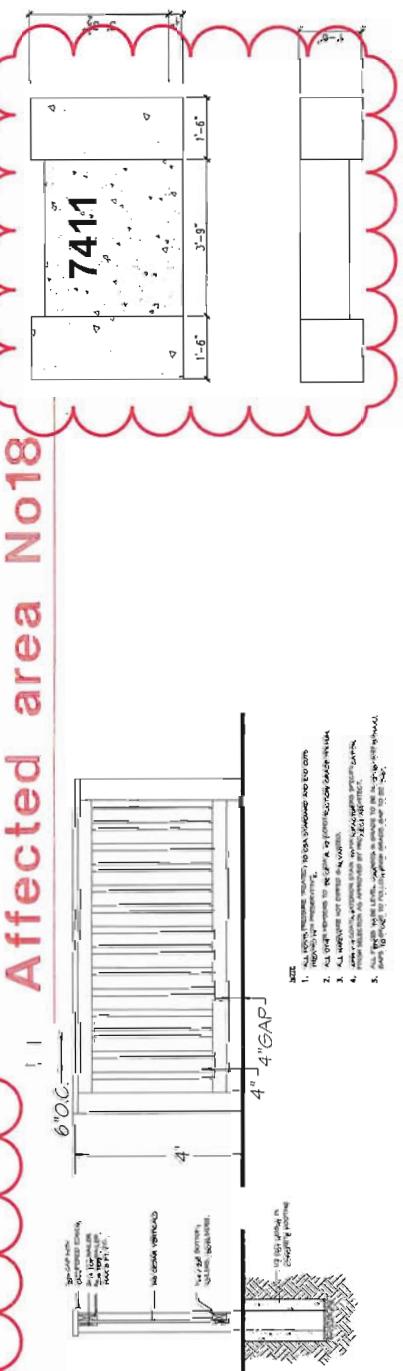
## Affected area No13



## Affected area No16



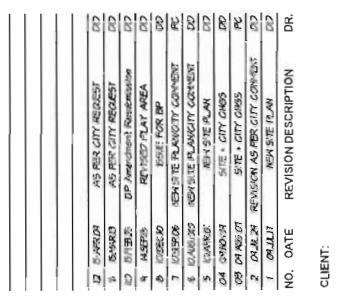
## Affected area No18



LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 1G9  
P: 604 284-0011 : F: 604 284-0022

SEA:



DP 07-363924 MAY 11 2015

090823.3.D.P

DRAWING NUMBER:

**L3**  
As built/  
Proposed

DATE:

DRAWN: DO  
DESIGN: DD  
CHKD: PCM

SCALE:

09

PMG PROJECT NUMBER:

09

MAY 11 2015