

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

1038573 B.C. LTD.

Plaintiff

AND:

THE OWNERS, STRATA PLAN NW289, JENNY DONNA DICKISON, FERNANDO MARCELINO DUTRA DE SOUSA, 1276331 B.C. LTD., CARMELIA MARIA DA SILVA, HON-CHING RUDOLPH CHENG, 1161359 B.C. LTD., RICKY HEE MENG LAI, PIA FACCIO, 1184416 B.C. LTD., MARK WILLIAM LOUTTIT and SARAH KINUKO LOUTTIT, BARRY DOUGLAS WATSON, AS ADMINISTRATOR OF THE ESTATE OF KENNETH JOHN WATSON, LI PING DUAN, NORMAN VICTOR LEECH, ROLANDO VINAS DIZON and NARCISA DIZON, NICHOLAS GEORGE KARAMOUZOS and MARIA KARAMOUZOS, CUI MING CHEN, YANKUI WANG and XIN TIAN, MARIA DA NATIVIDADE ALMEIDA, 1237765 B.C. LTD., JU-SHAN CHIANG and FLORA FU, 1184414 B.C. LTD., AMARSINGH BHATIA and NARANJAN KAUR BHATIA, PHUNG KIM VUONG and TUONG LAM, MONICA PAOLA ALIAGA, MARCELINO LOPES DE SOUSA and OLGA MARIA DUTRA DE SOUSA, 1184413 B.C. LTD., LUALHATI ONGKEKO CRISOSTOMO, RICHARD RAYMOND RAVENSBERGEN and DAWN MARIE RAVENSBERGEN, YUK FAR CHEUNG and YIN ON CHEUNG, GARY LUCIEN DREES, THOMAS PATRICK FLEMING, 1352962 B.C. LTD., WAN CHEN and HONG YANG, SU JUAN SITU, VAN DAO NGUYEN and THI BICH HANG NGUYEN, JULIAN BOZSIK, CHRISTIAN HERBERT JOSON-LIM and IRIS JUNE CALIBUGAN ADIONG, ANGELA JOY EYKELBOSH, NGUYEN THANH VUONG and TUYET NGOC DU, OM PARKASH LOOMBA and MERRAN LOOMBA, SUZANNE JUANITA KUDELSKI, YAN QIONG LU, PING HE, EDWARD LAWRENCE THUE, RICHARD CHARLES PATRICK SPENCER and DIANE MARIE SPENCER, ARTHUR SUMMERS WILLIAMSON, GARY DALE CHARTER and CRISTINA RIMANDO GAPAL, JU TAI ZHOU and YU QING LI, ZHI HAO YANG, DAISY CUETO EVANGELISTA and MARIA CHERRY EVANGELISTA, MEGAN MARY BURGHALL, NASIM BHALOO, HUI LIN DONG and LI WANG, MANSOUR MESHKI, HSIANG CHIAO HUANG, GORDON WILLIAM PATERSON, YVONNE JO-ANNE ENGLAND, GRACE JOANNA LEVSEN, PING CHOR CHAN, SO FAN LEE and TAK TAI LUI

Defendants

1038573 B.C. LTD.

Defendant by way of Counterclaim

CERTIFICATE

I, Taraneh Ashrafi, am the lawyer acting for the Plaintiff and Defendant by way of Counterclaim, 1038573 B.C. LTD.

I advise as follows:

1. that the attached Affidavit #1 of Matthew Cheng is being submitted for filing electronically as per the Notice to the Profession, the Public and the Media regarding Affidavits for use in Civil and Family Proceedings dated March 27, 2020; and
2. that I am satisfied that the process described was necessary as it was unsafe for the deponent, Matthew Cheng and myself to be present together due to the current COVID-19 precautions in place in Vancouver, British Columbia.

DATED: February 23, 2024



Taraneh Ashrafi
Counsel for the Plaintiff and Defendant by
way of Counterclaim, 1038573 B.C. LTD.

TARANEH ASHRAFI
Barrister & Solicitor
DENNIS JAMES AITKEN LLP
800 - 543 Granville Street
Vancouver, BC V6C 1X8
(604) 235-0119

This is the 1st affidavit of Matthew Cheng
in this case and was made on
February 23, 2024

No. S-238586
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

1038573 B.C. LTD.

Plaintiff

AND:

THE OWNERS, STRATA PLAN NW289, JENNY DONNA DICKISON, FERNANDO MARCELINO DUTRA DE SOUSA, 1276331 B.C. LTD., CARMELIA MARIA DA SILVA, HON-CHING RUDOLPH CHENG, 1161359 B.C. LTD., RICKY HEE MENG LAI, PIA FACCIO, 1184416 B.C. LTD., MARK WILLIAM LOUTTIT and SARAH KINUKO LOUTTIT, BARRY DOUGLAS WATSON, AS ADMINISTRATOR OF THE ESTATE OF KENNETH JOHN WATSON, LI PING DUAN, NORMAN VICTOR LEECH, ROLANDO VINAS DIZON and NARCISA DIZON, NICHOLAS GEORGE KARAMOUZOS and MARIA KARAMOUZOS, CUI MING CHEN, YANKUI WANG and XIN TIAN, MARIA DA NATIVIDADE ALMEIDA, 1237765 B.C. LTD., JU-SHAN CHIANG and FLORA FU, 1184414 B.C. LTD., AMARSINGH BHATIA and NARANJAN KAUR BHATIA, PHUNG KIM VUONG and TUONG LAM, MONICA PAOLA ALIAGA, MARCELINO LOPES DE SOUSA and OLGA MARIA DUTRA DE SOUSA, 1184413 B.C. LTD., LUALHATI ONGKEKO CRISOSTOMO, RICHARD RAYMOND RAVENSBERGEN and DAWN MARIE RAVENSBERGEN, YUK FAR CHEUNG and YIN ON CHEUNG, GARY LUCIEN DREES, THOMAS PATRICK FLEMING, 1352962 B.C. LTD., WAN CHEN and HONG YANG, SU JUAN SITU, VAN DAO NGUYEN and THI BICH HANG NGUYEN, JULIAN BOZSIK, CHRISTIAN HERBERT JOSON-LIM and IRIS JUNE CALIBUGAN ADIONG, ANGELA JOY EYKELBOSH, NGUYEN THANH VUONG and TUYET NGOC DU, OM PARKASH LOOMBA and MERRAN LOOMBA, SUZANNE JUANITA KUDELSKI, YAN QIONG LU, PING HE, EDWARD LAWRENCE THUE, RICHARD CHARLES PATRICK SPENCER and DIANE MARIE SPENCER, ARTHUR SUMMERS WILLIAMSON, GARY DALE CHARTER and CRISTINA RIMANDO GAPAL, JU TAI ZHOU and YU QING LI, ZHI HAO YANG, DAISY CUETO EVANGELISTA and MARIA CHERRY EVANGELISTA, MEGAN MARY BURGHALL, NASIM BHALOO, HUI LIN DONG and LI WANG, MANSOUR MESHKI, HSIANG CHIAO HUANG, GORDON WILLIAM PATERSON, YVONNE JO-ANNE ENGLAND, GRACE JOANNA LEVSEN, PING CHOR CHAN, SO FAN LEE and TAK TAI LUI

Defendants

1038573 B.C. LTD.

Defendant by way of Counterclaim

AFFIDAVIT


TH

I, **MATTHEW CHENG**, registered architect, of Suite 202, 670 Evans Avenue, Vancouver, British Columbia, AFFIRM THAT:

1. I am a registered architect and have worked in relation to the property at 3925 Kingsway and 5715 Jersey Avenue in Burnaby, BC (the "**Property**"). As such, I have personal knowledge of the matters deposed to in this affidavit.
2. I work at my own architecture company, Matthew Cheng Architect Inc. There are 13 people in my office who work in a variety of roles.
3. I first became involved in the Property in June 2023, when Kush Bhatia asked that our company prepare a preliminary sketch for a development on the Property to send to the City of Burnaby.
4. This was a big job. We had three people working on the project at the beginning, surveying the site and preparing initial drawings. We first prepared three conceptual options, and then, working with Mr. Bhatia, narrowed it down to one option. I sent those drawings to the City of Burnaby for comment in August 2023.
5. I and some of my colleagues then met with the City of Burnaby in September 2023, and presented a modified version of our drawing. Attached to my affidavit and marked as **Exhibit "A"** is a copy of what we presented to the City of Burnaby in September 2023.
6. At this meeting, the city planners gave us helpful comments and recommendations. We then worked to address those comments, and some ideas from Mr. Bhatia. We finished a draft proposal in December 2023, a copy of which is attached to my affidavit as **Exhibit "B"**. If Mr. Bhatia's purchase of the Property goes ahead, we will submit a proposal to the City of Burnaby.
7. Since June 2023, my colleagues and I have spent a lot of time and effort in working towards the December 2023 draft proposal.
8. It is a big project on a very specific, unique property. I note that the lot is three-sided, on a slope, and with a heritage church on the west side of the lot. The project also has both commercial and residential portions, and the City of Burnaby requires that some of the residential portion be rental units. All these issues are things that have been taken into account in our work. None of our work can be transferred over to a different development project.

TA

10. I was not physically present before the Commissioner of this affidavit, but was linked with the Commissioner using video technology. I am advised by the Commissioner and verily believe that this affidavit was sworn in accordance with (and following the procedure outlined in) the Supreme Court of British Columbia's Notice to the Profession, the Public and the Media "Affidavits for use in Court Proceedings" dated March 27, 2020.


A Commissioner for taking Affidavits for
British Columbia

MATTHEW CHENG

TARANEH ASHRAFI
Barrister & Solicitor
DENNIS JAMES AITKEN LLP
800 - 543 Granville Street
Vancouver, BC V6C 1X8
(604) 235-0119

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This is **Exhibit "A"** referred to in the affidavit
of Matthew Cheng made before me on this
23rd day of February, 2024.



A Commissioner for taking Affidavits in
British Columbia

TARANEH ASHRAFI
Barrister & Solicitor
DENNIS JAMES AITKEN LLP
800 - 543 Granville Street
Vancouver, BC V6C 1X8
(604) 235-0119

**MIX-USE COMMERCIAL
&
652 UNITS MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**

3925 KINGSWAY, BURNABY

PART OF CENTRAL PARK NORTH
METROTOWN DOWNTOWN PLAN
BURNABY B.C.



MATTHEW CHENG
ARCHITECT INC.



APPLICABLE POLICY AND BYLAW

- Central Park North, West of Metrotown Downtown Plan

Applicable policy and bylaw

- Burnaby Official Community Plan and guidelines
- Metrotown Downtown Plan

Intention

- Ensure high quality & sustainable development
- Increase density in the surrounding neighborhood , offer dynamic and alive neighborhood
- Respond to future direction of Metrotown Downtown Vision
- Promote comfort, encourage live-work facility, accessibility, inclusivity and safety
- Promote housing, business and employment, Public space, culture, and leisure

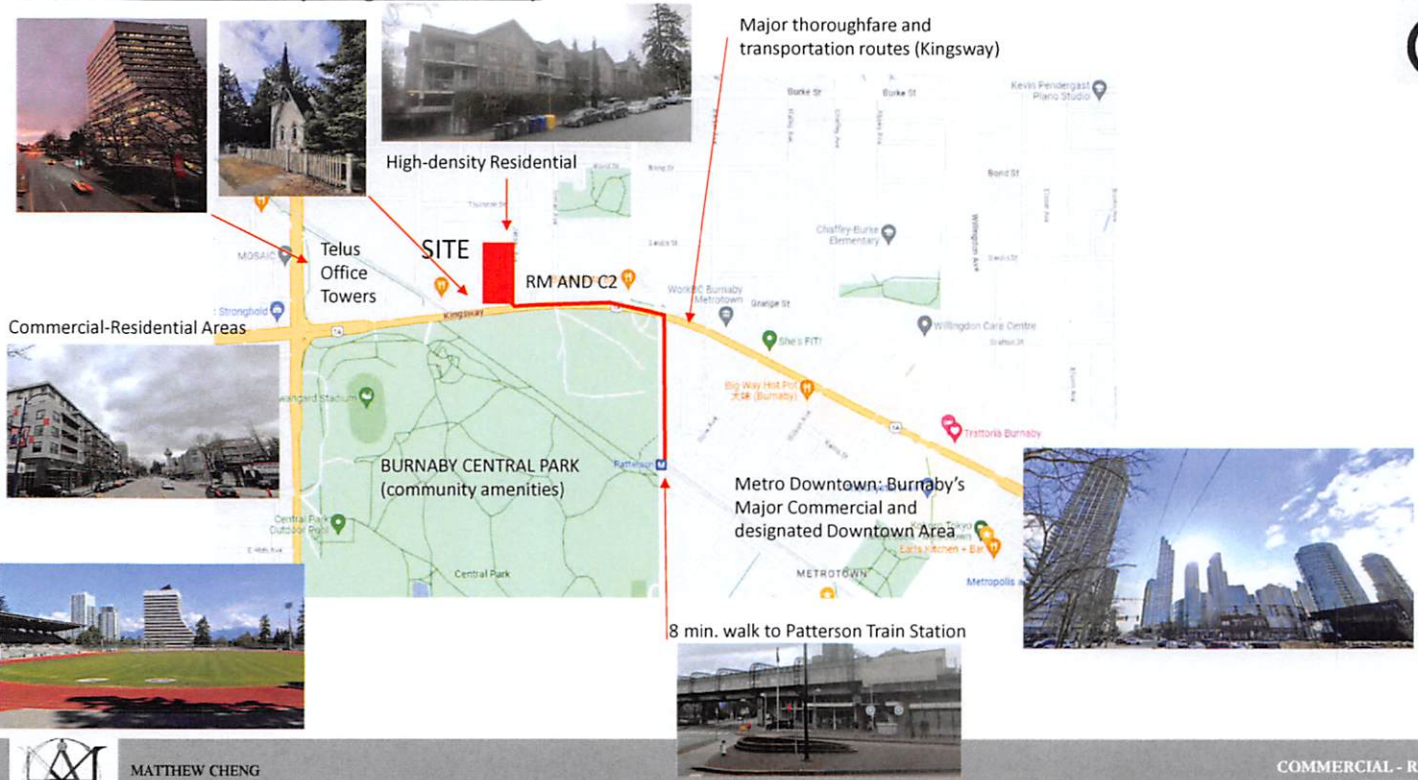


MATTHEW CHENG
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COMMERCIAL - RESIDENTIAL
DEVELOPMENT

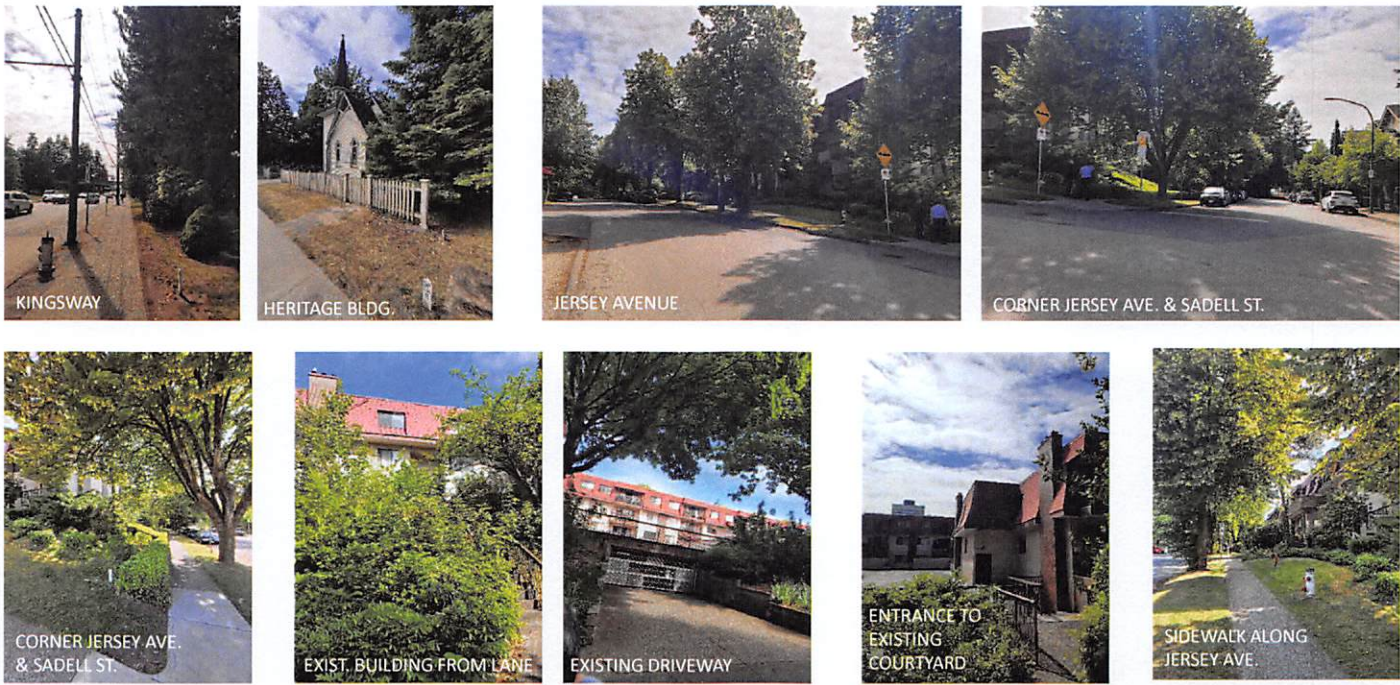
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CONTEXT PLAN (Neighborhood)



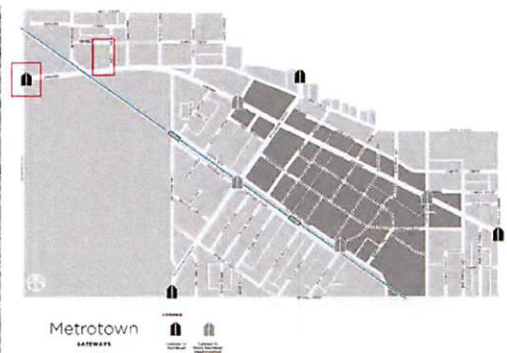
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CONTEXT PLAN (Site Photos)



7A

TRANSIT ACCESSIBILITY



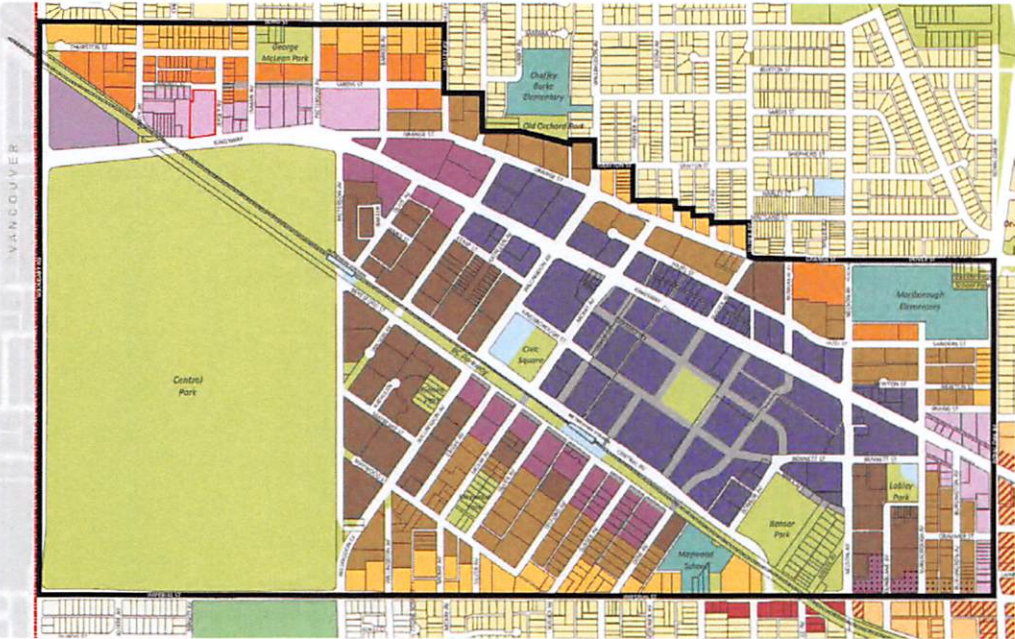
MATTHEW CHENG
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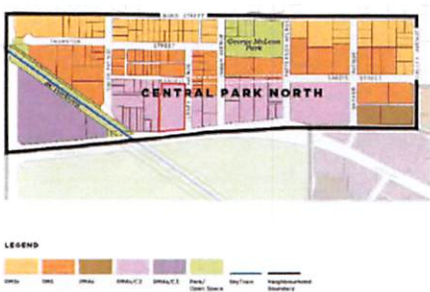
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BOUNDARY PLAN

METROTOWN BOUNDARY MAP



NEIGHBORHOOD MAP

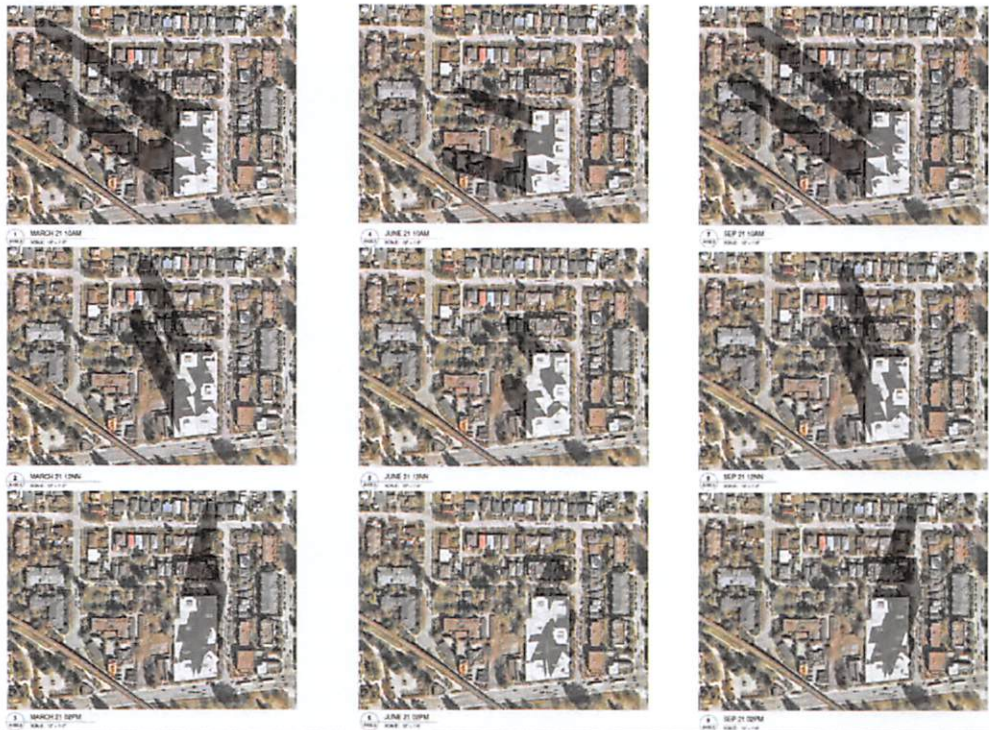


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SITE SHADOW ANALYSIS

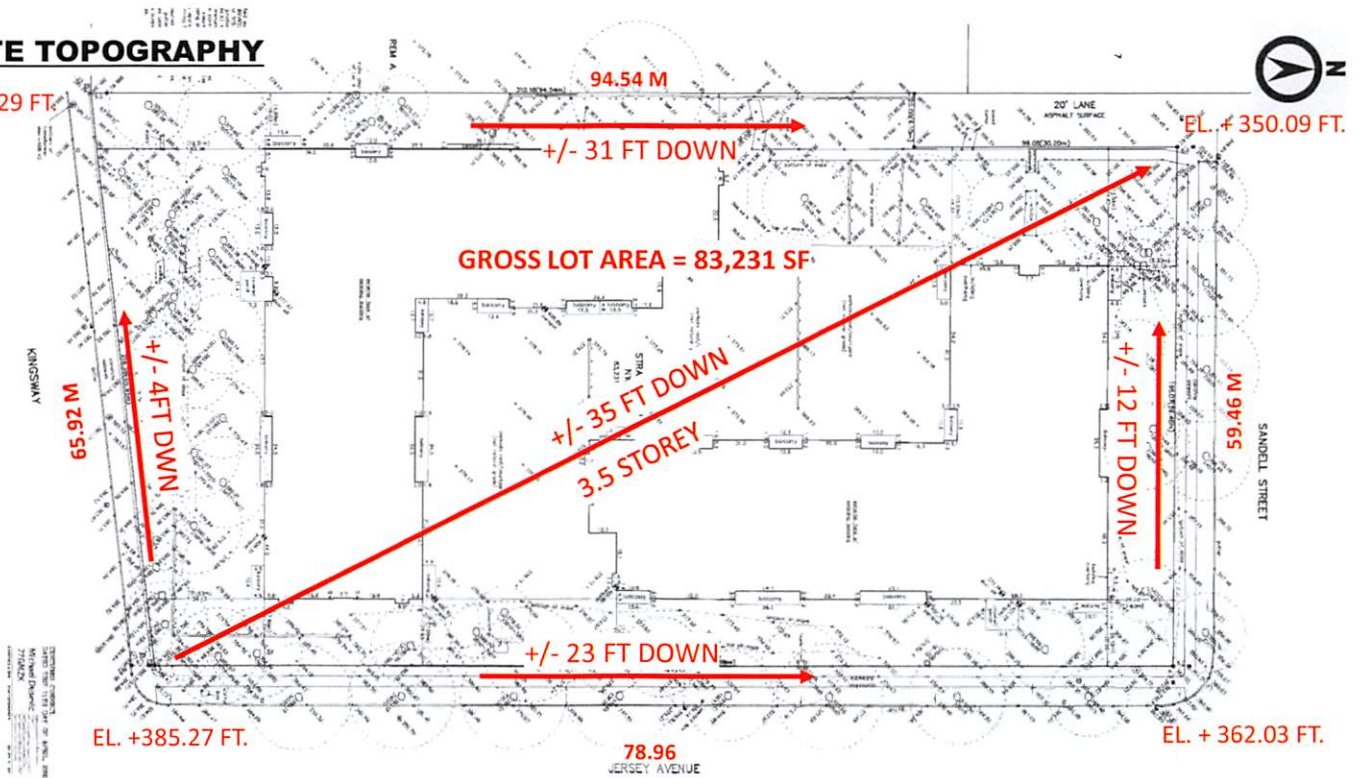


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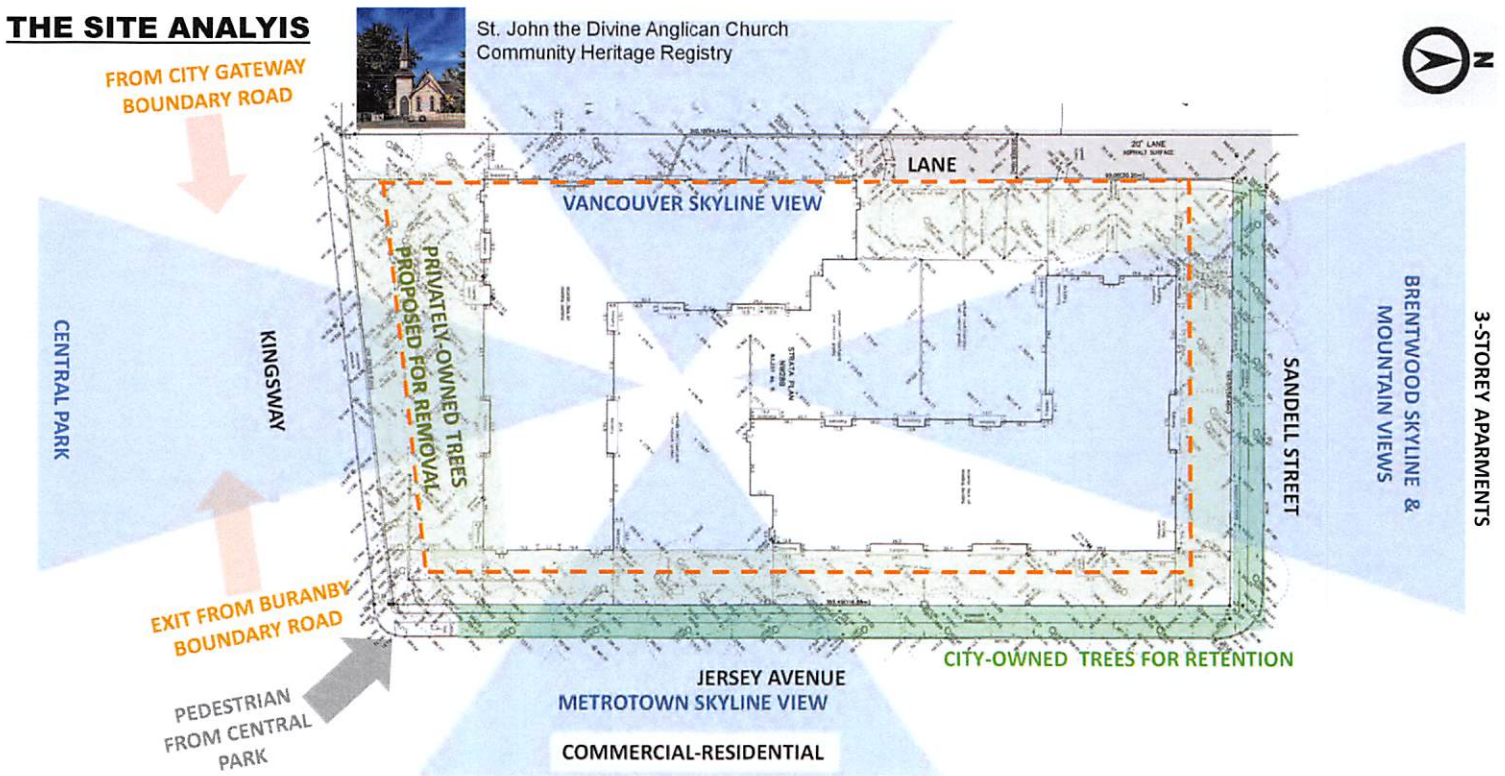
THE SITE TOPOGRAPHY



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THE SITE ANALYSIS



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CONTEXT VIEW ANALYSIS 3D



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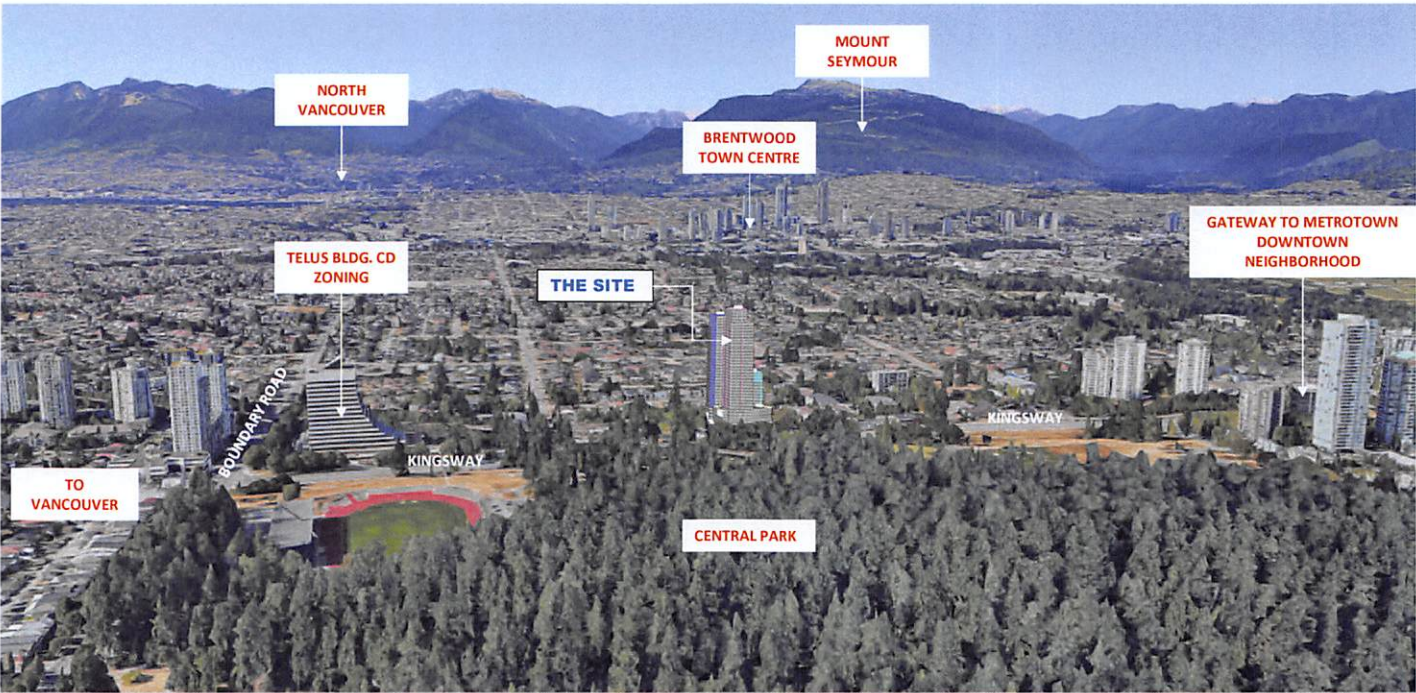
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CONTEXT VIEW ANALYSIS 3D (FACING WEST)

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CONTEXT VIEW ANALYSIS 3D (FACING NORTH)



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CONTEXT VIEW ANALYSIS 3D (FACING EAST)



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PROJECT DATA**DENSITY**

SITE AREA 83,778.24 S.F.
TOTAL NET AREA

F.A.R PROVIDED
(7.45 F.A.R)
624,211 S.F.

MAX DENSITY ALLOWED (REQ'D)
7.45 F.A.R (INCLUDING OFFSET)
624,147.88 S.F.

RESIDENTIAL STRATA (3.6 F.A.R+0.85 density offset)

365,668 S.F.-4.36 FAR PROVIDED (TOWER1 & TOWER3)

RENTAL DENSITY (1.7 F.A.R-142,423S.F.)

146,002 S.F.-1.74 FAR PROVIDED(TOWER 2 & APARTMENT)

DENSITY OFFSET (0.85 F.A.R)

71,211.50 S.F.

ADAPTABLE HOUSING REQUIRED(20%)

130 UNITS PROVIDED

COMMERCIAL (1.3 F.A.R -108,911S.F.)

111,098 S.F. (1.34 FAR PROVIDED)

REQUIRED AFFORDABLE RENTAL PROVIDED(20%)

29,200.40 S.F.

ALLOWED F.A.R.

SITE AREA	ZONE	RMs(STRATA/RENTAL) 3.6				RMr(RENTAL) 1.7			C2(COMMERCIAL) 1.3			TOTAL DENSITY
		BASE F.A.R.	BONUS F.A.R	SUPPLEMENTARY BASE F.A.R	SUPPLEMENTARY BONUS F.A.R	Required 20% below median	CMHC MEDIAN	MARKET RATE	OFFSET (STRATA/RENTAL)	COMMERCIAL USES	COMMERCIAL RENTAL USES	
83,778.24 S.F.	RM4s/C2	1.7	0.3	0.8	0.8	0.72	0.49	0.49	0.85	0.66	0.64	7.45

PARKING REQUIREMENT

COMMERCIAL - OFF-STREET PARKING SCHEDULE VI		
R00.4(1) - RETAIL USE	112521sf	
1 SPACE PER 200 SqM (24,757.80sf) TO 4600 SqM (49,515.61sf) OF GFA		5
PLUS 1 FOR ANY ADDITIONAL 4600 SqM (49,515.61sf)	83,075.39sf/49,515.61sf	1.27

COMMERCIAL - OFF-STREET PARKING SCHEDULE VII		
R00.4(2) - RETAIL USE	112521sf	
1 SPACE PER 28 SqM (301.40sf) OF RETAIL FLOOR AREA or 1 SPACE PER 46 SqM (495.16 sf) OF GFA	112521sf / 495.16	227.24
R00.3.1(2)(c) ACCESSIBLE STALLS REQUIRED FOR RETAIL	277.24 STALLS	
3 FOR EVERY 51-100 STALLS + 1 FOR EVERY EXCESS OF 100 SPACE	277.24/100=277.24	3
	277.24/100=2.77	1.3
TOTAL PARKING COMMERCIAL REQUIRED		231.5 SPACES

RESIDENTIAL - OFF-STREET PARKING		
R00.4(2.1) - PURPOSE BUILT RENTAL RESIDENTIAL SPACES	206 UNITS	
0.6 PER RENTAL UNITS INCLUSIVE OF 0.1 VISITOR PARKING/UNIT	206 x 0.6	123.6
R00.4(2)(b.1) - APARTMENTS IN RM4s	446 UNITS	
REDUCED TO 1.1 SPACE PER DWELLING UNITS INCLUSIVE OF 0.25 VISITOR PARKING PER UNIT	446 x 1.1	490.60
RESIDENTIAL VISITOR PARKING (INCLUDED IN CALCULATION)	111.5(STRATA)+20.60(RENTAL)=132.1 SPACE	
TOTAL PARKING REQUIRED(STRATA+RENTAL)		612.20
R00.3.1(2)(c) ACCESSIBLE STALLS REQUIRED 20% OF RESIDENTIAL UNIT 331 UNITS		
1 FOR EVERY 2 DWELLING UNITS (FOR EVERY SPACE PROVIDED 1 WILL BE VAN ACCESSIBLE) ADAPTABLE UNITS ONLY	131.2=65.5 SPACE	
1 FOR 51-100 BPD SPACES + 1 FOR EVERY 100 SPACE	(65.5-100)/51.13 SPACE	
EV PARKING LEVEL 2 OR HIGHER SHOULD 100% FOR RESIDENTIAL	65.2/100=0.5 SPACE	
TOTAL PARKING RESIDENTIAL REQUIRED		612.20

BICYCLE SPACES REQUIRED		
COMMERCIAL - PER SEC. 2.2.1	112521sf	
CLASS A = 1 PER 500 Sq.M. OF GFA(5,381.95sf)		20.9
CLASS B = 1 PER 500 Sq.M. OF GFA(5,381.95sf)		20.9
RESIDENTIAL - PER 2.1.1	652 UNITS	
CLASS A = 2 SPACES FOR EVERY 1 DWELLING UNIT	652/2 SPACE	326
CLASS B = 3 SPACES FOR EVERY 5 DWELLING UNIT	652/5 UNITS	130.4
TOTAL MINIMUM BICYCLE SPACES		458.2



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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UNIT TABULATION

0	120	91	37	40	82	21	25	0	187	2	47	652
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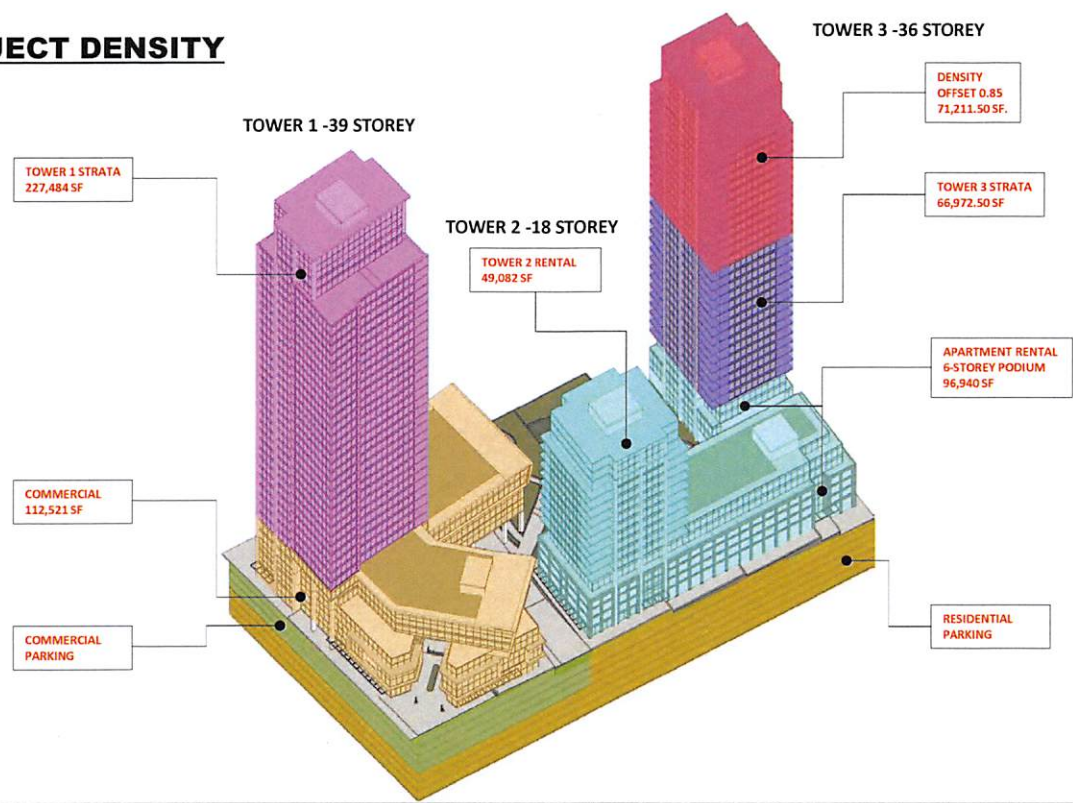
206 UNITS	CRU
248 UNITS	RENTAL APT/TOWER 2
198 UNITS	STRATA TOWER 1
	STRATA TOWER 3

**MATTHEW CHENG
ARCHITECT INC.**

TOTAL		112,521	227,484	118,336	165,870	684,211
TOTAL LOT AREA	83778.24					

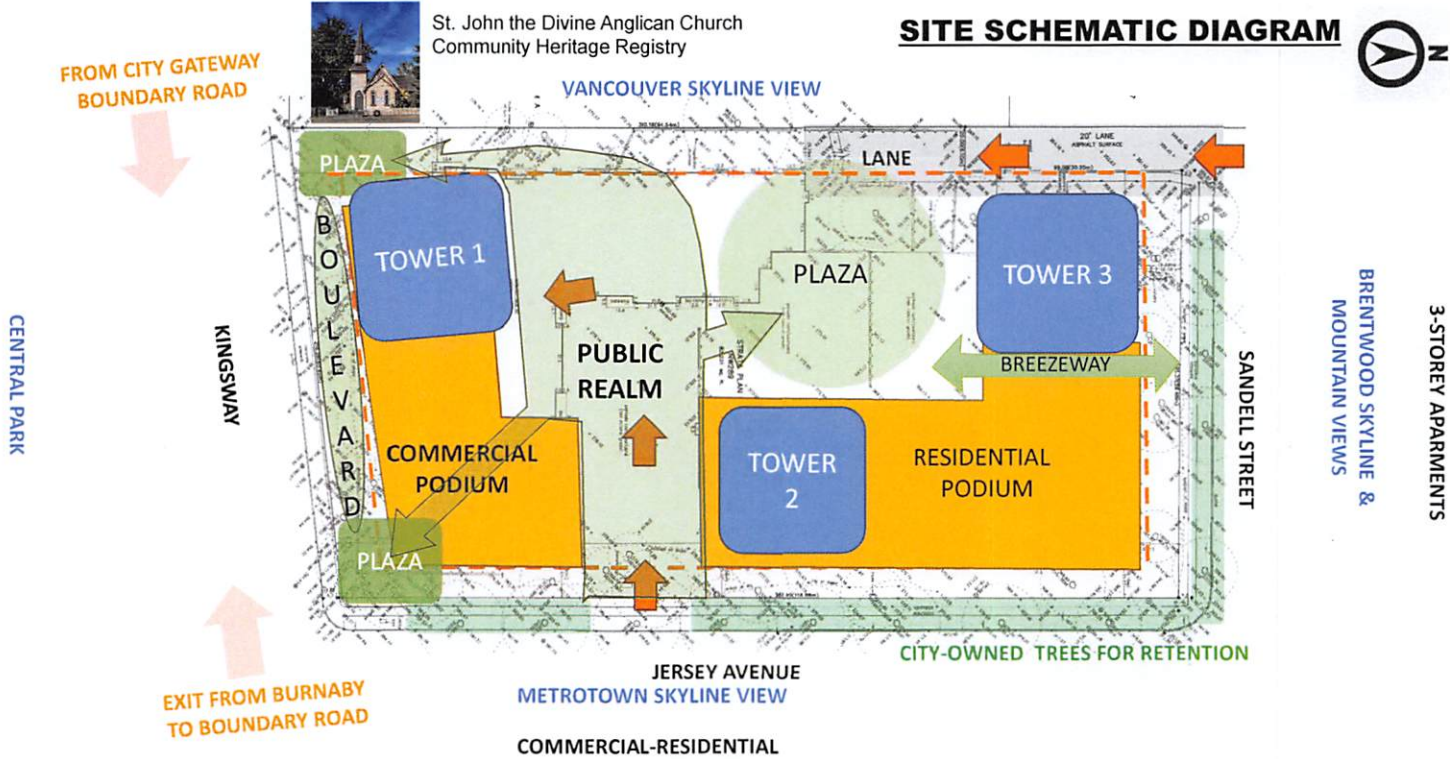
COMMERCIAL - RESIDENTIAL DEVELOPMENT

3D PROJECT DENSITY



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SITE SCHEMATIC DIAGRAM

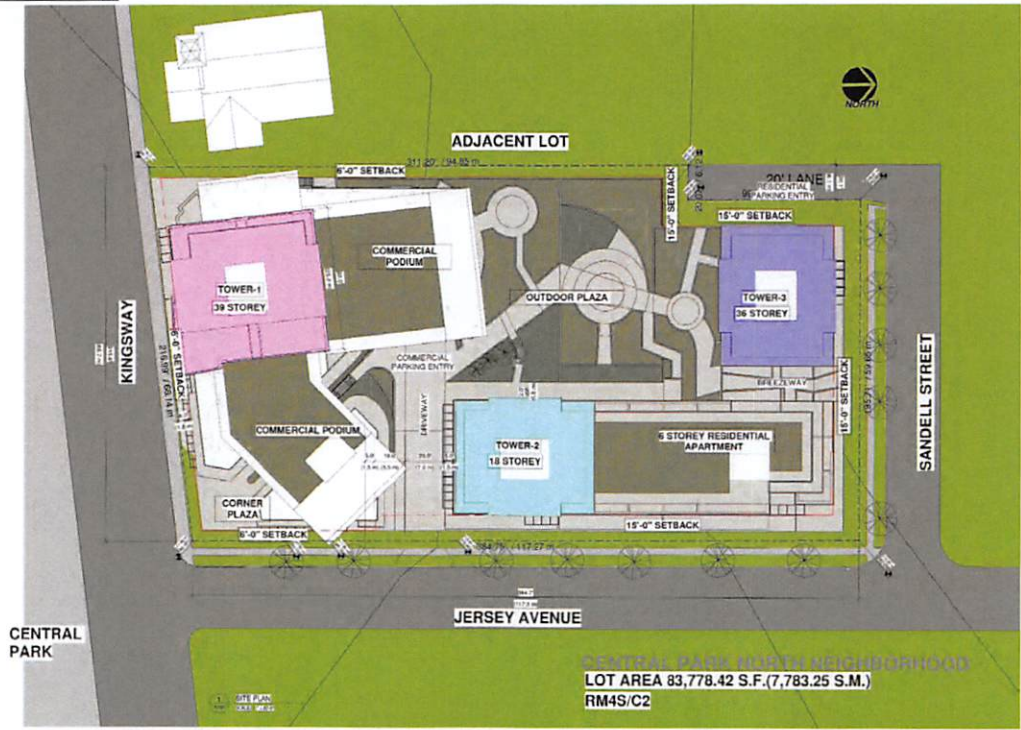


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SCHEMATIC SITE PLAN



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PARKING 1



JERSEY AVENUE

SANDELL STREET

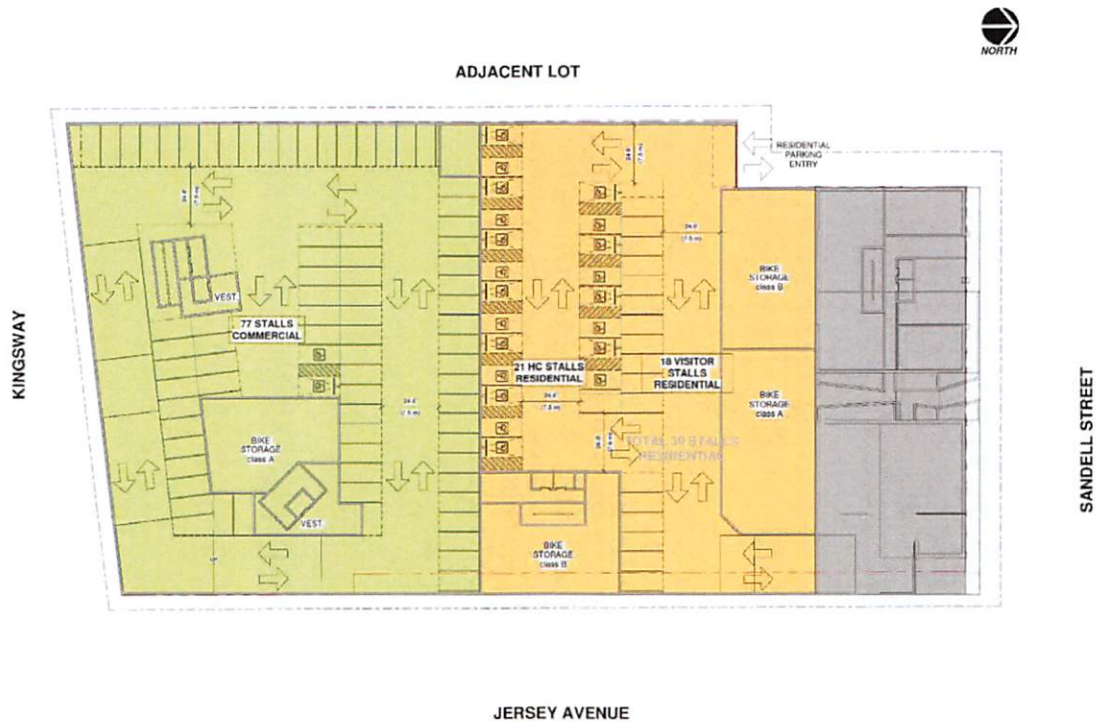


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PARKING 2



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P-2 COMMERCIAL/RESIDENTIAL
SCALE: 1/8" = 1' - 0"

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DEVELOPMENT

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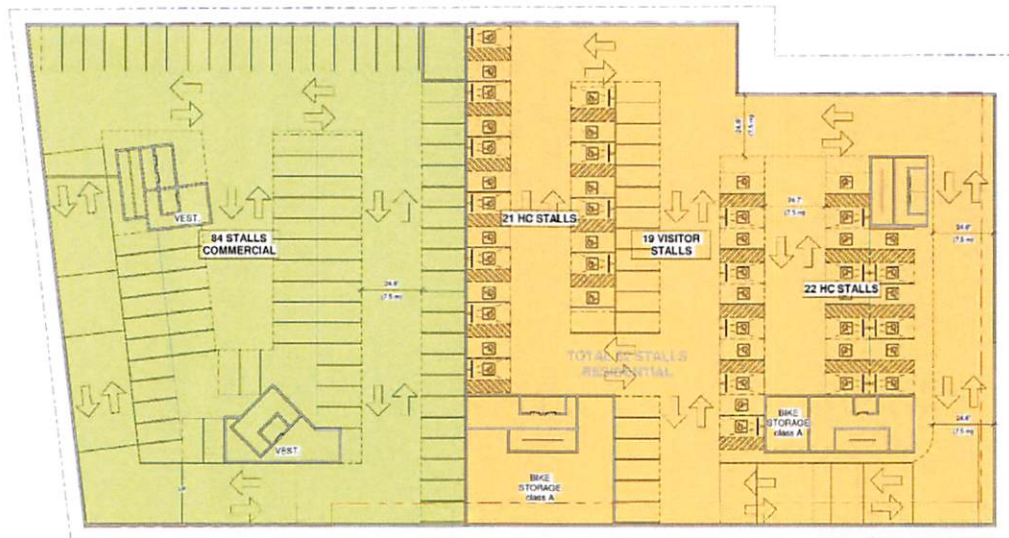
PARKING 3-4

ADJACENT LOT



KINGSWAY

SANDELL STREET



JERSEY AVENUE

P-3 COMMERCIAL/RESIDENTIAL
SCALE: 1/8" = 1'-0"

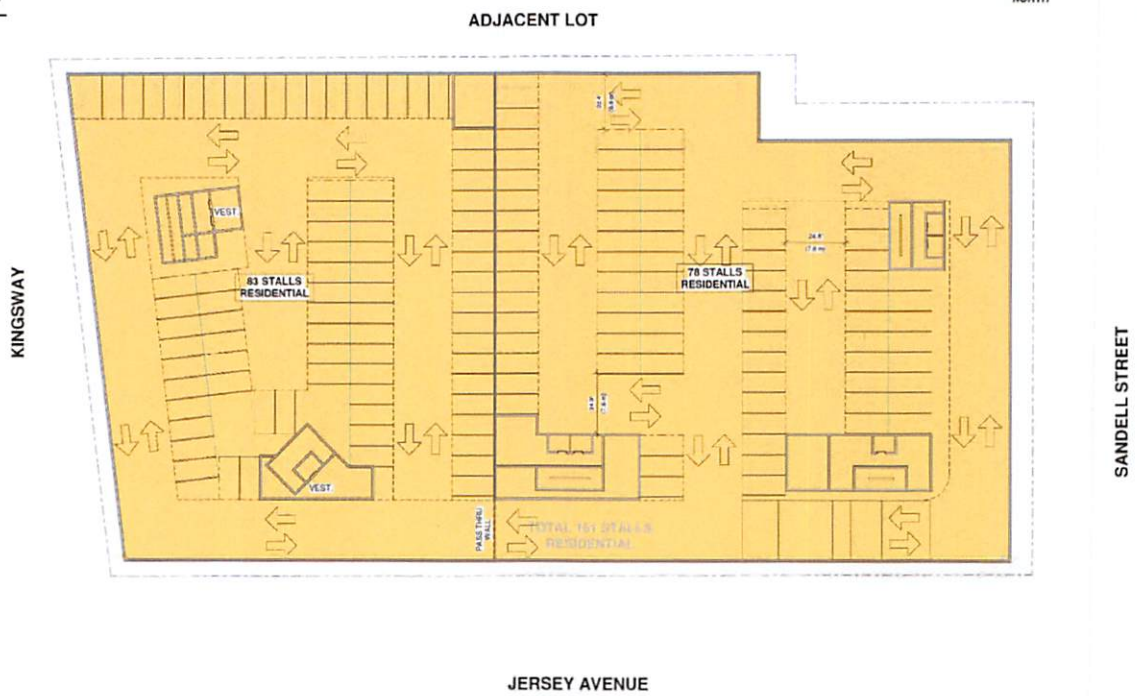


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DEVELOPMENT

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PARKING 5-7

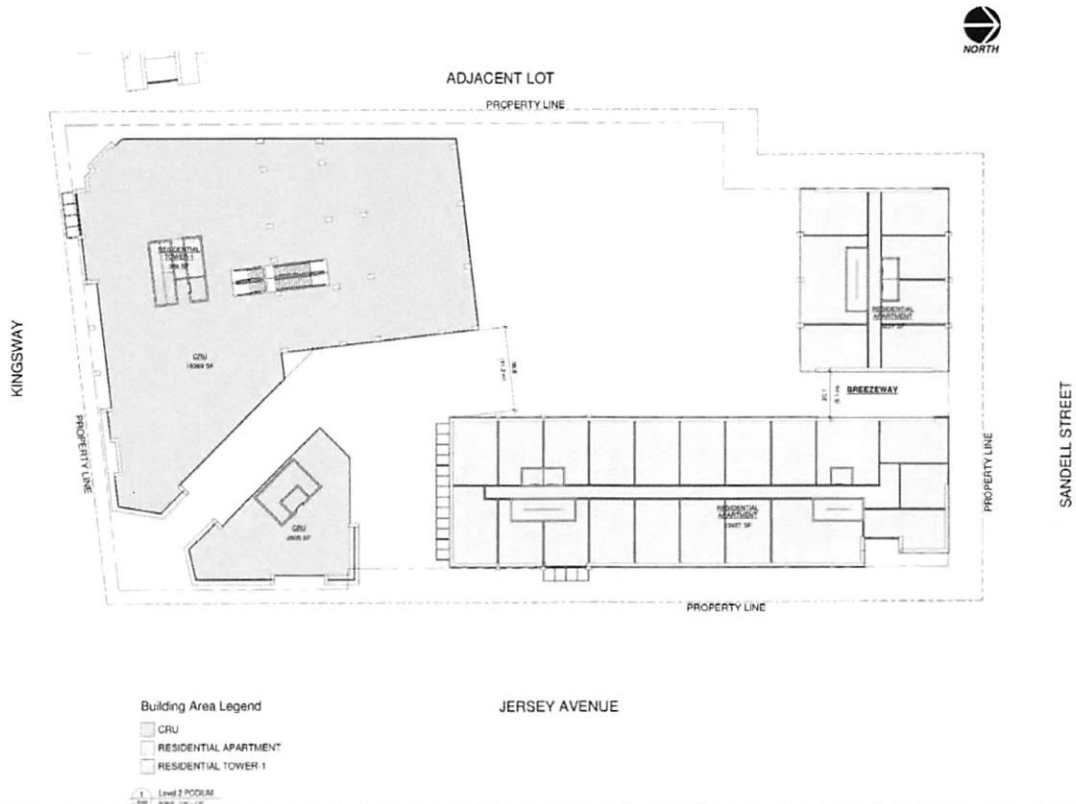


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ARCHITECT INC.

1 P-5 RESIDENTIAL
8/25/2018 10:00 AM

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

LEVEL 2-3

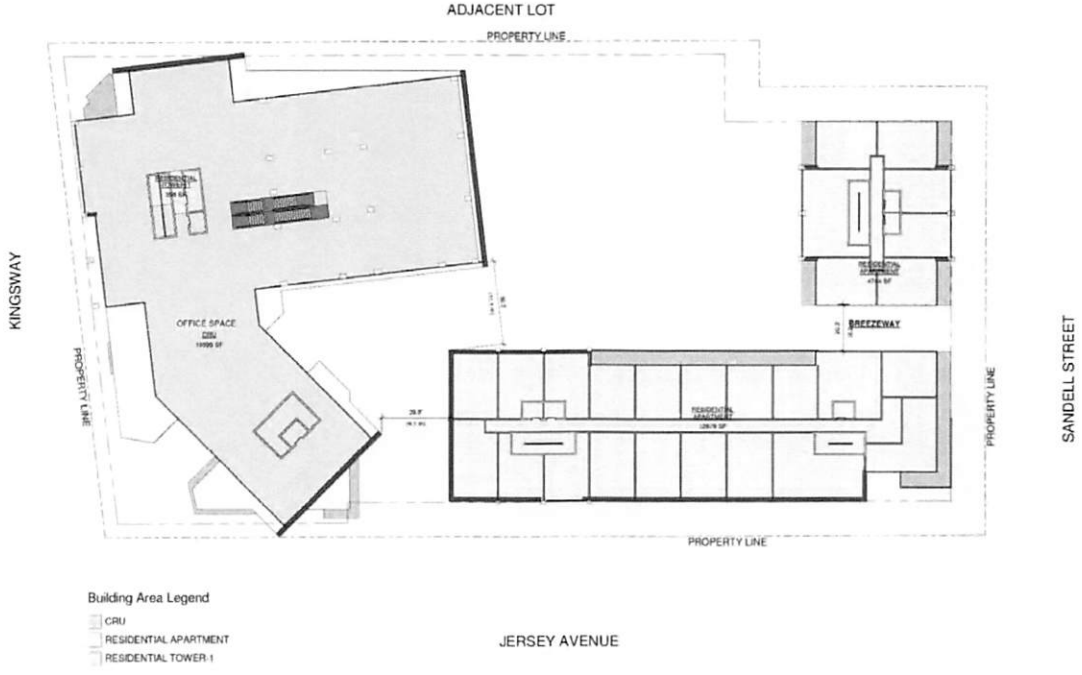


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ARCHITECT INC.

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LEVEL 4-5

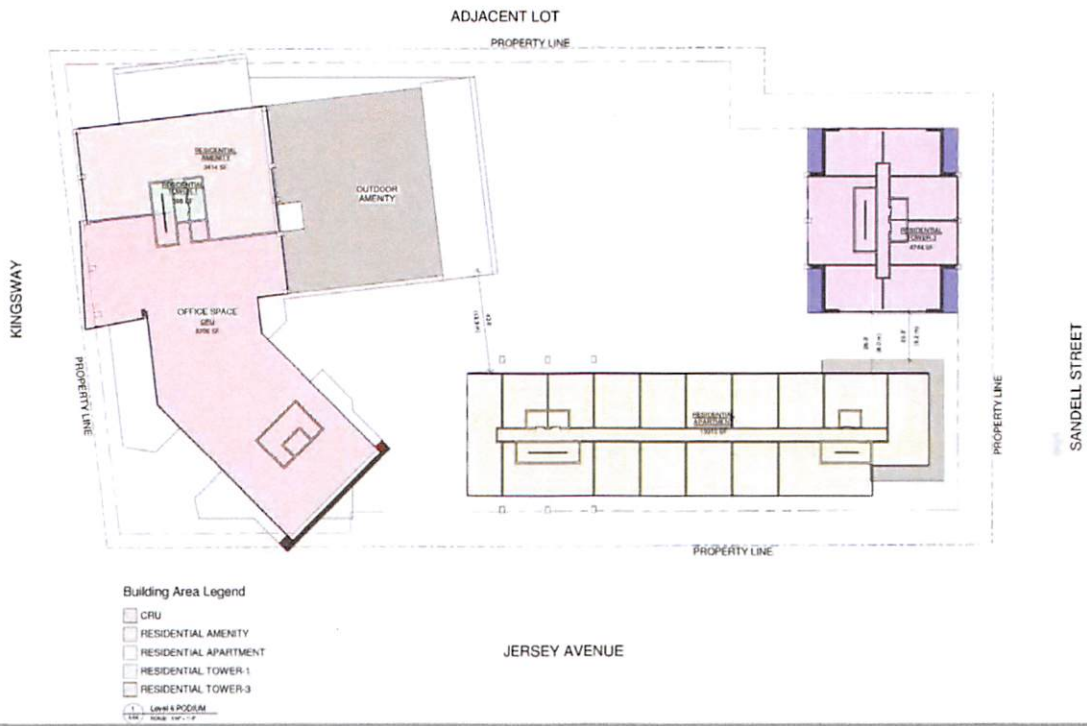


MATTHEW CHENG
ARCHITECT INC.

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DEVELOPMENT

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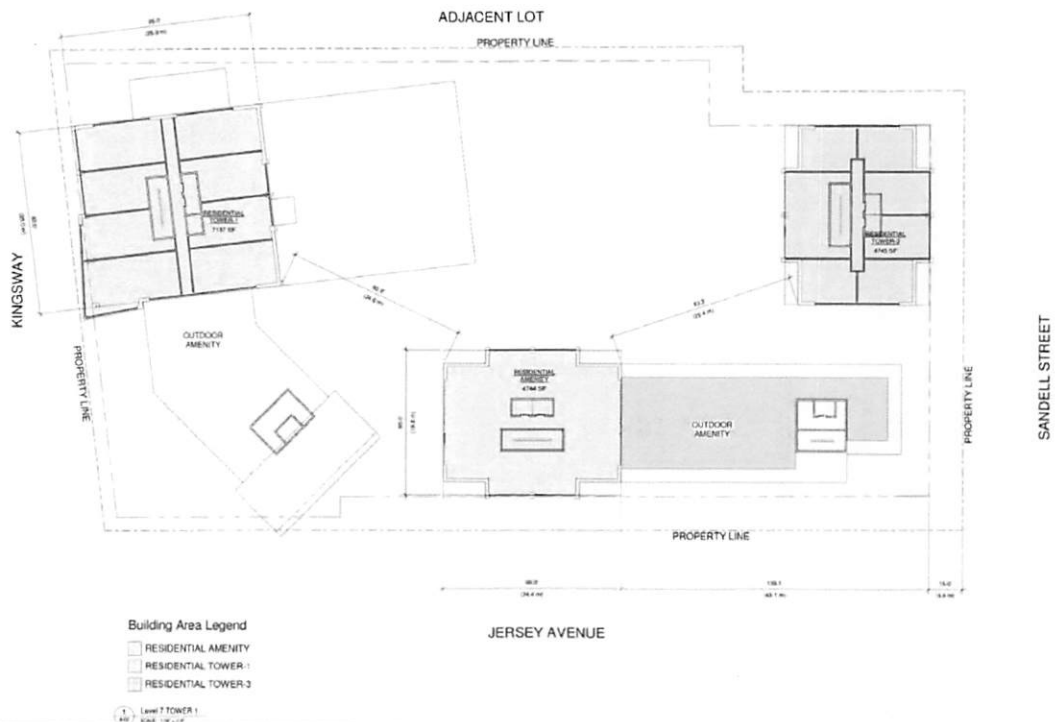
LEVEL 6



MATTHEW CHENG
ARCHITECT INC.

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DEVELOPMENT

LEVEL 7

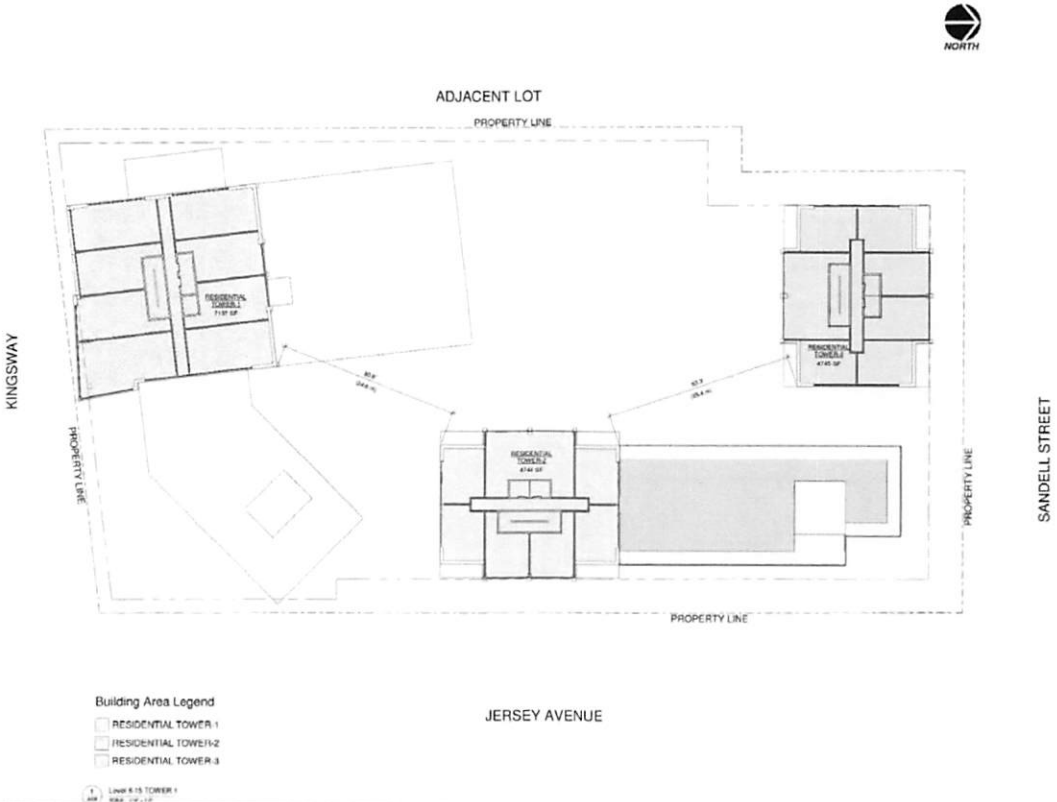


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ARCHITECT INC.

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DEVELOPMENT

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LEVEL 8-15

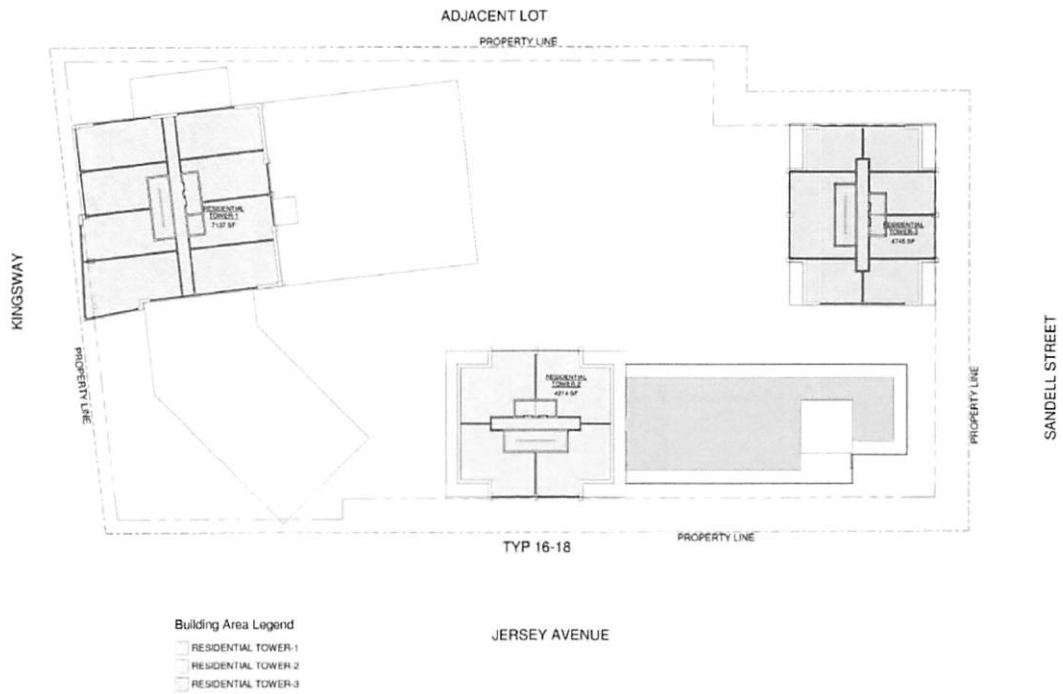


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ARCHITECT INC.

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DEVELOPMENT

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LEVEL 16-32

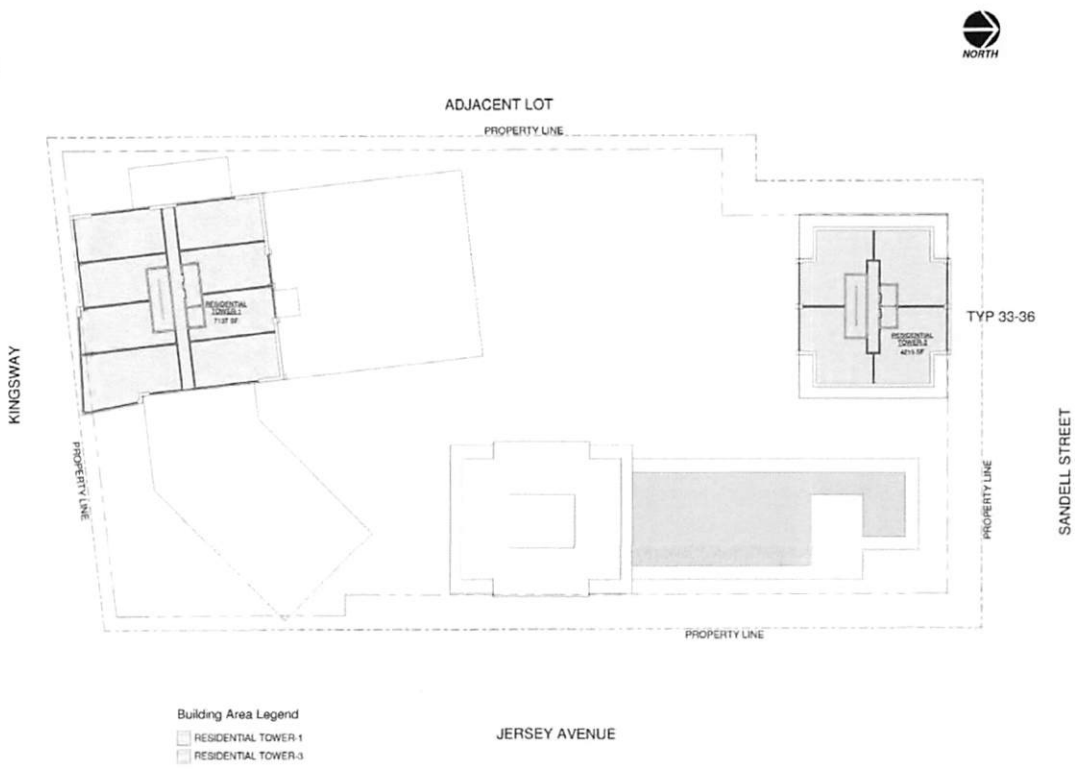


MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

TA

LEVEL 33-36



Building Area Legend
RESIDENTIAL TOWER-1
RESIDENTIAL TOWER-3

Level 33-36 TOWER 1
Scale: 1/8" = 1'-0"

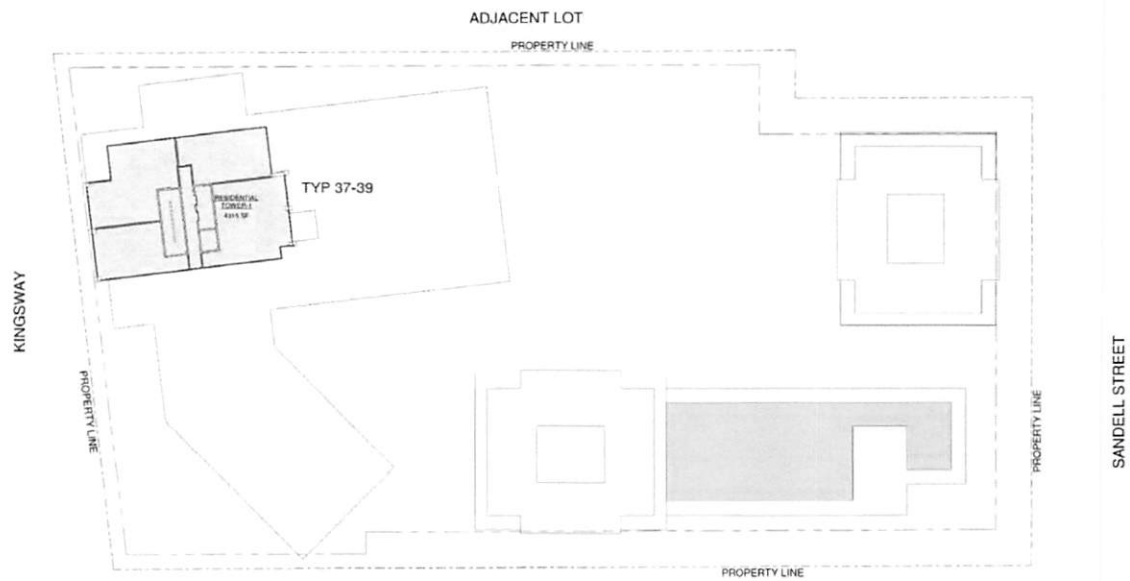


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LEVEL 37-39



Building Area Legend

RESIDENTIAL TOWER-1

Level 37 TOWER 1

4015 SF

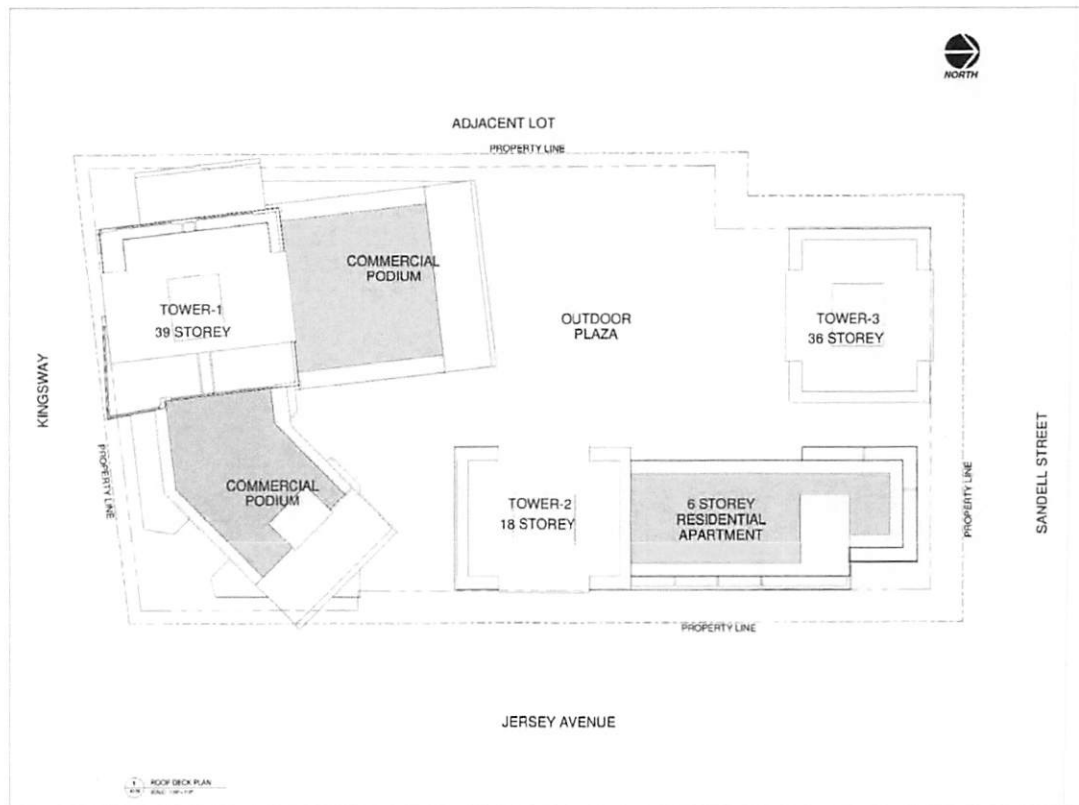


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ARCHITECT INC.

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TA

ROOF DECK

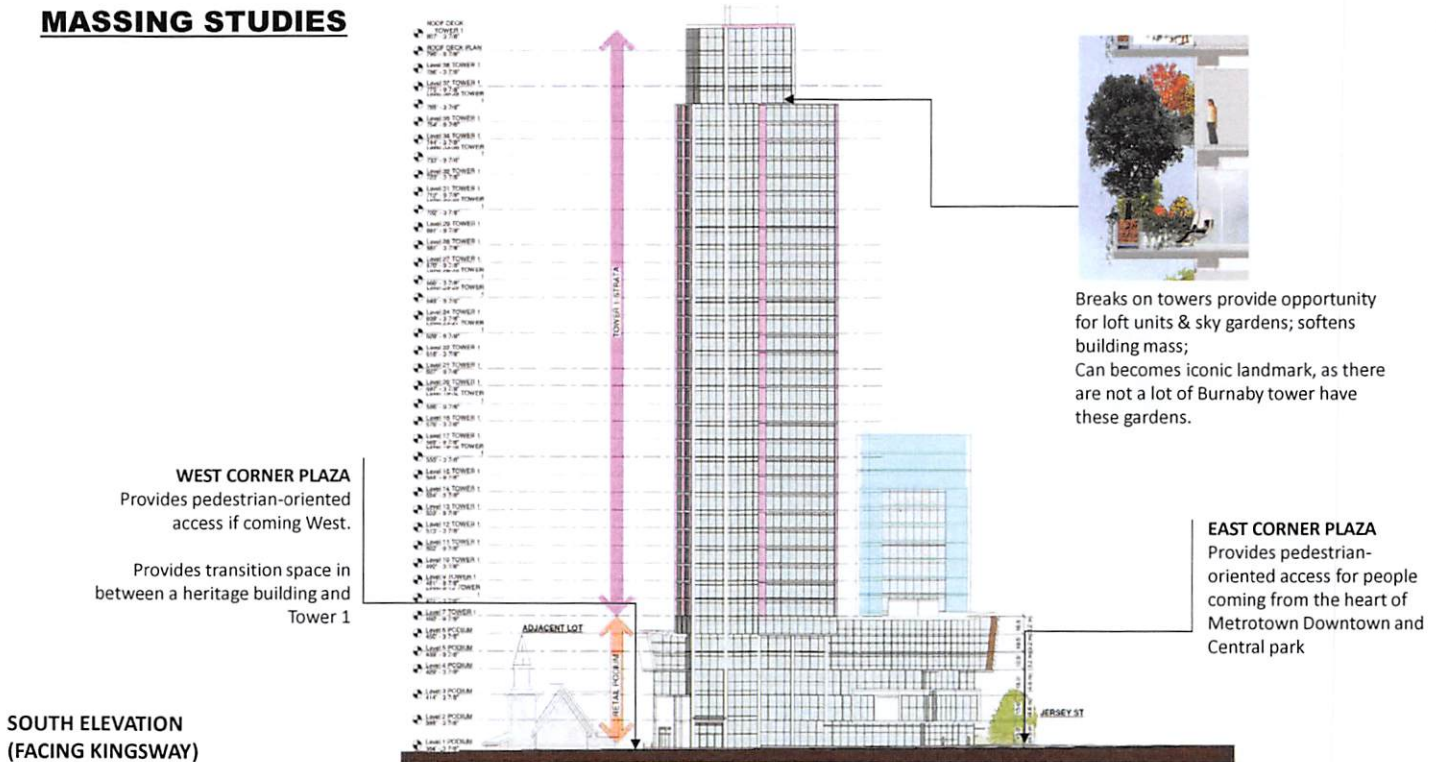


MATTHEW CHENG
ARCHITECT INC.

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DEVELOPMENT

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MASSING STUDIES



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ARCHITECT INC.

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MASSING STUDIES

TERRACED LANDSCAPING
CONCEPT ON THE INTERIOR
COURTYARD

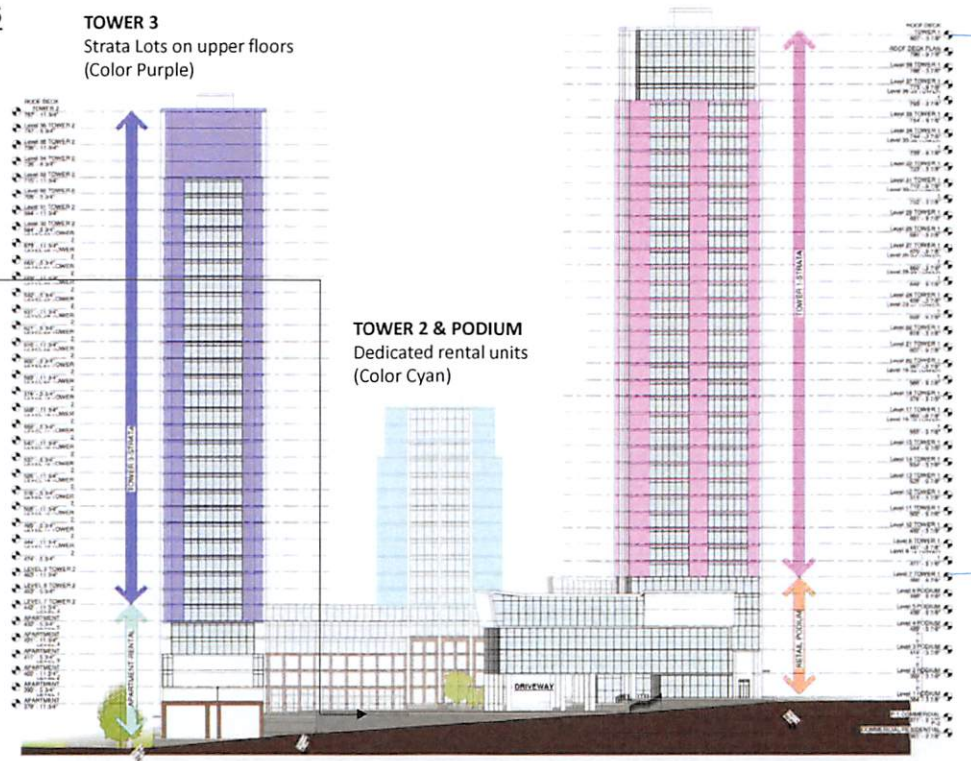


WEST ELEVATION

TOWER 3
Strata Lots on upper floors
(Color Purple)

TOWER 2 & PODIUM
Dedicated rental units
(Color Cyan)

TOWER 1
Strata Lots on upper floors
(Color Pink)



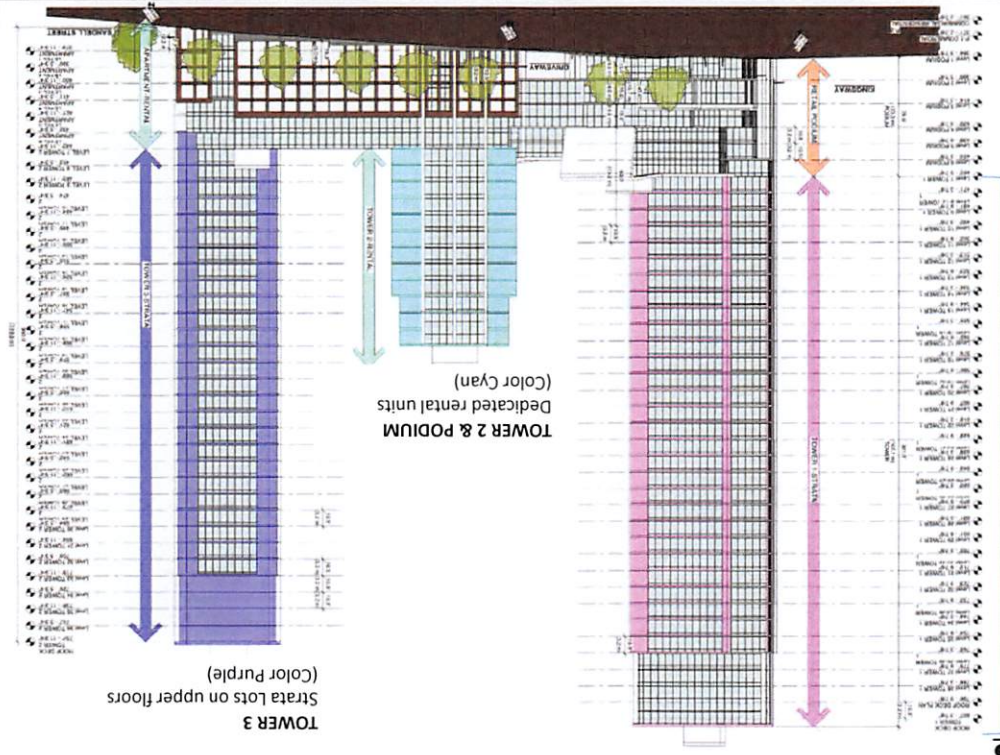
MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

7/4



EAST ELEVATION (FACING
JERSEY AVENUE)



MASSING STUDIES

TOWER 1
(Color Pink)
Strata Lots on upper floors

TOWER 2 & PODIUM
(Color Cyan)
Dedicated rental units

TOWER 3
(Color Purple)
Strata Lots on upper floors

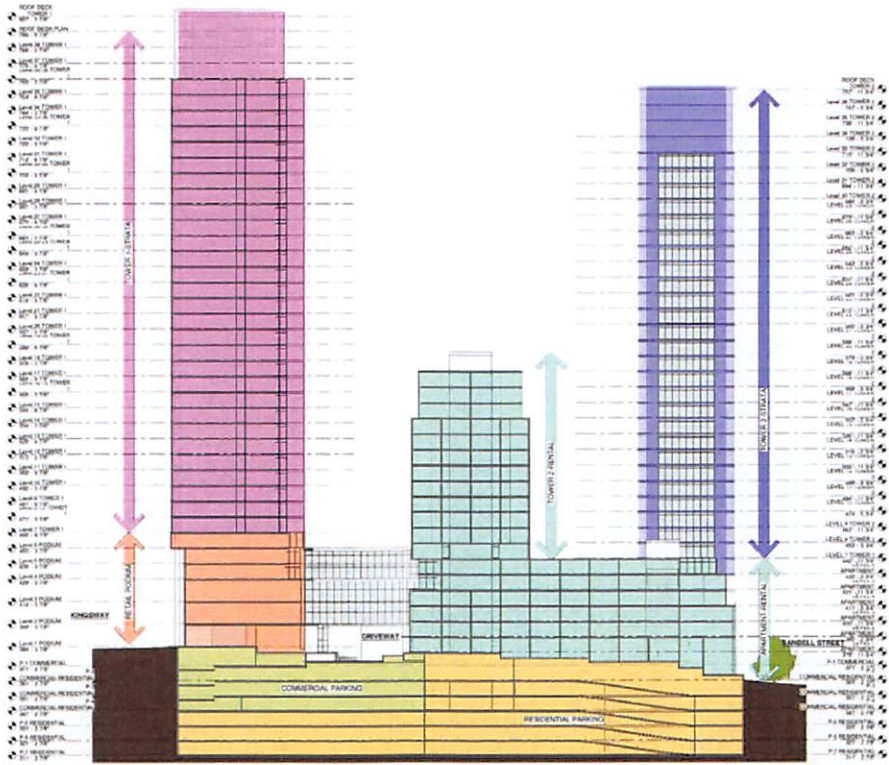
MASSING STUDIES



**SOUTH ELEVATION (FACING
SANDELL STREET)**

TA

MASSING STUDIES



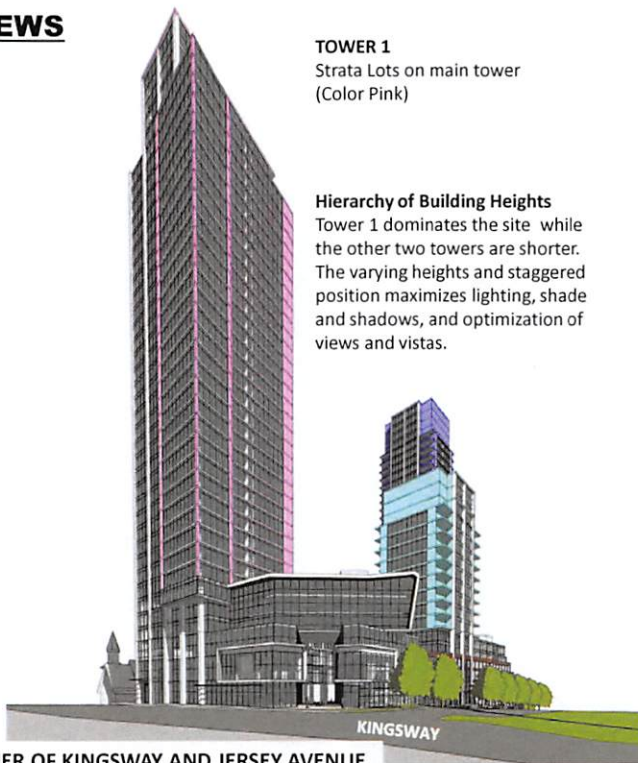
SECTION

MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

TA

3D VIEWS



TOWER 1

Strata Lots on main tower
(Color Pink)

Hierarchy of Building Heights

Tower 1 dominates the site while the other two towers are shorter. The varying heights and staggered position maximizes lighting, shade and shadows, and optimization of views and vistas.

CORNER OF KINGSWAY AND JERSEY AVENUE



COMMERCIAL PODIUM WITH BREEZE AND CORNER PLAZA

Serves as main focal point
and welcome entrance
coming from Kingsway
heading West

Good area to display public
art and as landmark



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

3D VIEWS

TOWER 1
Strata Lots
(Color Pink)

**TOWER 2 &
PODIUM**
All Rental units

TOWER 3
Strata Lots on upper floors
(Color Purple)

Hierarchy of Building Heights
Tower 1 dominates the site while the other two towers are shorter. The varying heights and staggered position maximizes lighting, shade and shadows, and optimization of views and vistas.

LIVE-WORK
Lower-Apartment facing courtyard area can serve as Live and Work spaces.



CORNER OF KINGSWAY AND JERSEY AVENUE



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

TA

3D VIEWS



Roof deck Amenities can be provided for both podiums. Separating public and private open spaces



CORNER OF KINGSWAY AND JERSEY AVENUE



PEDESTRIAN AND CAR ENTRANCE ALONG JERSEY AVENUE

Pedestrian and car access along Jersey allow space for over-spill of people from along Kingsway

Opportunity to zone rental from non-rental units.

Create dynamic space for public realm



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

3D VIEWS

**TOWER 2 &
APARTMENT**
All Rental units



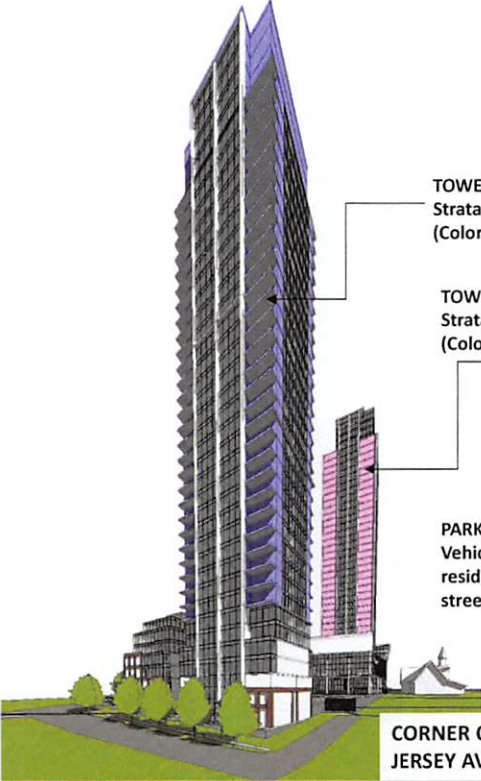
BREEZEWAY ALONG SANDELL ST.
Breezeway allows continuity of open space and breaks down the building mass.



**3-STOREY HIGH BREEZEWAY
SAMPLE**



Stepped terraces and water feature softens the hardscaping



TOWER 3
Strata Lots on upper floors
(Color Purple)

TOWER 1
Strata Lots on upper floors
(Color Pink)

PARKING ENTRY
Vehicular access for residential along Sandell street thru Lane

**CORNER OF KINGSWAY AND
JERSEY AVENUE**



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

TA

This is **Exhibit "B"** referred to in the affidavit
of Matthew Cheng made before me on this
23rd day of February, 2024.



A Commissioner for taking Affidavits in
British Columbia

TARANEH ASHRAFI
Barrister & Solicitor
DENNIS JAMES AITKEN LLP
800 - 543 Granville Street
Vancouver, BC V6C 1X8
(604) 235-0119

TH

697 UNITS-2 TOWERS RESIDENTIAL/COMMERCIAL DEVELOPMENT

3925 KINGSWAY, BURNABY, BC

DENSITY

SITE AREA 83,778.24 S.F.

TOTAL NET AREA 675,558 S.F.

F.A.R. PROVIDED (8.0 F.A.R. including density offset)

MAX DENSITY ALLOWED (REQ'D) 7.45 F.A. 624,147.88 S.F.

RESIDENTIAL STRATA (3.6 F.A.R. + 0.85 F.A.R. DENSITY OFFSET)

365,668 S.F.-4.53 FAR PROVIDED (TOWER1 & TOWER2)

RENTAL DENSITY (1.7 F.A.R.-148,250S.F.)

146,002 S.F.-1.76 FAR PROVIDED(TOWER 2 & APARTMENT)

COMMERCIAL (1.3 F.A.R.-147,239S.F.)

111,098 S.F. (1.75 FAR PROVIDED)

REQUIRED AFFORDABLE RENTAL PROVIDED(20%)

42.0 UNITS

ADAPTABLE HOUSING REQUIRED (20%)

140 UNITS PROVIDED



**MATTHEW CHENG
ARCHITECT INC.**

UNIT 302-470 EDGEMOOR AVENUE
VANCOUVER, BC V6A 3K9
T: 604.751.3512
M: 604.648.0608
E: MATTHEW@MCA.CA

THIS DRAWING IS NOT BE SCALED THE
DIMENSIONS OF THE PROJECT ARE TO BE
CONSIDERED AS SHOWN ON THE DRAWING
AND NOT TO BE USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT. THE
ARCHITECT IS NOT RESPONSIBLE FOR
THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE
COMPLETION OF THE PROJECT.

PRELIMINARY

No. Date Revision

1 10/10/2018

2 10/10/2018

3 10/10/2018

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6 10/10/2018

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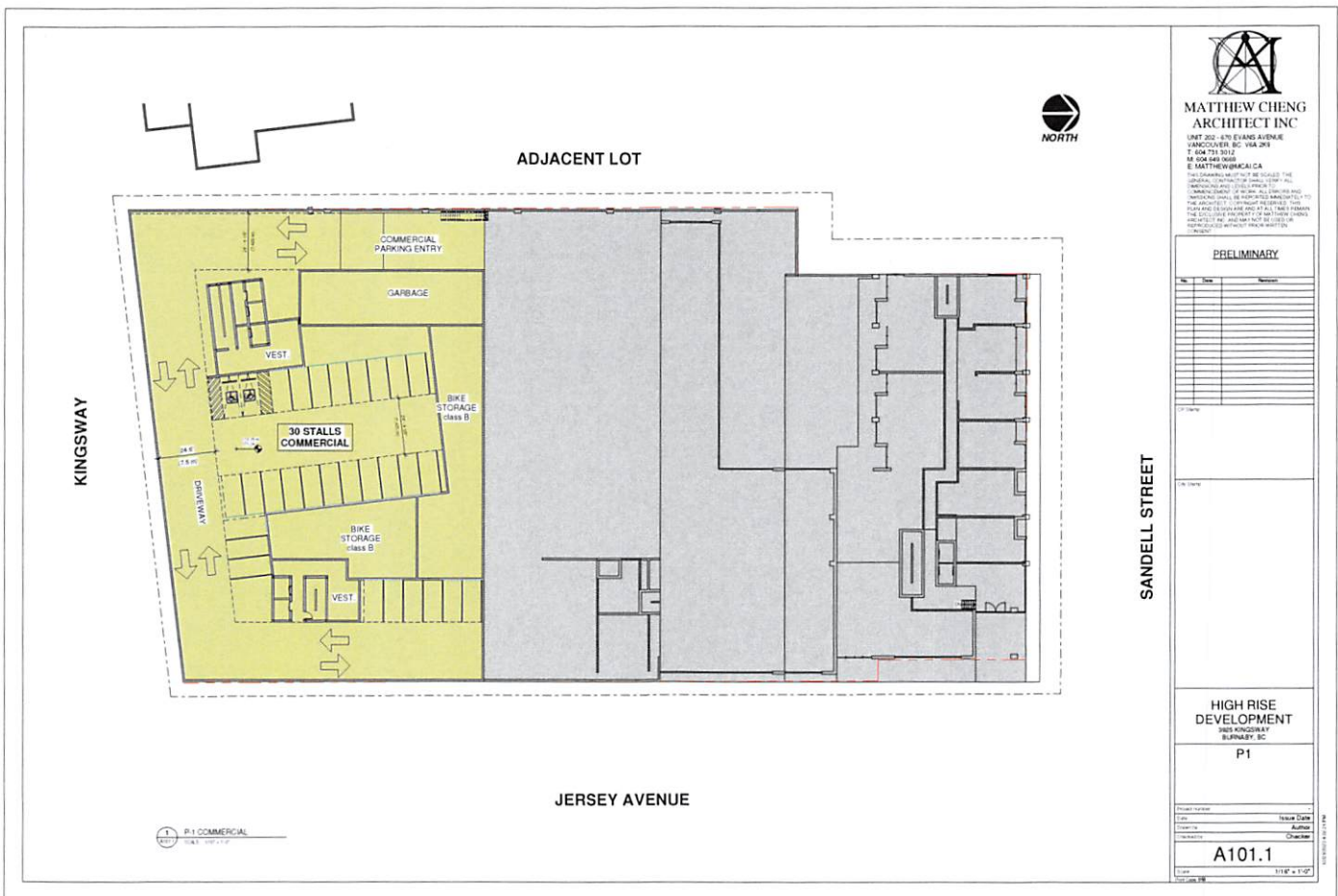
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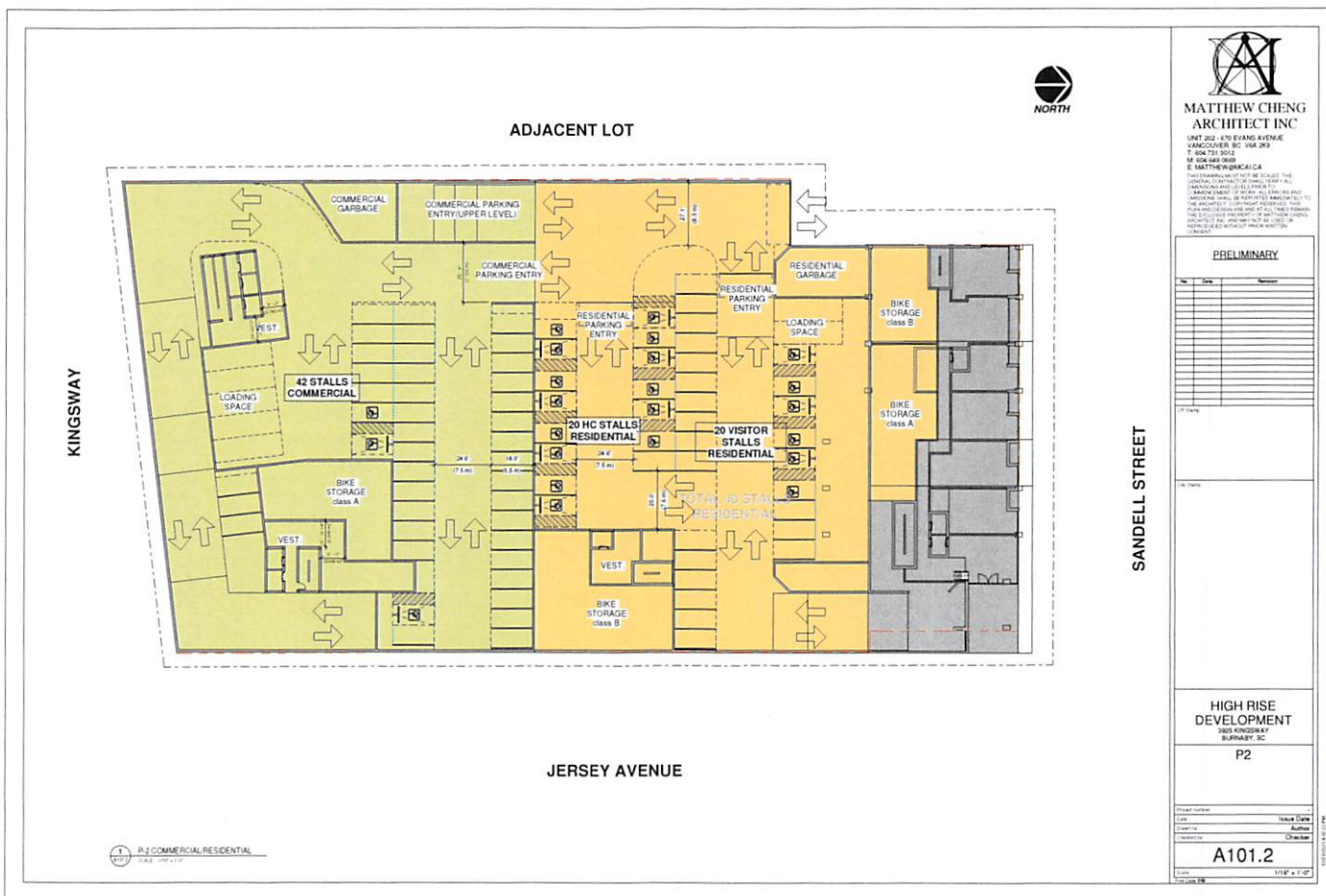
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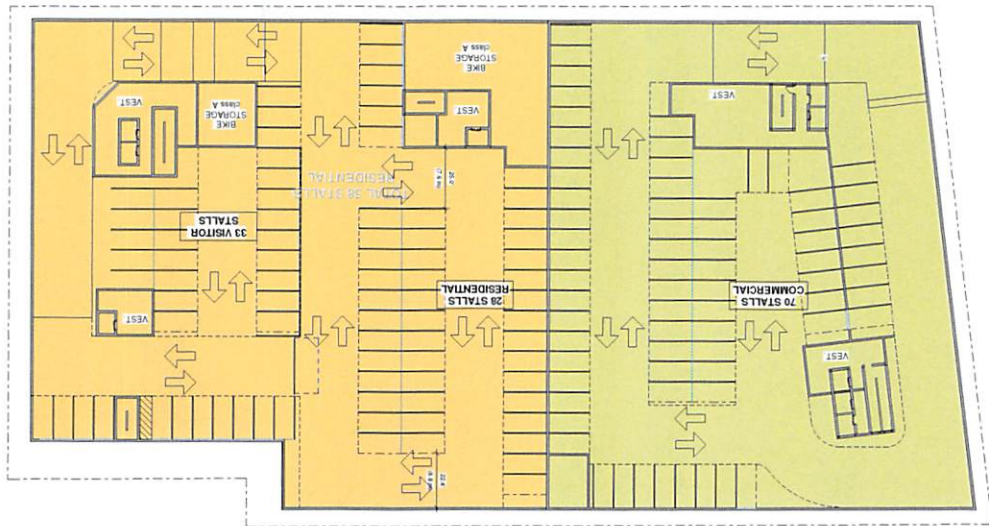
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1 P4 COMMERCIAL/RESIDENTIAL

KINGSWAY

JERSEY AVENUE

SANDELL STREET



ADJACENT LOT

A101.4

P4

HIGH RISE DEVELOPMENT

PRELIMINARY

THIS PRELIMINARY SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY SITE PLAN.

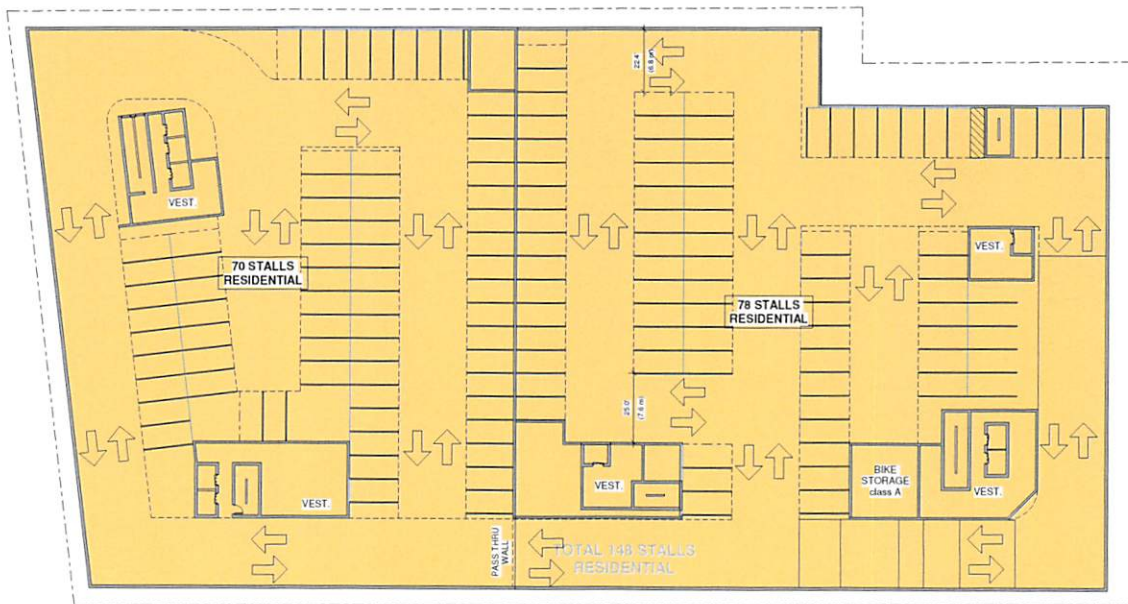
MATTHEW CHENG
ARCHITECT INC.
1000 10TH AVENUE
SUITE 200
VANCOUVER, BC V6A 1A9
TEL: 604-681-1111
FAX: 604-681-1112
WWW.MATTHEWCHENG.COM





ADJACENT LOT

KINGSWAY



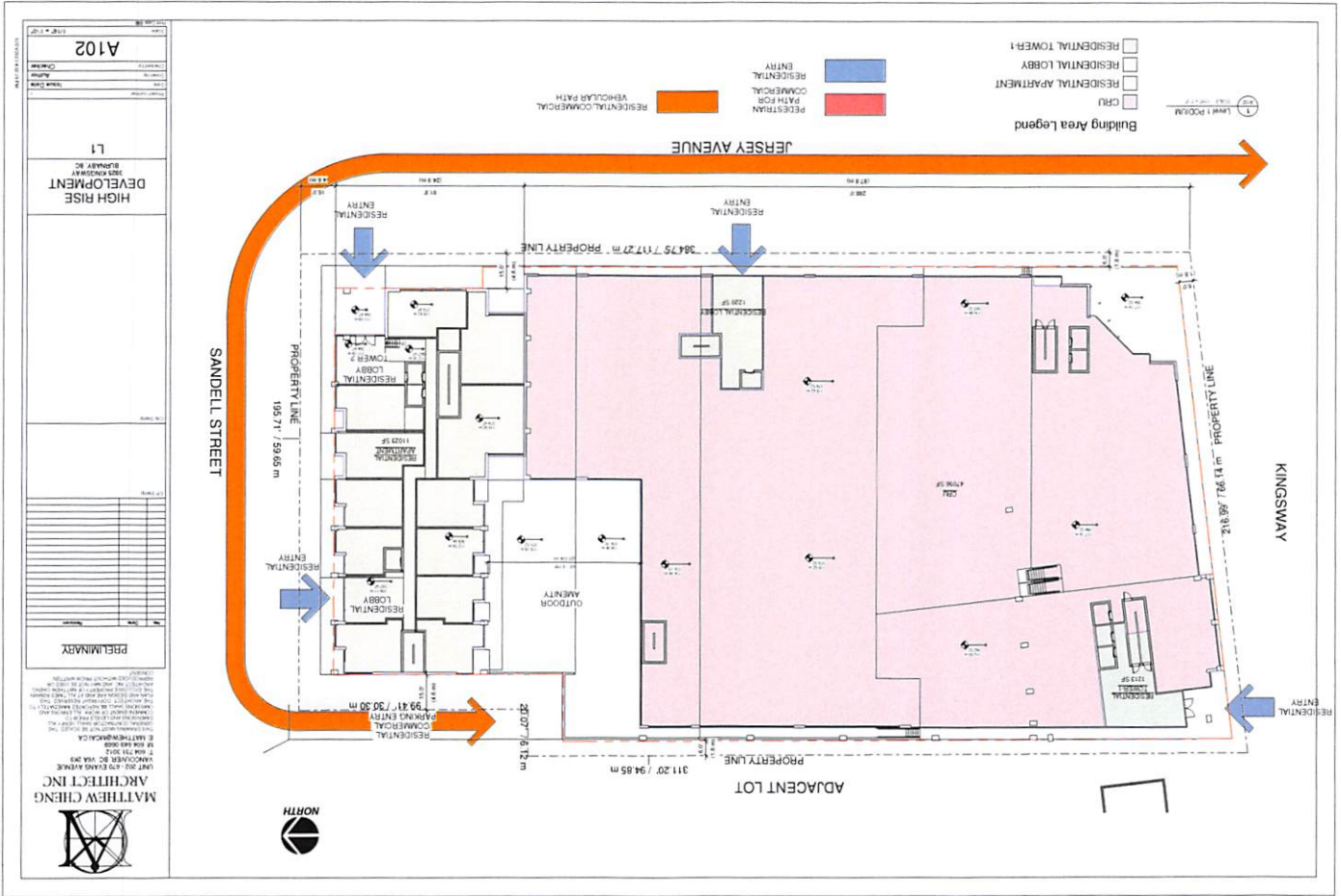
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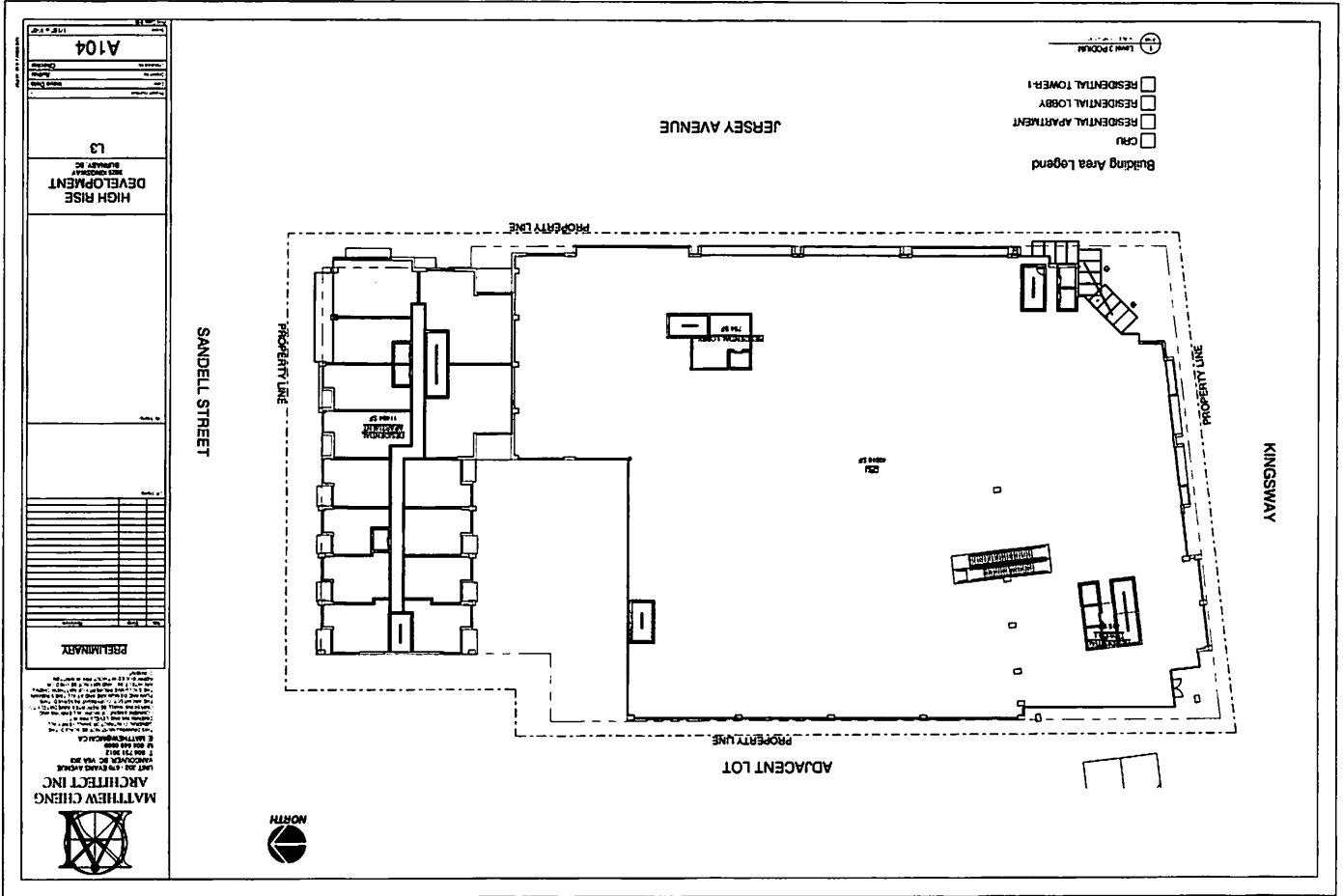
JERSEY AVENUE

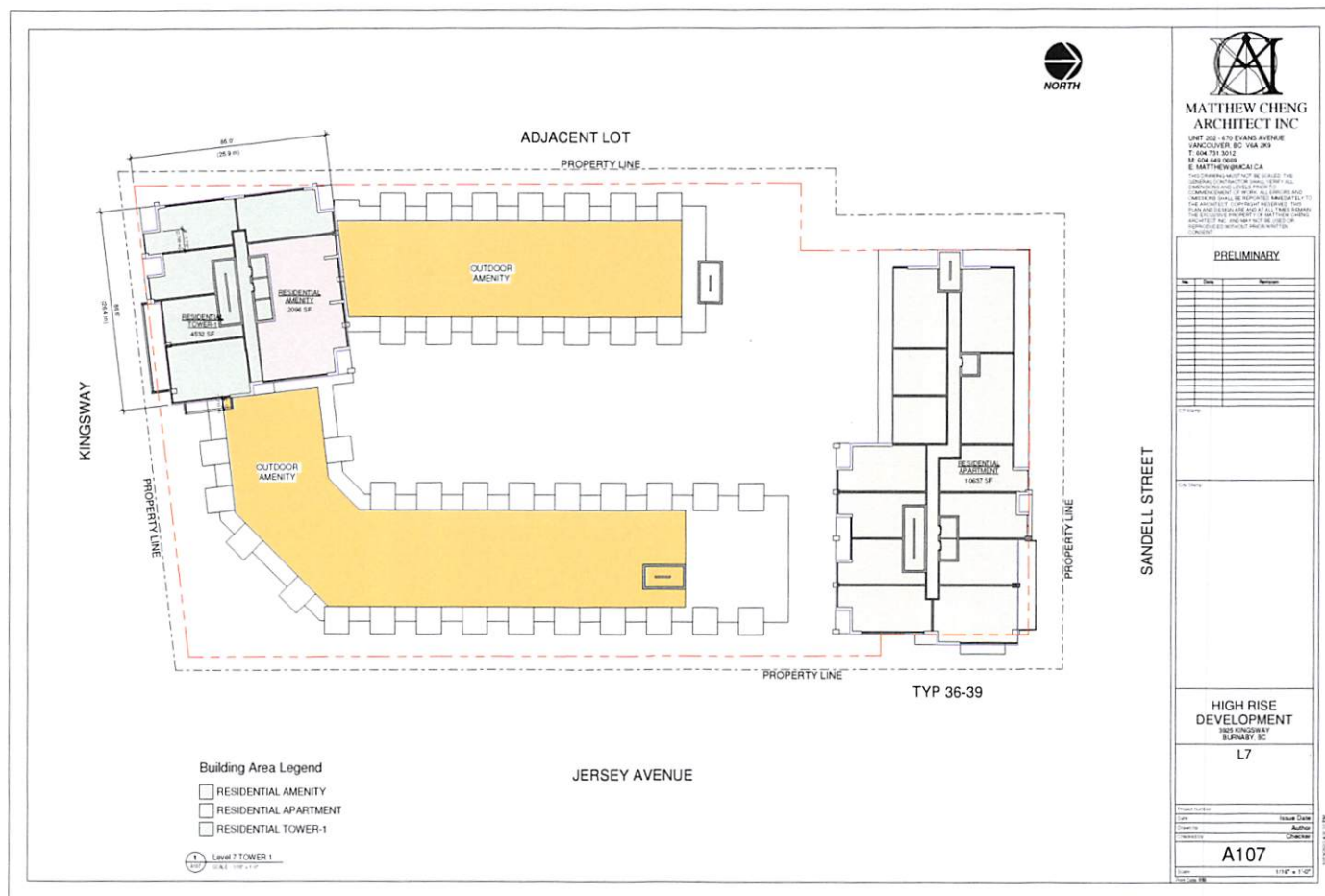
1 P.S. RESIDENTIAL
SCALE: 1/8" = 1'-0"

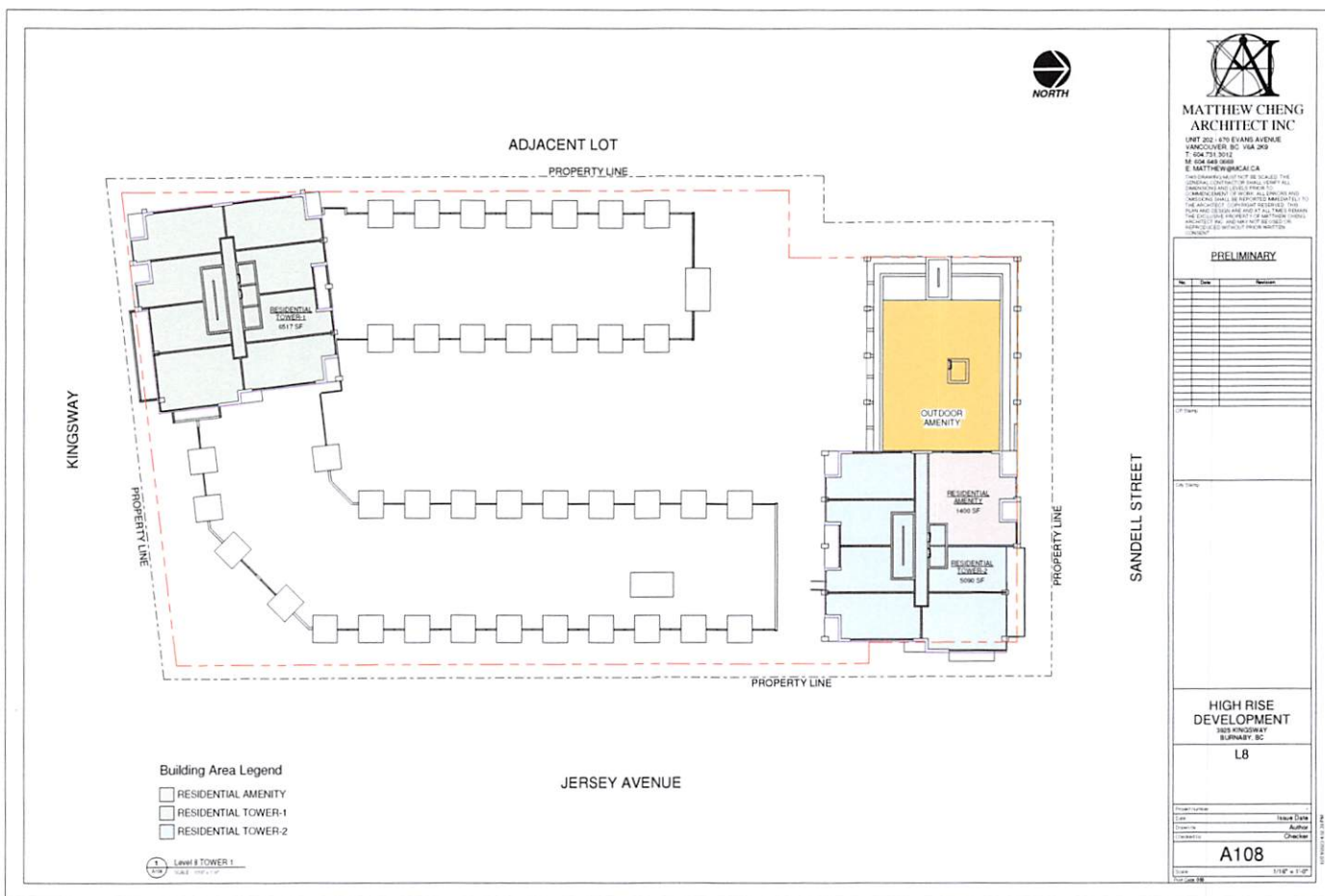
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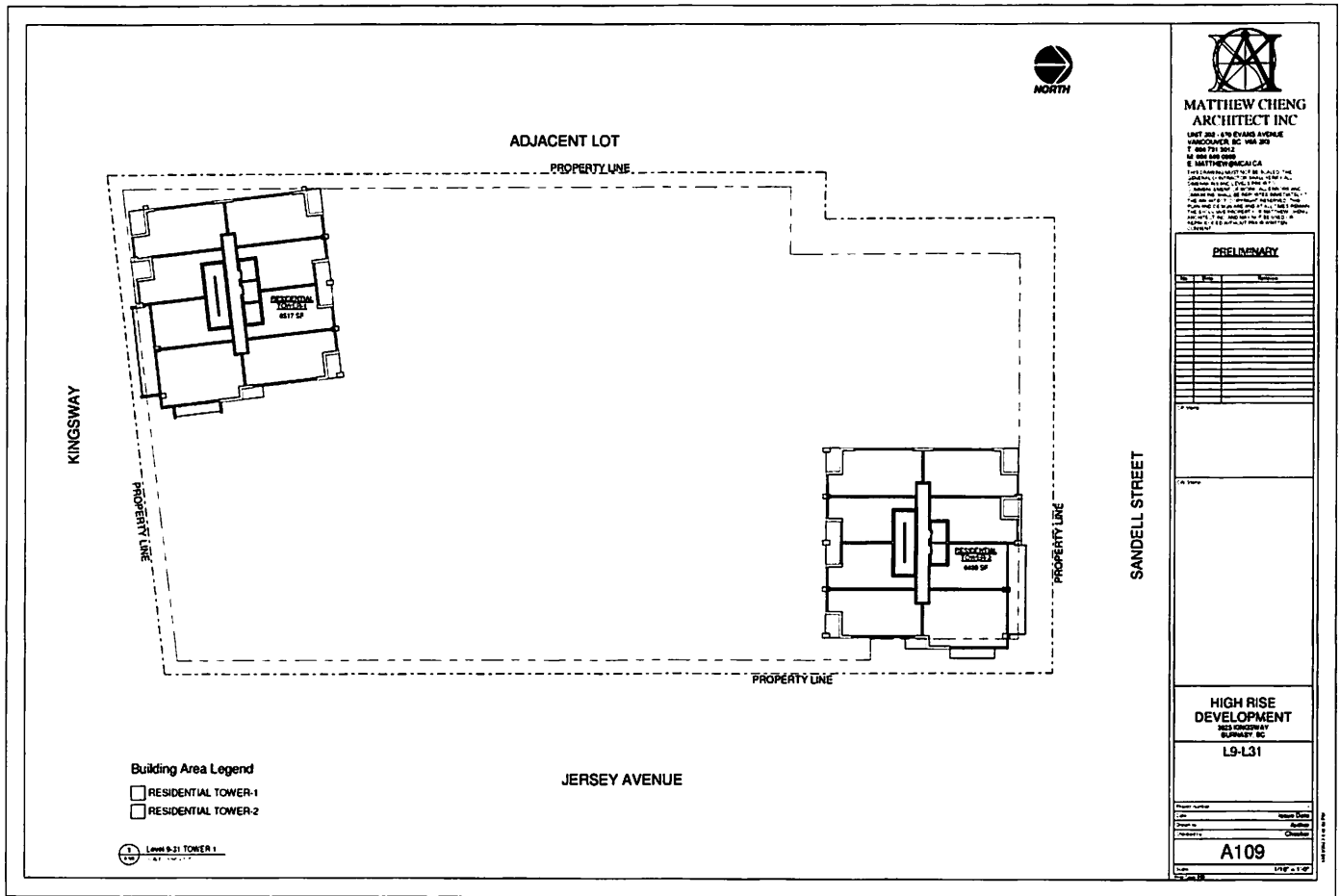
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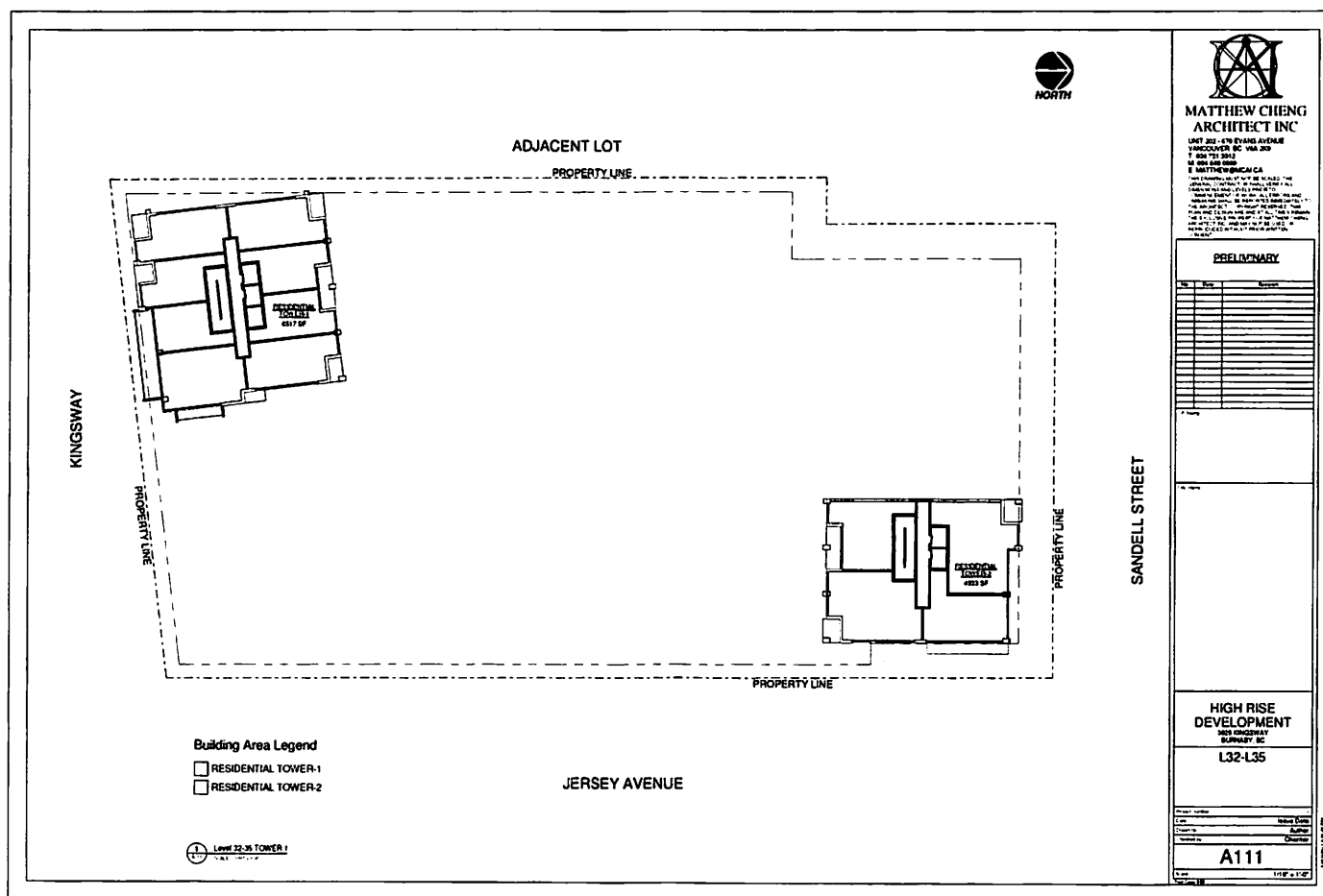


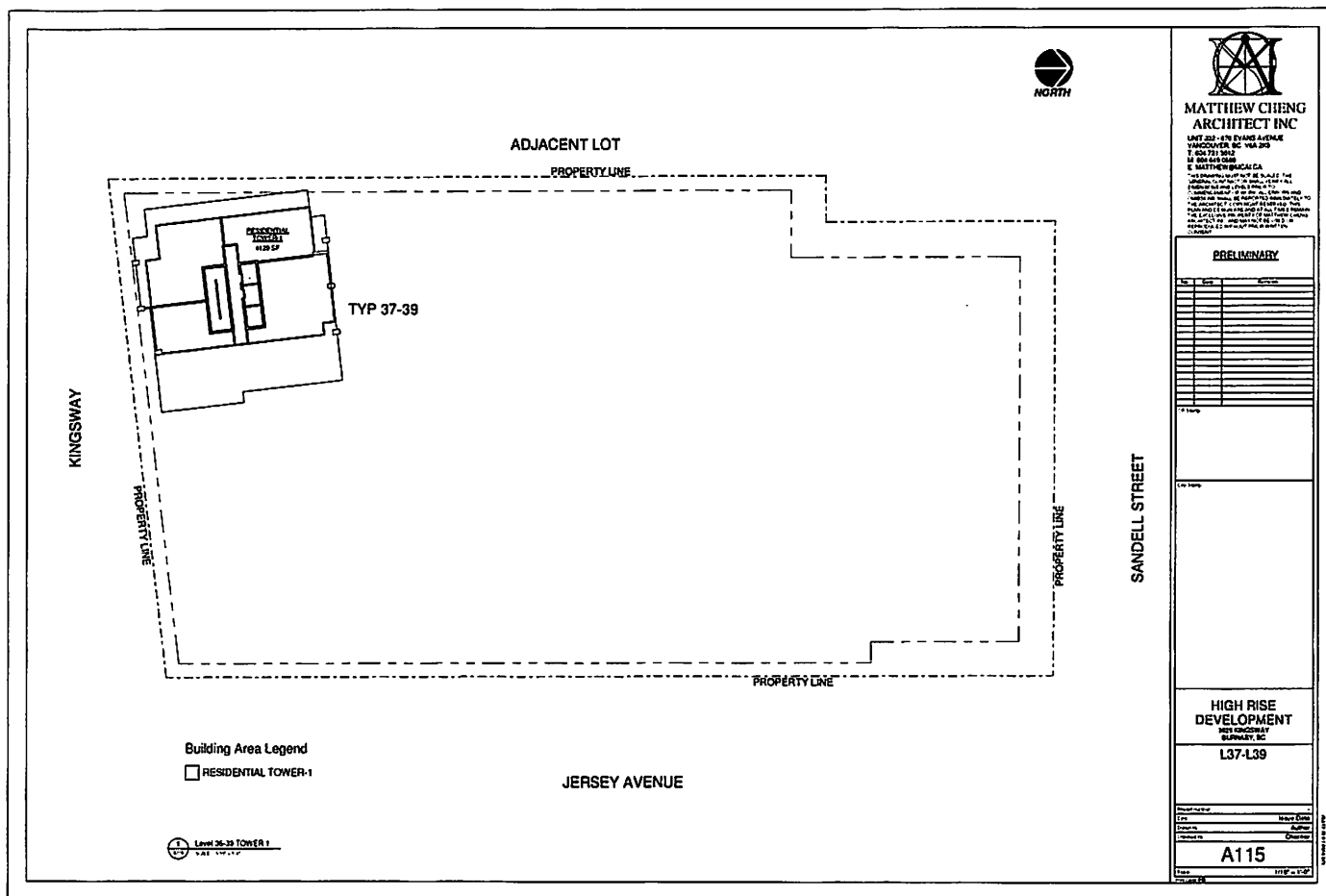




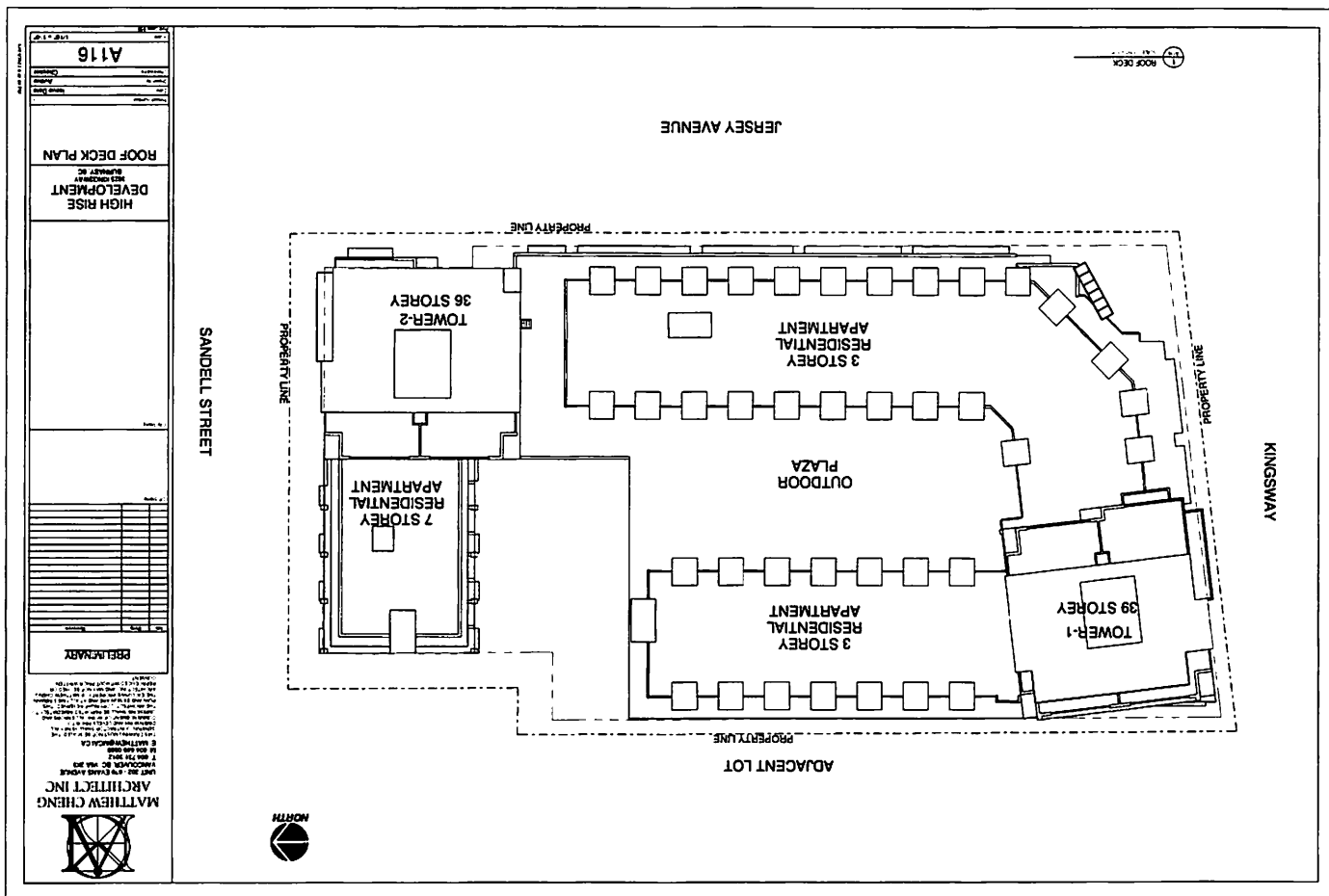


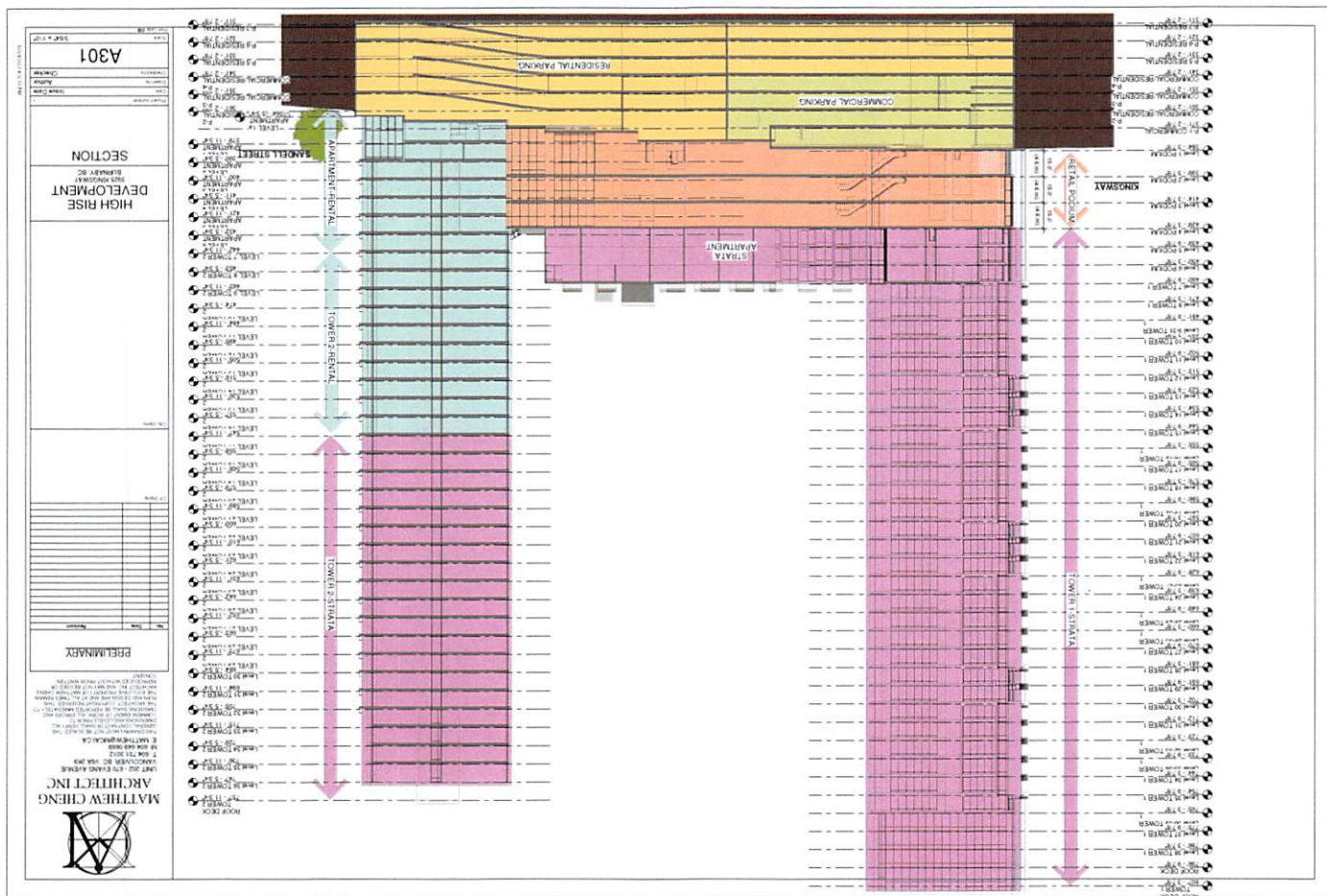
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**MATTHEW CHENG
ARCHITECT INC**

UNIT 202 • 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.751.5012
F: 604.689.0009

THIS DRAWING MUST NOT BE REUSED. THE
GENERAL CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND LEVELS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS SHALL BE REPORTED IMMEDIATELY TO
THE ARCHITECT. COPYRIGHT RESERVED. THIS
PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN
THE EXCLUSIVE PROPERTY OF MATTHEW CHEN
ARCHITECT INC. AND MAY NOT BE REPRODUCED
OR REUSED WITHOUT THEIR WRITTEN
CONSENT.

PRELIMINARY

[illegible]

Germany

[illegible]

HIGH RISE DEVELOPMENT

3925 KINGSWAY
BURNABY, BC

3D VIEWS

Project number	
Date	Issue Date

A402

[illegible]

1 3D ENTRY AT JERSEY



2 30 JERSEY/SANDELL
442 11.9.2

TA

This is the 1st affidavit of Matthew Cheng
in this case and was made on
February 23, 2024

No. S-238586
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

1038573 B.C. LTD.

Plaintiff

AND:

THE OWNERS, STRATA PLAN NW289, JENNY DONNA DICKISON, FERNANDO MARCELINO DUTRA DE SOUSA, 1276331 B.C. LTD., CARMELIA MARIA DA SILVA, HON-CHING RUDOLPH CHENG, 1161359 B.C. LTD., RICKY HEE MENG LAI, PIA FACCIO, 1184416 B.C. LTD., MARK WILLIAM LOUTTIT and SARAH KINUKO LOUTTIT, BARRY DOUGLAS WATSON, AS ADMINISTRATOR OF THE ESTATE OF KENNETH JOHN WATSON, LI PING DUAN, NORMAN VICTOR LEECH, ROLANDO VINAS DIZON and NARCISA DIZON, NICHOLAS GEORGE KARAMOZOS and MARIA KARAMOZOS, CUI MING CHEN, YANKUI WANG and XIN TIAN, MARIA DA NATIVIDADE ALMEIDA, 1237765 B.C. LTD., JU-SHAN CHIANG and FLORA FU, 1184414 B.C. LTD., AMARSINGH BHATIA and NARANJAN KAUR BHATIA, PHUNG KIM VUONG and TUONG LAM, MONICA PAOLA ALIAGA, MARCELINO LOPES DE SOUSA and OLGA MARIA DUTRA DE SOUSA, 1184413 B.C. LTD., LUALHATI ONGKEKO CRISOSTOMO, RICHARD RAYMOND RAVENSBERGEN and DAWN MARIE RAVENSBERGEN, YUK FAR CHEUNG and YIN ON CHEUNG, GARY LUCIEN DREES, THOMAS PATRICK FLEMING, 1352962 B.C. LTD., WAN CHEN and HONG YANG, SU JUAN SITU, VAN DAO NGUYEN and THI BICH HANG NGUYEN, JULIAN BOZSIK, CHRISTIAN HERBERT JOSON-LIM and IRIS JUNE CALIBUGAN ADIONG, ANGELA JOY EYKELBOSH, NGUYEN THANH VUONG and TUYET NGOC DU, OM PARKASH LOOMBA and MERRAN LOOMBA, SUZANNE JUANITA KUDELSKI, YAN QIONG LU, PING HE, EDWARD LAWRENCE THUE, RICHARD CHARLES PATRICK SPENCER and DIANE MARIE SPENCER, ARTHUR SUMMERS WILLIAMSON, GARY DALE CHARTER and CRISTINA RIMANDO GAPAL, JU TAI ZHOU and YU QING LI, ZHI HAO YANG, DAISY CUETO EVANGELISTA and MARIA CHERRY EVANGELISTA, MEGAN MARY BURGHALL, NASIM BHALOO, HUI LIN DONG and LI WANG, MANSOUR MESHKI, HSIANG CHIAO HUANG, GORDON WILLIAM PATERSON, YVONNE JO-ANNE ENGLAND, GRACE JOANNA LEVSEN, PING CHOR CHAN, SO FAN LEE and TAK TAI LUI

Defendants

1038573 B.C. LTD.

Defendant by way of Counterclaim

AFFIDAVIT



I, **MATTHEW CHENG**, registered architect, of Suite 202, 670 Evans Avenue, Vancouver, British Columbia, AFFIRM THAT:

1. I am a registered architect and have worked in relation to the property at 3925 Kingsway and 5715 Jersey Avenue in Burnaby, BC (the "**Property**"). As such, I have personal knowledge of the matters deposed to in this affidavit.
2. I work at my own architecture company, Matthew Cheng Architect Inc. There are 13 people in my office who work in a variety of roles.
3. I first became involved in the Property in June 2023, when Kush Bhatia asked that our company prepare a preliminary sketch for a development on the Property to send to the City of Burnaby.
4. This was a big job. We had three people working on the project at the beginning, surveying the site and preparing initial drawings. We first prepared three conceptual options, and then, working with Mr. Bhatia, narrowed it down to one option. I sent those drawings to the City of Burnaby for comment in August 2023.
5. I and some of my colleagues then met with the City of Burnaby in September 2023, and presented a modified version of our drawing. Attached to my affidavit and marked as **Exhibit "A"** is a copy of what we presented to the City of Burnaby in September 2023.
6. At this meeting, the city planners gave us helpful comments and recommendations. We then worked to address those comments, and some ideas from Mr. Bhatia. We finished a draft proposal in December 2023, a copy of which is attached to my affidavit as **Exhibit "B"**. If Mr. Bhatia's purchase of the Property goes ahead, we will submit a proposal to the City of Burnaby.
7. Since June 2023, my colleagues and I have spent a lot of time and effort in working towards the December 2023 draft proposal.
8. It is a big project on a very specific, unique property. I note that the lot is three-sided, on a slope, and with a heritage church on the west side of the lot. The project also has both commercial and residential portions, and the City of Burnaby requires that some of the residential portion be rental units. All these issues are things that have been taken into account in our work. None of our work can be transferred over to a different development project.



10. I was not physically present before the Commissioner of this affidavit, but was linked with the Commissioner using video technology. I am advised by the Commissioner and verily believe that this affidavit was sworn in accordance with (and following the procedure outlined in) the Supreme Court of British Columbia's Notice to the Profession, the Public and the Media "Affidavits for use in Court Proceedings" dated March 27, 2020.

A Commissioner for taking Affidavits for
British Columbia

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Matthew Cheng
MATTHEW CHENG

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This is **Exhibit "A"** referred to in the affidavit
of Matthew Cheng made before me on this
23rd day of February, 2024.

A Commissioner for taking Affidavits in
British Columbia

**MIX-USE COMMERCIAL
&
652 UNITS MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**

3925 KINGSWAY, BURNABY

PART OF CENTRAL PARK NORTH
METROTOWN DOWNTOWN PLAN
BURNABY B.C.



MATTHEW CHENG
ARCHITECT INC.

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APPLICABLE POLICY AND BYLAW

- Central Park North, West of Metrotown Downtown Plan

Applicable policy and bylaw

- Burnaby Official Community Plan and guidelines
- Metrotown Downtown Plan

Intention

- Ensure high quality & sustainable development
- Increase density in the surrounding neighborhood , offer dynamic and alive neighborhood
- Respond to future direction of Metrotown Downtown Vision
- Promote comfort, encourage live-work facility, accessibility, inclusivity and safety
- Promote housing, business and employment, Public space, culture, and leisure



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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CONTEXT PLAN (Neighborhood)



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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CONTEXT PLAN (Site Photos)



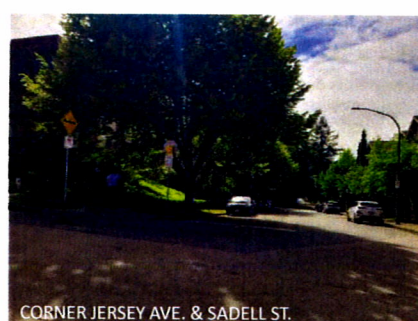
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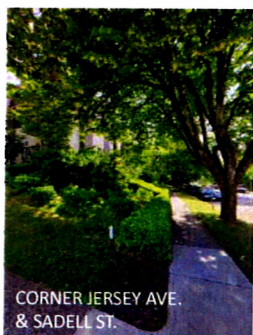
HERITAGE BLDG.



JERSEY AVENUE



CORNER JERSEY AVE. & SADELL ST.

CORNER JERSEY AVE.
& SADELL ST.

EXIST. BUILDING FROM LANE



EXISTING DRIVEWAY

ENTRANCE TO
EXISTING
COURTYARDSIDEWALK ALONG
JERSEY AVE.

MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

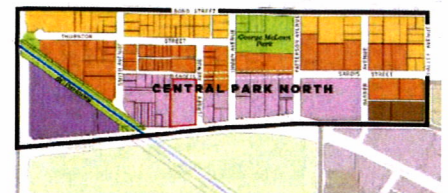
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BOUNDARY PLAN

METROTOWN BOUNDARY MAP



NEIGHBORHOOD MAP



LEGEND

Orange	Yellow	Green	Blue	Red	Black	Grey	White
Office	Res	Office	Industrial	Industrial	Industrial	Industrial	Industrial

Orange: Office
 Yellow: Res
 Green: Office
 Blue: Industrial
 Red: Industrial
 Black: Industrial
 Grey: Industrial
 White: Industrial



MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

me

SITE SHADOW ANALYSIS

1 MARCH 21 10AM
SUN 12-12



2 MARCH 21 12PM
SUN 12-12



3 MARCH 21 3PM
SUN 12-12



4 JUNE 21 10AM
SUN 12-12



5 JUNE 21 12PM
SUN 12-12



6 JUNE 21 3PM
SUN 12-12



7 SEP 21 10AM
SUN 12-12



8 SEP 21 12PM
SUN 12-12



9 SEP 21 3PM
SUN 12-12

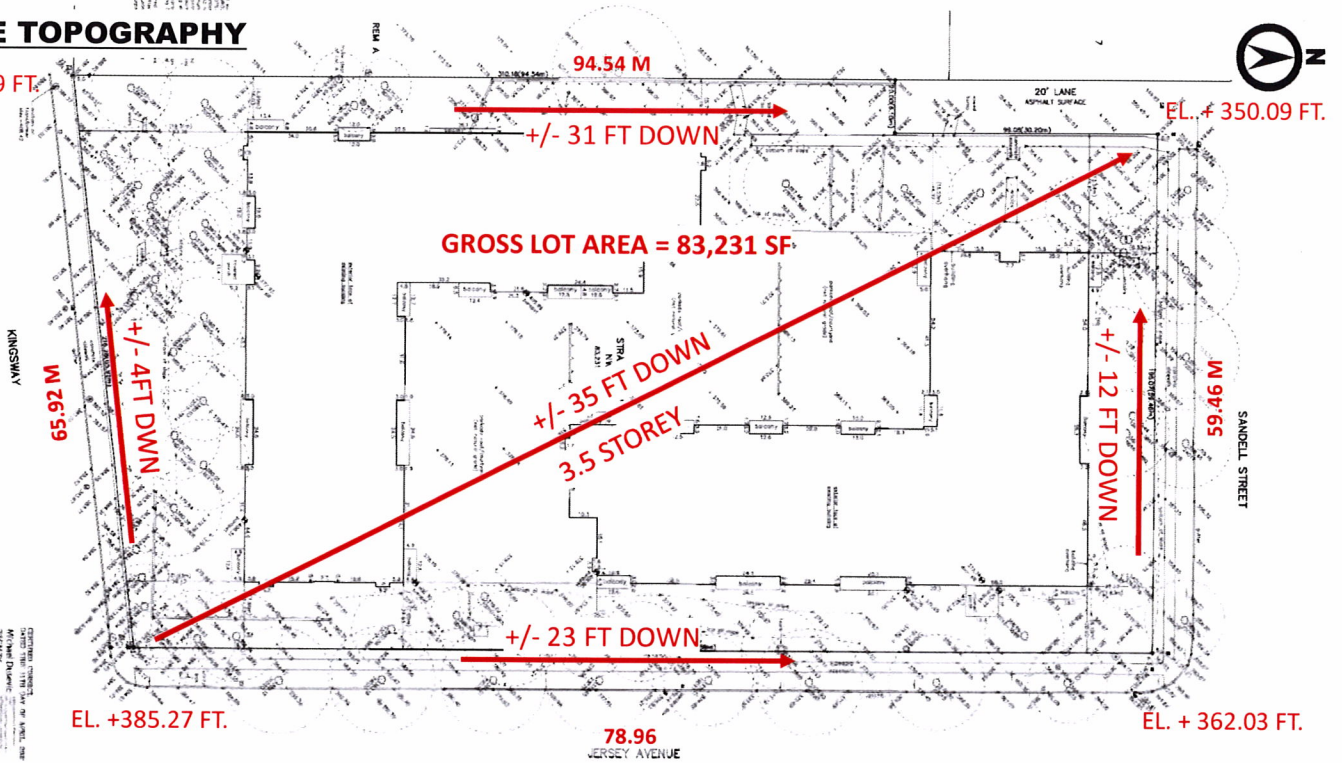


MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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THE SITE TOPOGRAPHY



MATTHEW CHENG
ARCHITECT INC.

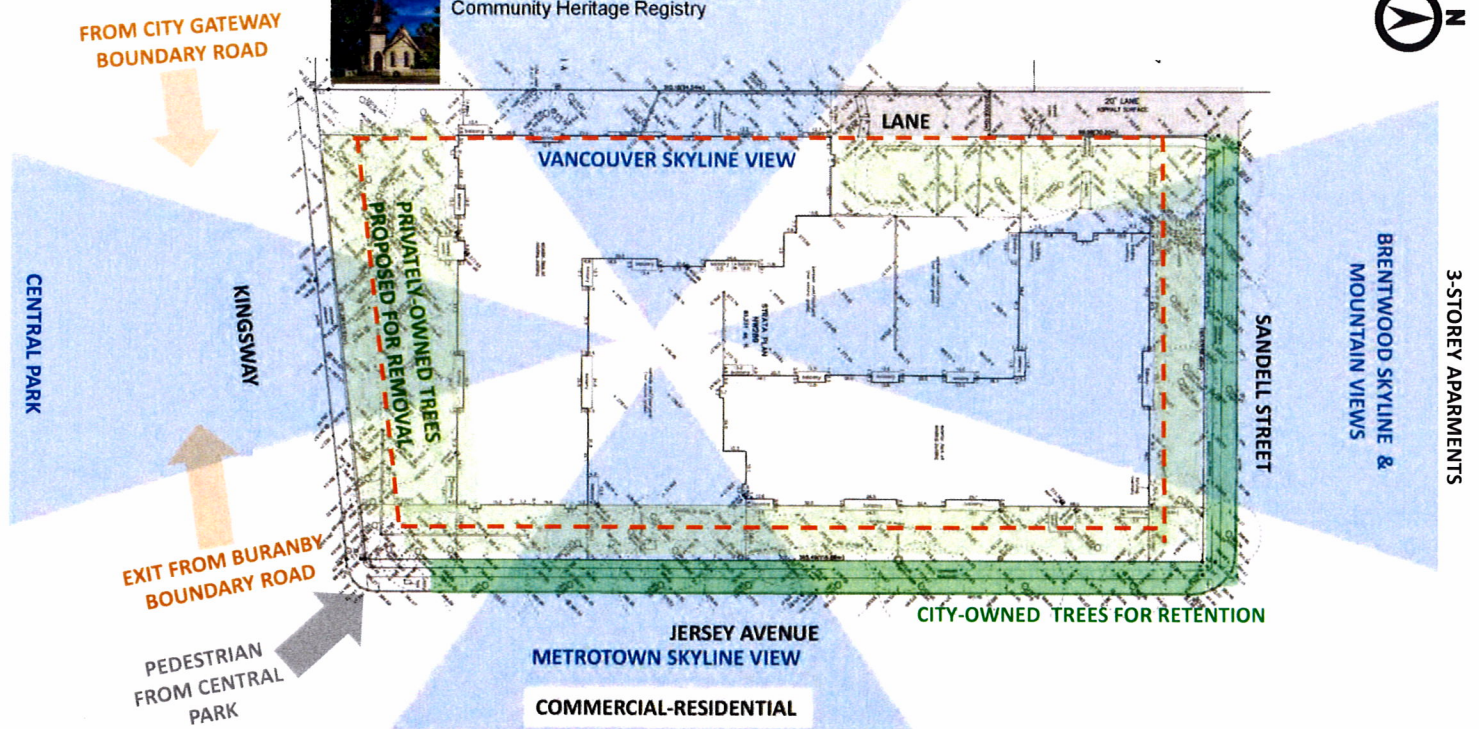
COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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THE SITE ANALYSIS



St. John the Divine Anglican Church
Community Heritage Registry



**MATTHEW CHENG
ARCHITECT INC.**

COMMERCIAL - RESIDENTIAL DEVELOPMENT

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CONTEXT VIEW ANALYSIS 3D

MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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CONTEXT VIEW ANALYSIS 3D (FACING WEST)

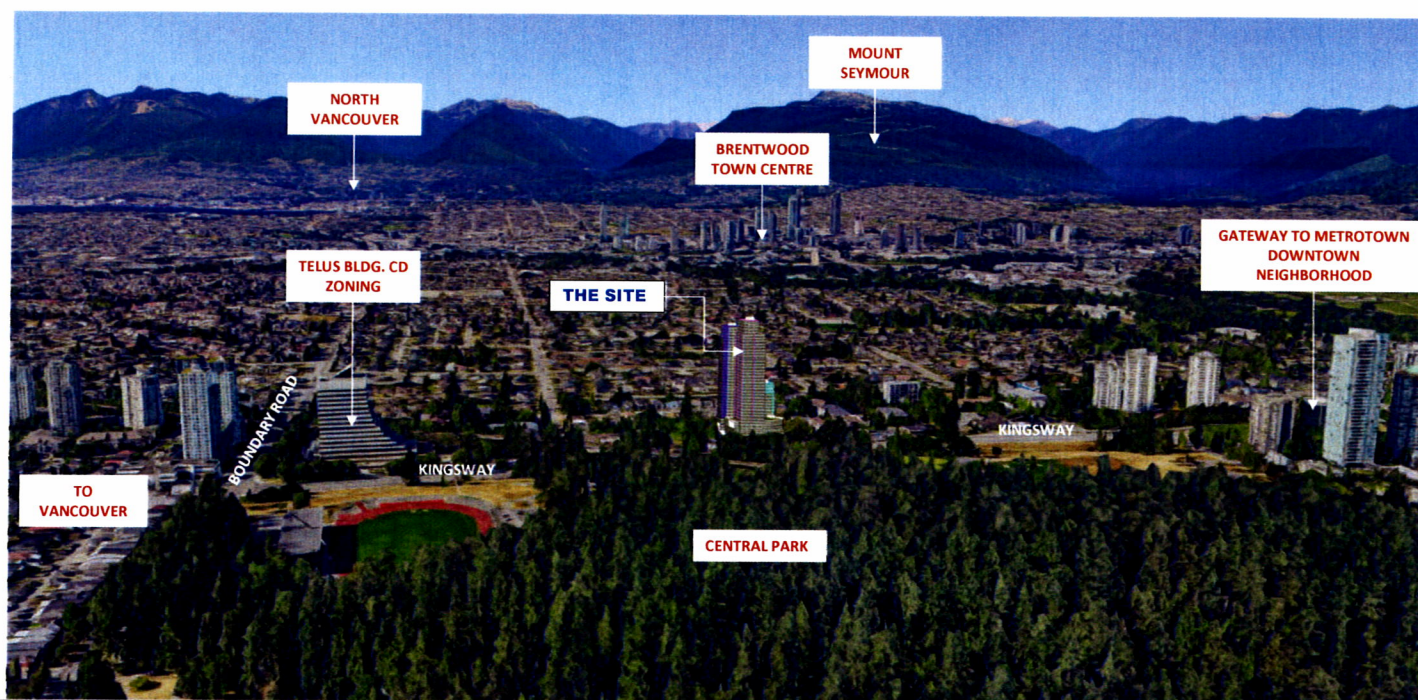


MATTHEW CHENG
ARCHITECT INC.

COMMERCIAL - RESIDENTIAL
DEVELOPMENT

pc

CONTEXT VIEW ANALYSIS 3D (FACING NORTH)



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DEVELOPMENT

hc

CONTEXT VIEW ANALYSIS 3D (FACING EAST)

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PROJECT DATA

DENSITY

SITE AREA 83,778.24 S.F.

TOTAL NET AREA

F.A.R PROVIDED

(7.45 F.A.R)

624,211 S.F.

MAX DENSITY ALLOWED (REQ'D)

7.45 F.A.R (INCLUDING OFFSET)

624,147.88 S.F.

RESIDENTIAL STRATA (3.6 F.A.R+0.85 density offset)

365,668 S.F.-4.36 FAR PROVIDED (TOWER1 & TOWER3)

RENTAL DENSITY (1.7 F.A.R-142,423S.F.)

146,002 S.F.-1.74 FAR PROVIDED(TOWER 2 & APARTMENT)

DENSITY OFFSET (0.85 F.A.R)

71,211.50 S.F.

ADAPTABLE HOUSING REQUIRED(20%)

130 UNITS PROVIDED

COMMERCIAL (1.3 F.A.R -108,911S.F.)

111,098 S.F. (1.34 FAR PROVIDED)

REQUIRED AFFORDABLE RENTAL PROVIDED(20%)

29,200.40 S.F.

ALLOWED F.A.R.

SITE AREA	ZONE		RM5(STRATA/RENTAL) 3.6			RM1r(RENTAL) 1.7			TOTAL MINIMUM BICYCLE SPACES		USE SPACES	
			BASE F.A.R.	BONUS F.A.R	SUPPLEMENTARY BASE F.A.R	SUPPLEMENTARY BONUS F.A.R	Required 20% below median	CMHC MEDIAN	MARKET RATE	OFFSET (STRATA/RENTAL)		C2(COMMERCIAL) 1.3
83,778.24 S.F.	RM4s/C2	1.7	0.3	0.8	0.8	0.72	0.49	0.49	0.85	0.66	0.64	7.45



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COMMERCIAL - RESIDENTIAL DEVELOPMENT

PARKING REQUIREMENT

COMMERCIAL - OFF-STREET LOADING SCHEDULE K:			
900 sq ft RETAIL USE		112511 ft.	
3 SPACE PER 2300 SqM (24,757 sq ft.) TO 4600 SqM (49,515.61 ft.) OF GFA			3
PLUS 1 FOR ANY ADDITIONAL 4600 SqM (49,515.61 ft.)		63,005.39 ft./49,515.61 ft.	1.27

COMMERCIAL OFF STREET PARKING SCHEDULE VIN		
800.4(20) - RETAIL USE		
1 SPACE PER 28 SQM (301.46sf) OF RETAIL FLOOR AREA OR 1 SPACE PER 46 SQM (495.16 sf) OF GFA	1125215f	227.24
	1125215f / 485.10	
800.4.3(23) ACCESSIBLE STALLS REQUIRED FOR RETAIL	227.24/55.00	
PER EVERY 51.000 STALLS + 1 FOR EVERY EXCESS OF 500 SPACE	227.24/55.00 127.24	8
	227.24/1000 =	1.8
TOTAL PARKING COMMERCIAL REQUIRED		231.5 SPACES

RESIDENTIAL - OFF STREET PARKING		
B001.4(2)(1) - PURPOSE BUILT RENTAL RESIDENTIAL SPACES	2061 UNITS	
0.5 PER RENTAL UNITS INCLUSIVE OF 0.1 VISITOR PARKING/UNIT	209 x 0.6	123.6
B001.4(2)(b) 1 - APARTMENTS IN RMHS	446 UNITS	
REDUCED TO 1.1 SPACE PER DWELLING UNITS INCLUSIVE OF 0.25 VISITOR PARKING PER UNIT	446 x 1.1	490.6

RESIDENTIAL VISITOR PARKING (INCLUDED IN CALCULATION)	$111.5 \text{ (STRATA)} + 70.60 \text{ (RENTAL)} = 182.1 \text{ SPACE}$
---	---

TOTAL PARKING REQUIRED (RENTAL+STRATA)	632.20
800.3.1(2)(a) ACCESSIBLE STALLS REQUIRED 20% OF RESIDENTIAL UNITS	3.82 UNITS
1 FOR EVERY 2 DWELLING UNITS (FOR EVERY SPACE PROVIDED 1 WILL	

3 FOR 51-100 BEDD SPACES; 1 FOR EVERY 100 SPACE	552-100=552/3 SPACE
EV PARKING LEVEL 2 OR HIGHER SHALL 100% BE RESIDENTIAL	552/100=5.5 SPACE

		612.20
TOTAL PARKING RESIDENTIAL REQUIRED		612 SPACES

BI-CYCLE SPACES REQUIRED		
COMMERCIAL - PER SEC. 2.2.1	112521sf.	
CLASS A = 1 PER 500 Sq. Ft. OF GTA(5,381.95sf)		20.9

CLASS A = 1 PER 500 SQ. FT. OF GFA (2, 18 & 19)		20.9
RESIDENTIAL - PER 2.1.1	652 UNITS	
CLASS A = 2 SPACES FOR EVERY 1 DWELLING UNIT	652/2 SPACE	326
CLASS B = 1 SPACE FOR EACH 1 DWELLING UNIT	652/1 SPACE	652

TOTAL MINIMUM BICYCLE SPACES		498.2
		498 SPACES

PROJECT DATA

UNIT TABULATION

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ADAPTABLE HOUSING REQUIRED 20%	130.4
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206 UNITS	RENTAL APT/TOWER 2
248 UNITS	STRATA TOWER 1
198 UNITS	STRATA TOWER 3



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FSR CALCULATION (RM4.5 C2 ZONING BYLAW)

Measure: Burnaby Zoning Bylaw

		INDOOR AMENITY	OUTDOOR AMENITY	CRU (PODIUM)	TOWER 1 (RESIDENTIAL)	TOWER 2 (RESIDENTIAL)	TOWER 3 (RESIDENTIAL)	IF TOTAL	SM
LEVEL 1				21,108	3,179	7,114	3,002	32,403	1,010.34
LEVEL 2				21,304	3,299	13,927	5,251	40,880	3,797.87
LEVEL 3				20,756	580	13,927	5,201	40,782	3,742.32
LEVEL 4				20,595	368	12,859	4,744	37,616	4,494.64
LEVEL 5				13,659	359	11,097	4,744	25,859	3,132.24
LEVEL 6	TOWER 1	1991	3096	20,129	359	10,310	4,744	25,561	2,376.55
LEVEL 7	TOWER 2/3	6744	6512.23	0	7,137	0	6,764	11,881	1,103.78
LEVEL 8				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 9				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 10				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 11				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 12				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 13				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 14				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 15				0	7,137	4,764	4,764	16,625	1,544.51
LEVEL 16				0	7,137	3,710	4,764	15,591	1,448.45
LEVEL 17				0	7,137	3,710	4,764	15,591	1,448.45
LEVEL 18				0	7,137	3,710	4,764	11,881	1,103.78
LEVEL 19				0	7,137	0	4,764	11,881	1,103.78
LEVEL 20				0	7,137	0	4,764	11,881	1,103.78
LEVEL 21				0	7,137	0	4,764	11,881	1,103.78
LEVEL 22				0	7,137	0	4,764	11,881	1,103.78
LEVEL 23				0	7,137	0	4,764	11,881	1,103.78
LEVEL 24				0	7,137	0	4,764	11,881	1,103.78
LEVEL 25				0	7,137	0	4,764	11,881	1,103.78
LEVEL 26				0	7,137	0	4,764	11,881	1,103.78
LEVEL 27				0	7,137	0	4,764	11,881	1,103.78
LEVEL 28				0	7,137	0	4,764	11,881	1,103.78
LEVEL 29				0	7,137	0	4,764	11,881	1,103.78
LEVEL 30				0	7,137	0	4,764	11,881	1,103.78
LEVEL 31				0	7,137	0	4,764	11,881	1,103.78
LEVEL 32				0	7,137	0	4,764	11,881	1,103.78
LEVEL 33				0	7,137	0	4,764	10,847	1,007.73
LEVEL 34				0	7,137	0	3,710	10,847	1,007.73
LEVEL 35				0	7,137	0	3,710	10,847	1,007.73
LEVEL 36				0	4,336	0	3,710	8,046	747.46
LEVEL 37				0	4,336	0	0	4,336	402.79
LEVEL 38				0	4,336	0	0	4,336	402.79
LEVEL 39				0	0	0	0	0	0.00
LEVEL 40				0	0	0	0	0	0.00
LEVEL 41				0	0	0	0	0	0.00

TOTAL	1(2,521)	227,484	118,336	165,870	624,211
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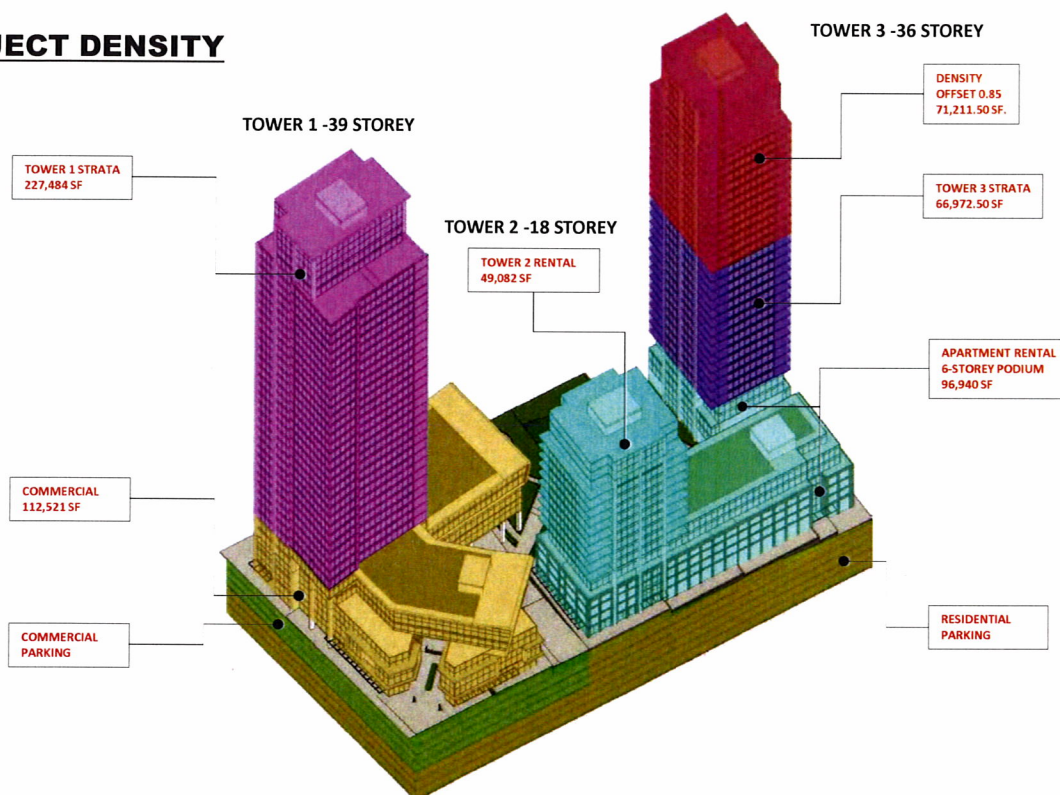
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COMMERCIAL - RESIDENTIAL DEVELOPMENT

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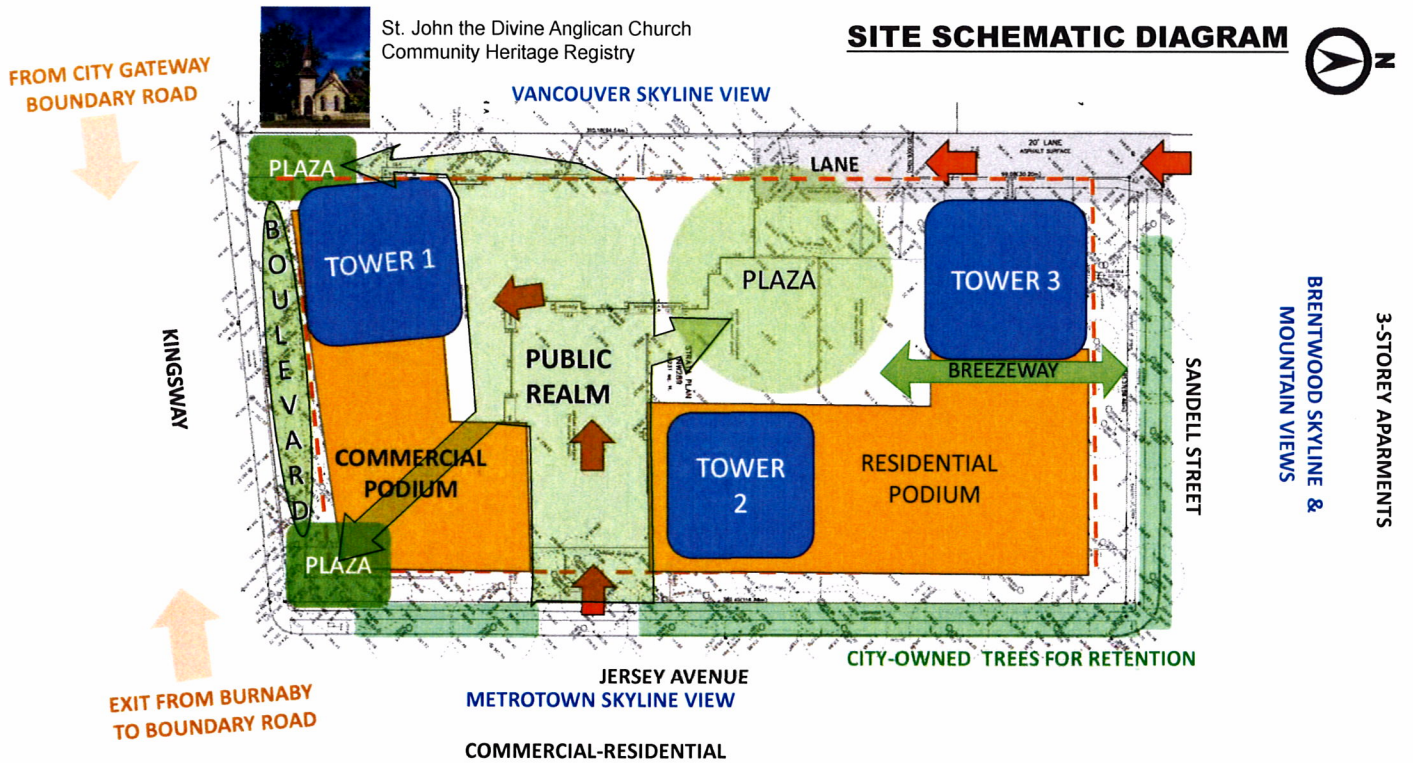
3D PROJECT DENSITY



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DEVELOPMENT

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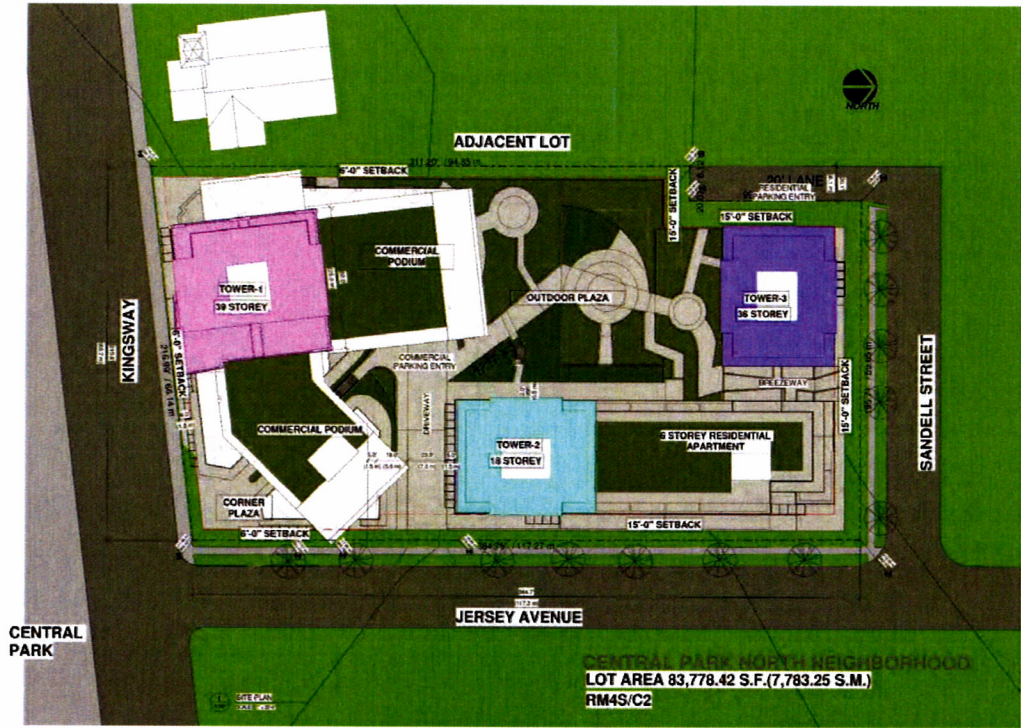


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DEVELOPMENT

hc

SCHEMATIC SITE PLAN



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DEVELOPMENT

he

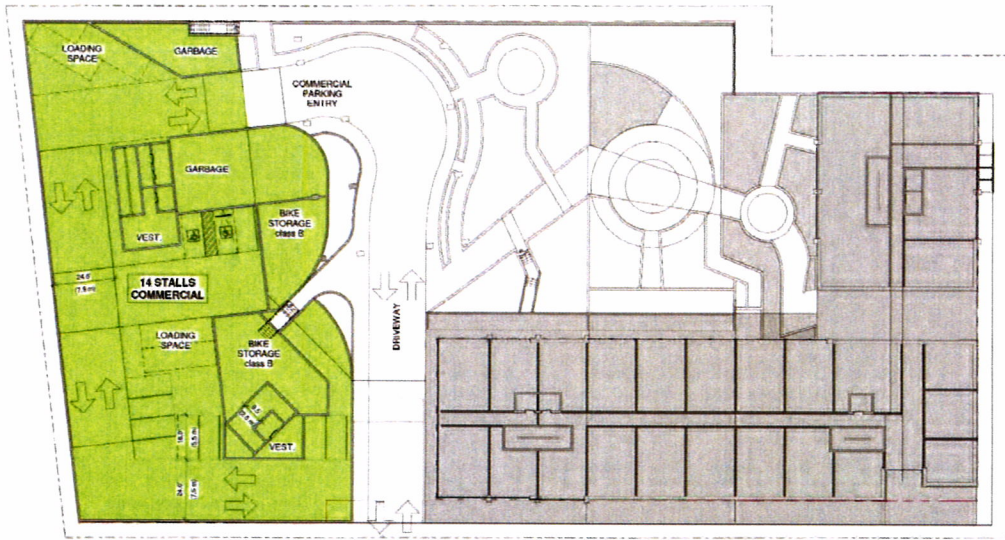
PARKING 1



ADJACENT LOT



KINGSWAY



SANDELL STREET

JERSEY AVENUE

P-1 COMMERCIAL
SCALE: 1/4" = 1'-0"



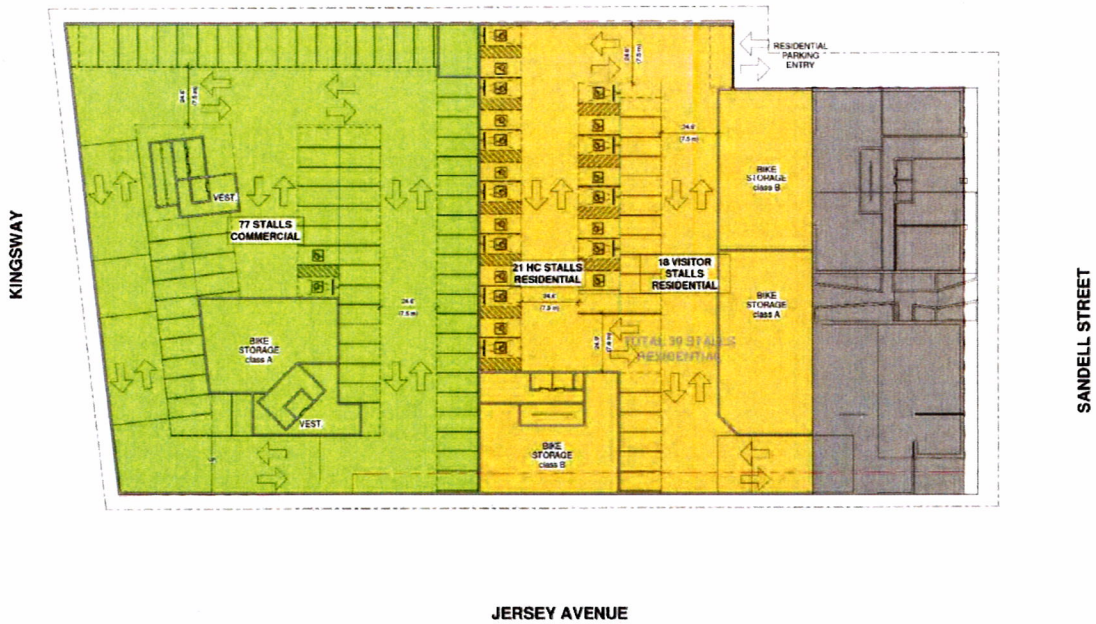
MATTHEW CHENG
ARCHITECT INC.

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DEVELOPMENT

hc

PARKING 2

ADJACENT LOT



JERSEY AVENUE

1 P-2 COMMERCIAL/RESIDENTIAL
1/10/17 10:00 AM



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COMMERCIAL - RESIDENTIAL
DEVELOPMENT

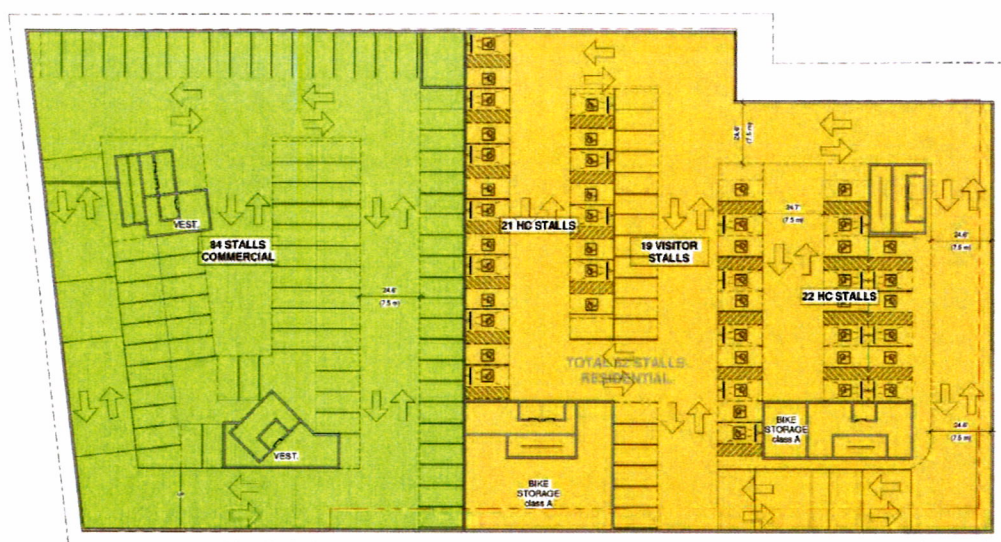
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PARKING 3-4

ADJACENT LOT



KINGSWAY



SANDELL STREET

JERSEY AVENUE

P-3 COMMERCIAL/RESIDENTIAL
SCALE: 1/8" = 1'-0"



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COMMERCIAL - RESIDENTIAL
DEVELOPMENT

pc

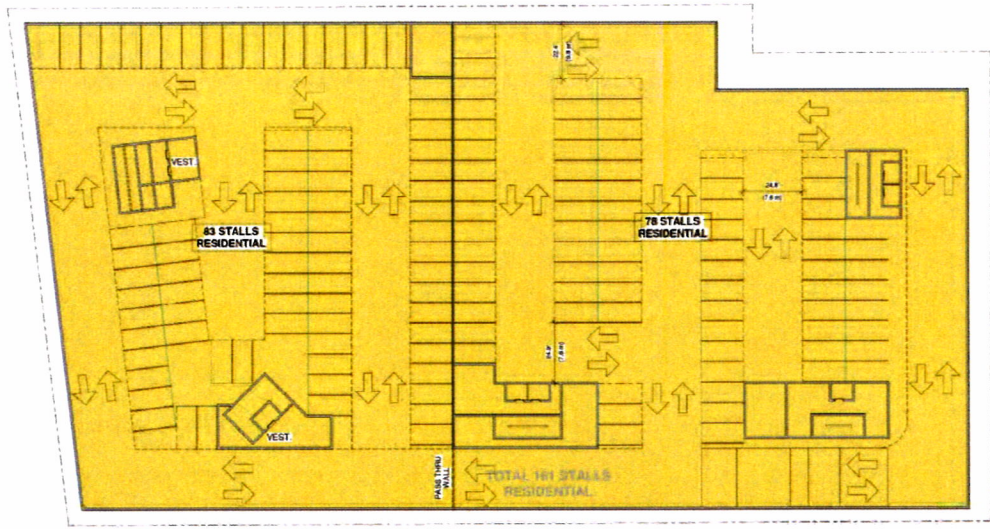
PARKING 5-7

ADJACENT LOT



KINGSWAY

SANDELL STREET



JERSEY AVENUE

P.S. RESIDENTIAL
ONLY SCALE 1/8"=1'-0"

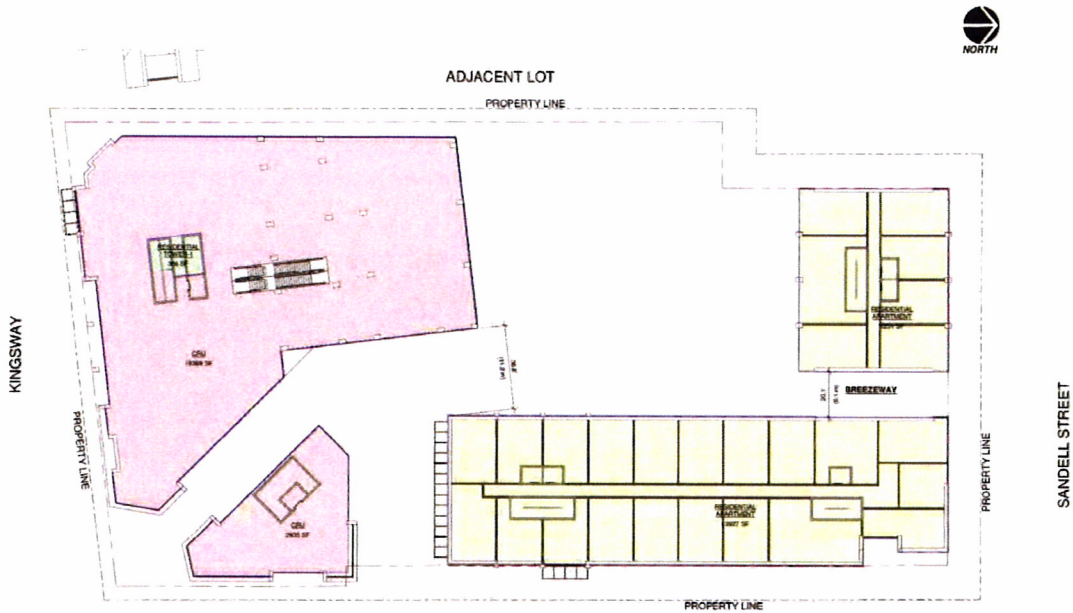


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COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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LEVEL 2-3



Building Area Legend
CRU
RESIDENTIAL APARTMENT
RESIDENTIAL TOWER-1

Level 2-3 POOLUM
SHEET 024-01

JERSEY AVENUE

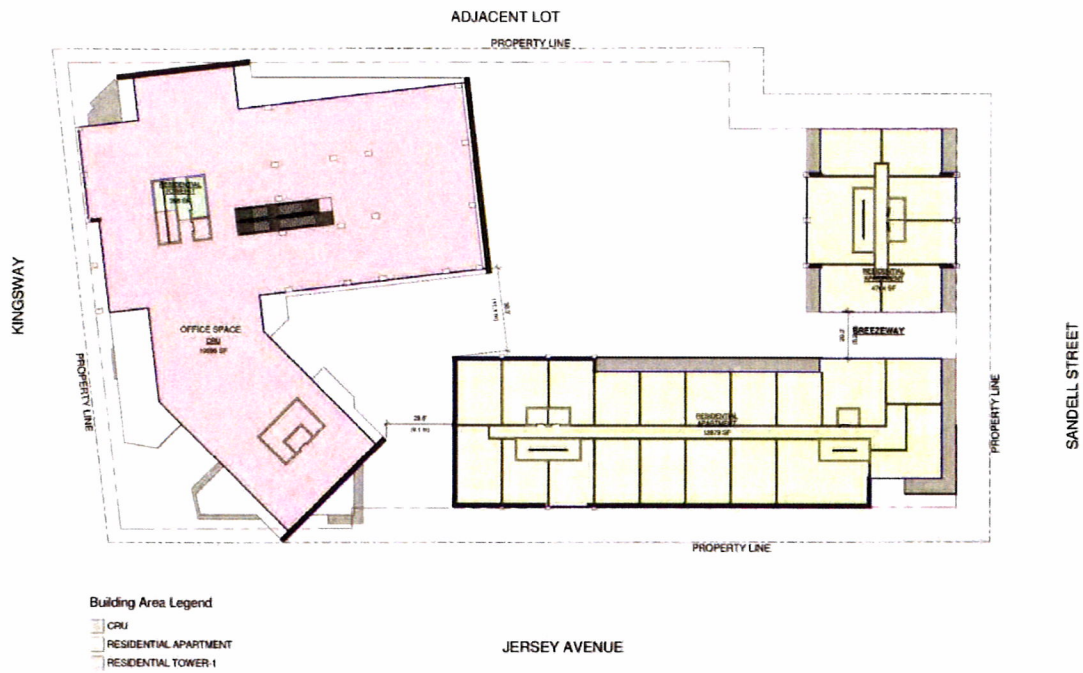


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COMMERCIAL - RESIDENTIAL
DEVELOPMENT

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LEVEL 4-5

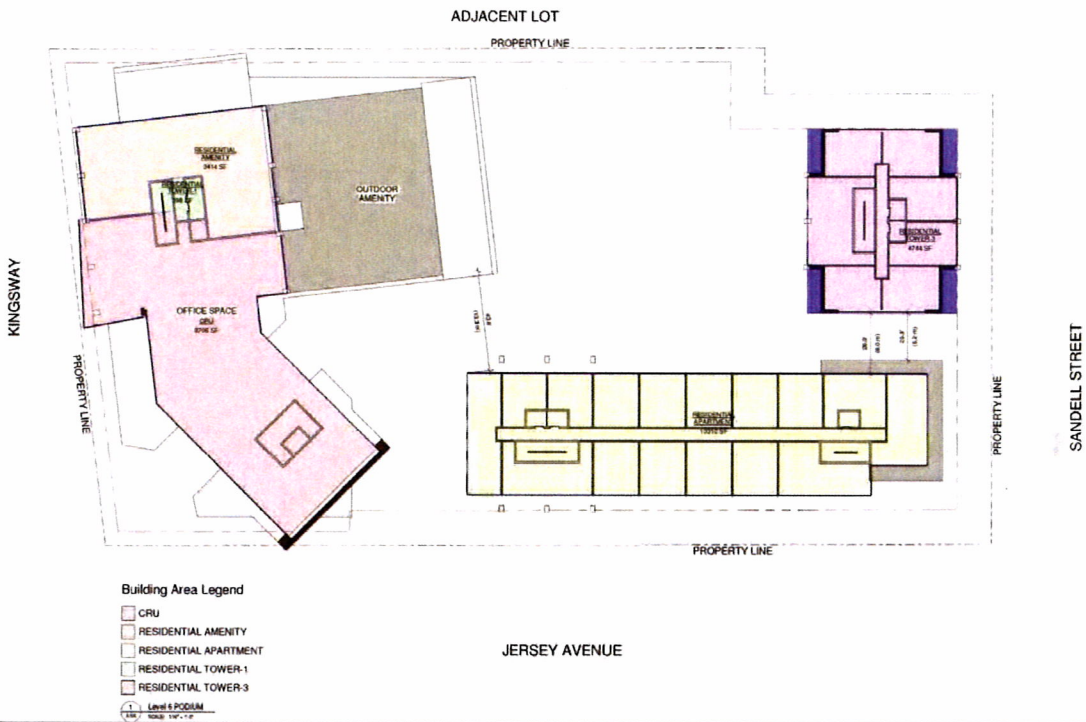


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DEVELOPMENT

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LEVEL 6

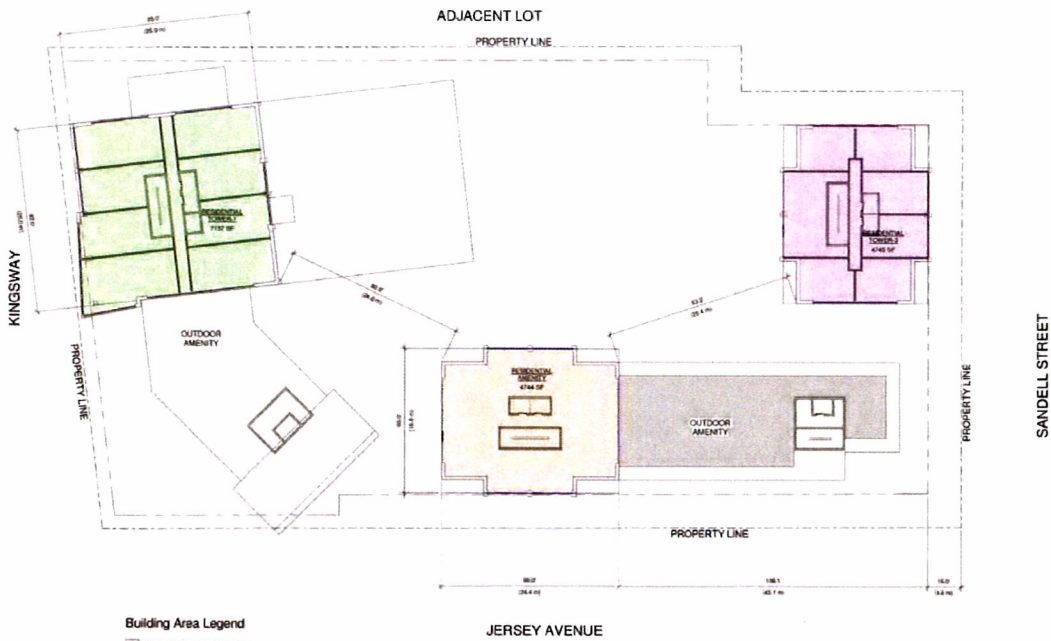


MATTHEW CHENG
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DEVELOPMENT

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LEVEL 7



- Building Area Legend**
- RESIDENTIAL AMENITY
 - RESIDENTIAL TOWER-1
 - RESIDENTIAL TOWER-3

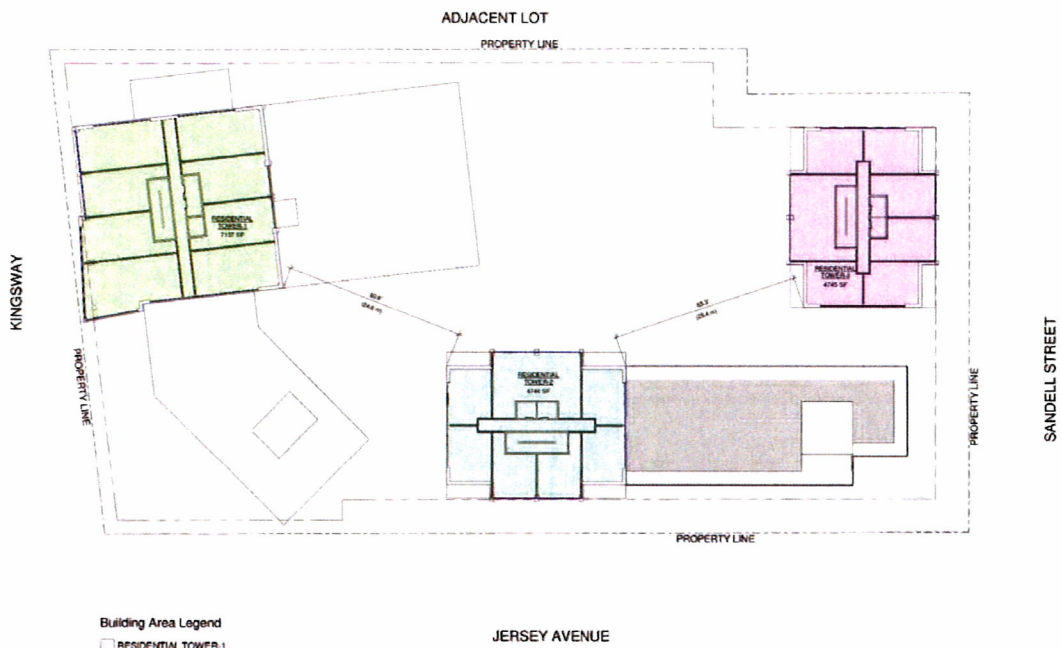
1 Level 7 TOWER 1
SCALE 1/8" = 1'-0"



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DEVELOPMENT

LEVEL 8-15

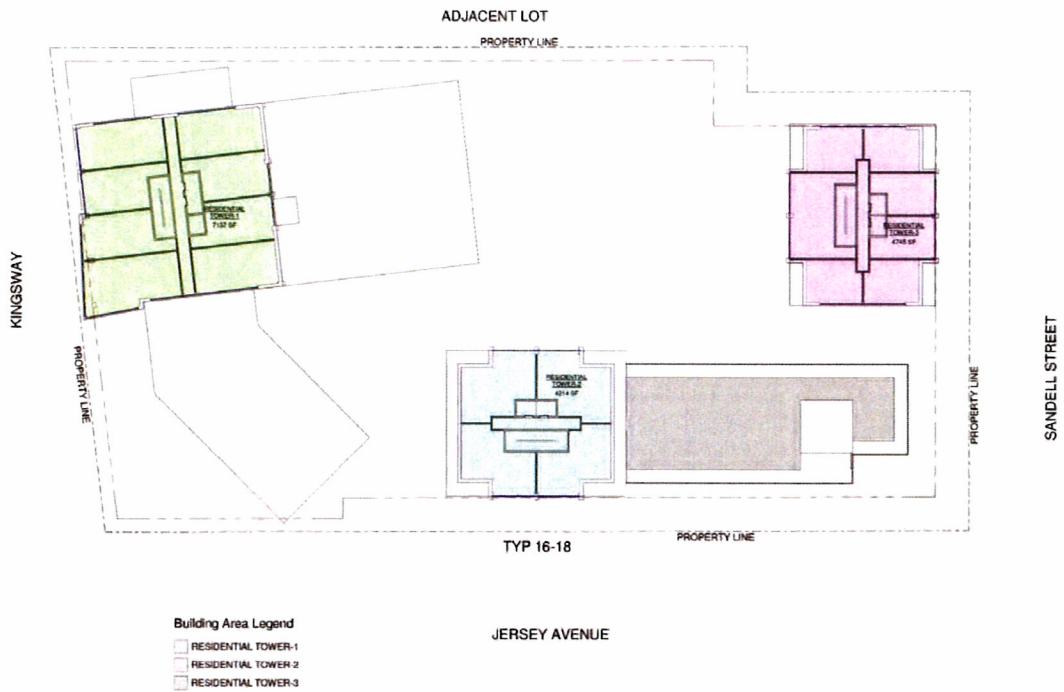


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DEVELOPMENT

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LEVEL 16-32

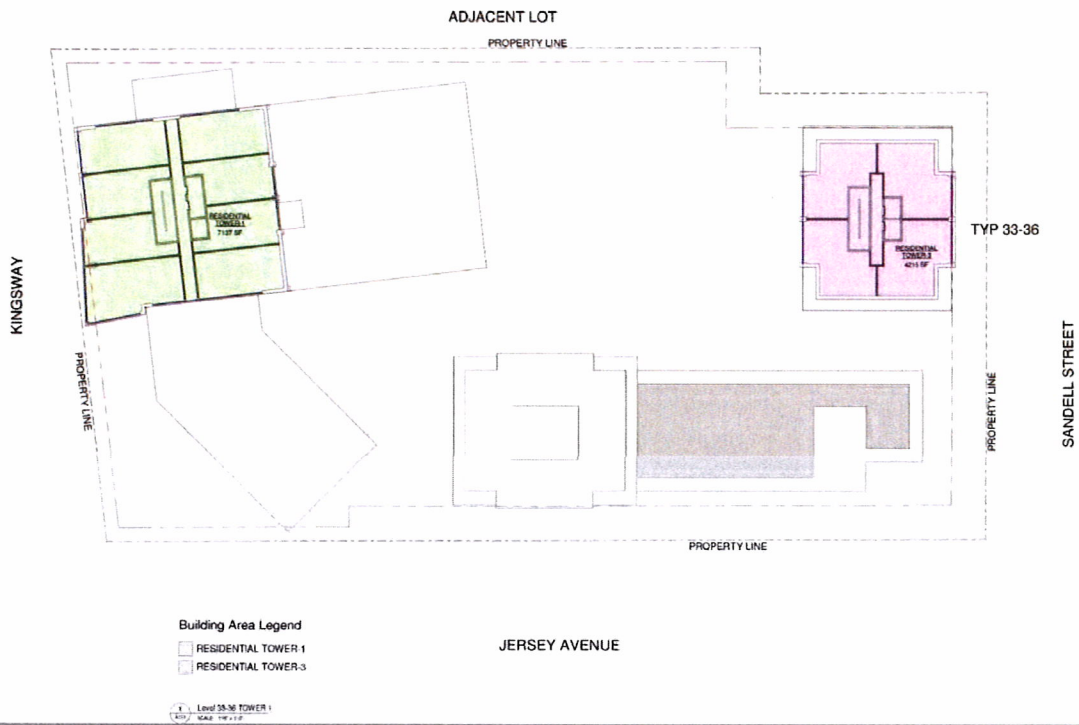


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DEVELOPMENT

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LEVEL 33-36

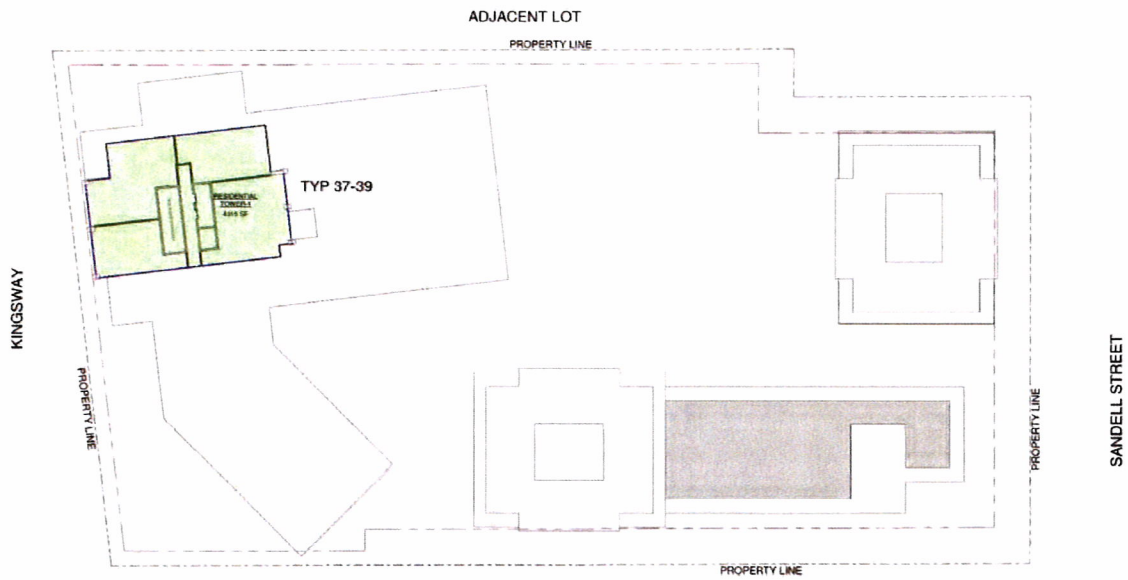


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DEVELOPMENT

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LEVEL 37-39



Building Area Legend
RESIDENTIAL TOWER-1

LEVEL 37 TOWER 1
SCALE 1/8" = 1'-0"

JERSEY AVENUE

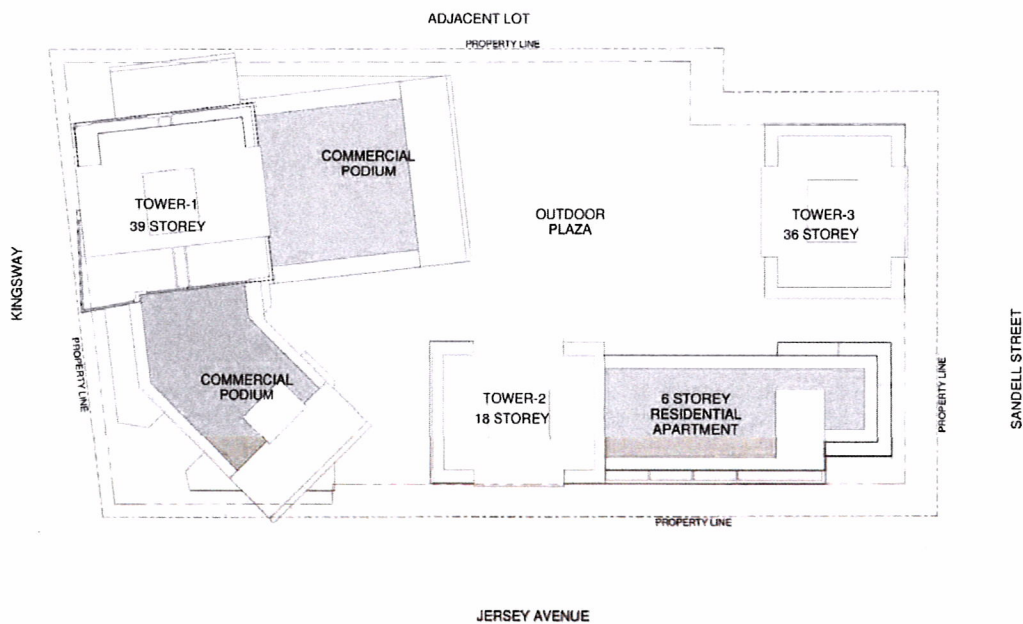


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pc

ROOF DECK



ROOF DECK PLAN
DATE: 10-10-10



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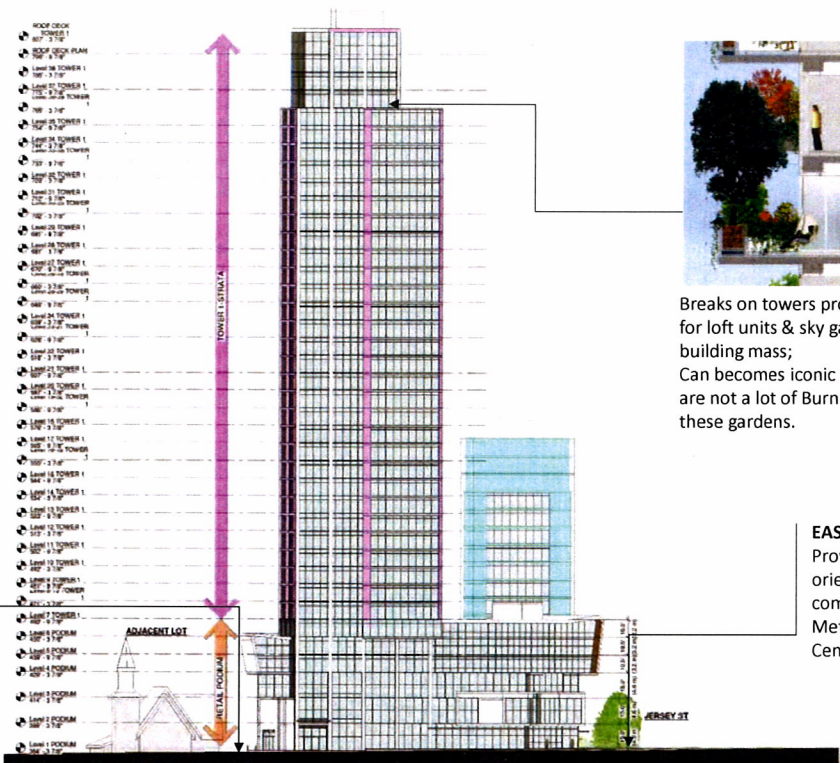
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MASSING STUDIES

WEST CORNER PLAZA
Provides pedestrian-oriented access if coming West.

Provides transition space in between a heritage building and Tower 1

**SOUTH ELEVATION
(FACING KINGSWAY)**



Breaks on towers provide opportunity for loft units & sky gardens; softens building mass;
Can become iconic landmark, as there are not a lot of Burnaby towers have these gardens.

EAST CORNER PLAZA
Provides pedestrian-oriented access for people coming from the heart of Metrotown Downtown and Central park



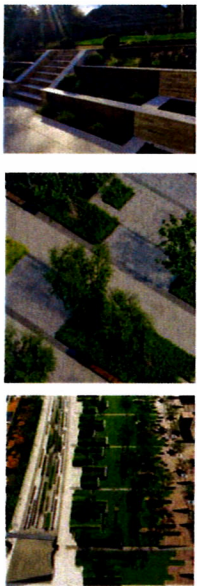
**MATTHEW CHENG
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**COMMERCIAL - RESIDENTIAL
DEVELOPMENT**

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MASSING STUDIES

TERRACED LANDSCAPING
CONCEPT ON THE INTERIOR
COURTYARD

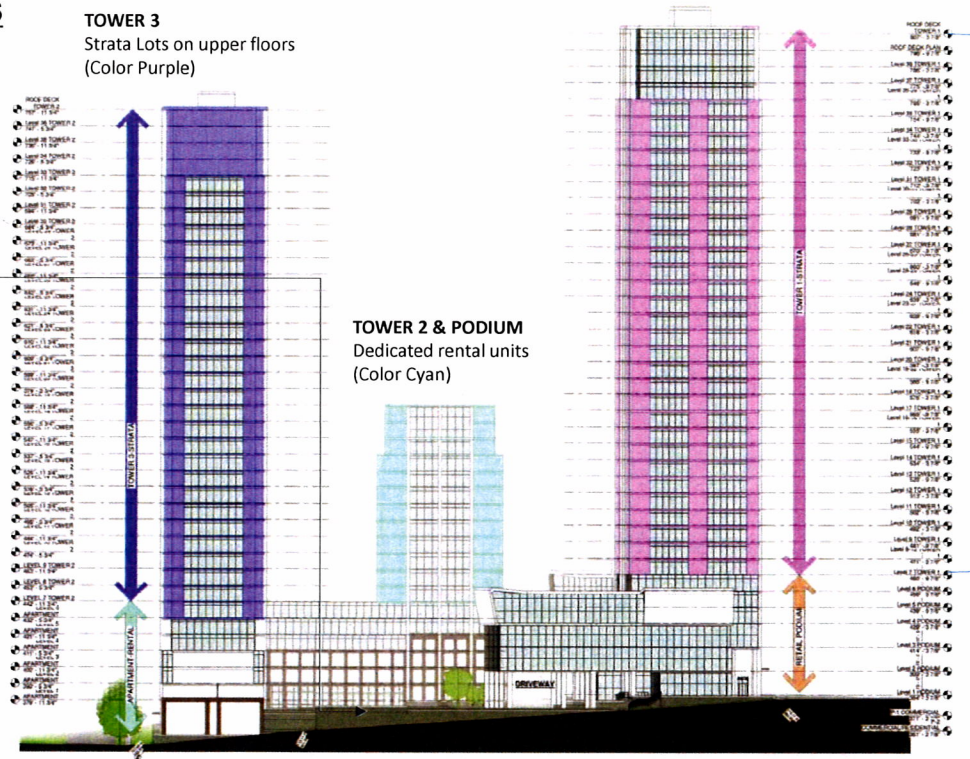


WEST ELEVATION

TOWER 3
Strata Lots on upper floors
(Color Purple)

TOWER 2 & PODIUM
Dedicated rental units
(Color Cyan)

TOWER 1
Strata Lots on upper floors
(Color Pink)



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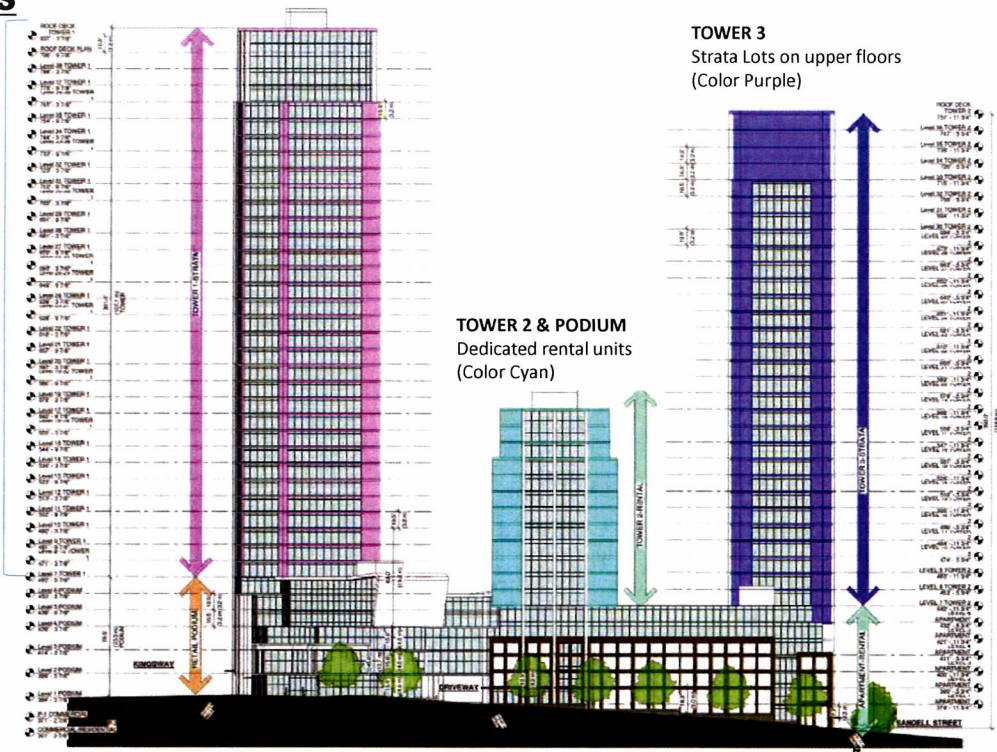
MASSING STUDIES

TOWER 1
Strata Lots on upper floors
(Color Pink)

TOWER 3
Strata Lots on upper floors
(Color Purple)

TOWER 2 & PODIUM
Dedicated rental units
(Color Cyan)

**EAST ELEVATION (FACING
JERSEY AVENUE)**

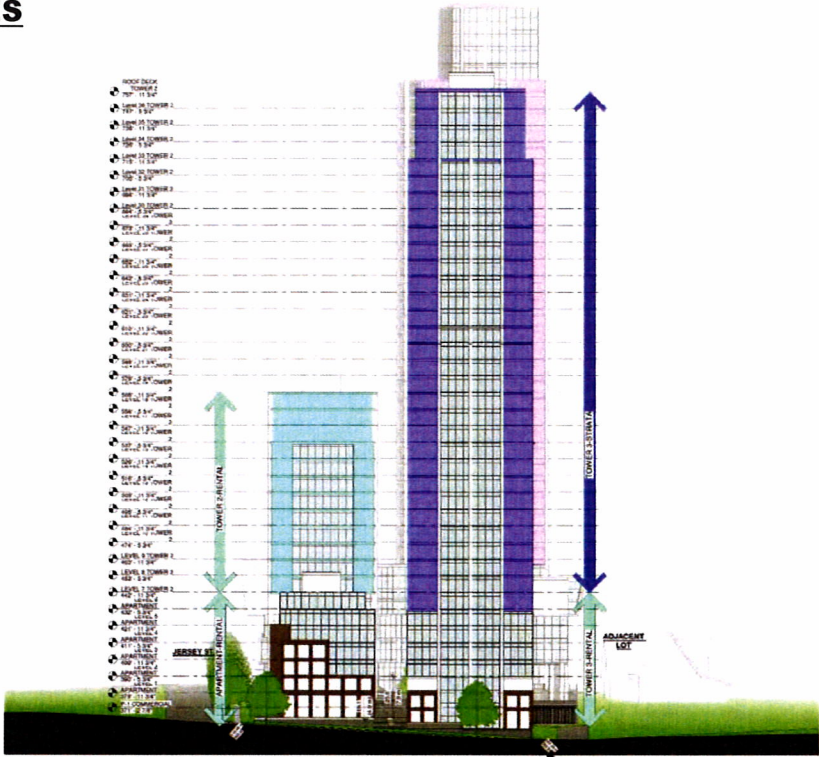


**MATTHEW CHENG
ARCHITECT INC.**

**COMMERCIAL - RESIDENTIAL
DEVELOPMENT**

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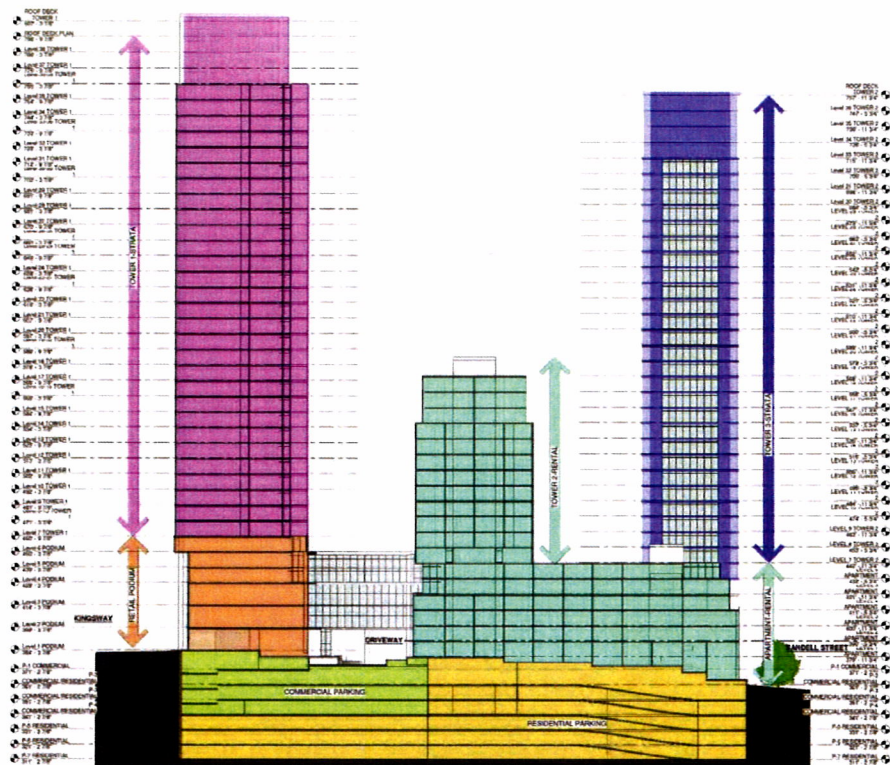
MASSING STUDIES



**SOUTH ELEVATION (FACING
SANDELL STREET)**



MASSING STUDIES



SECTION

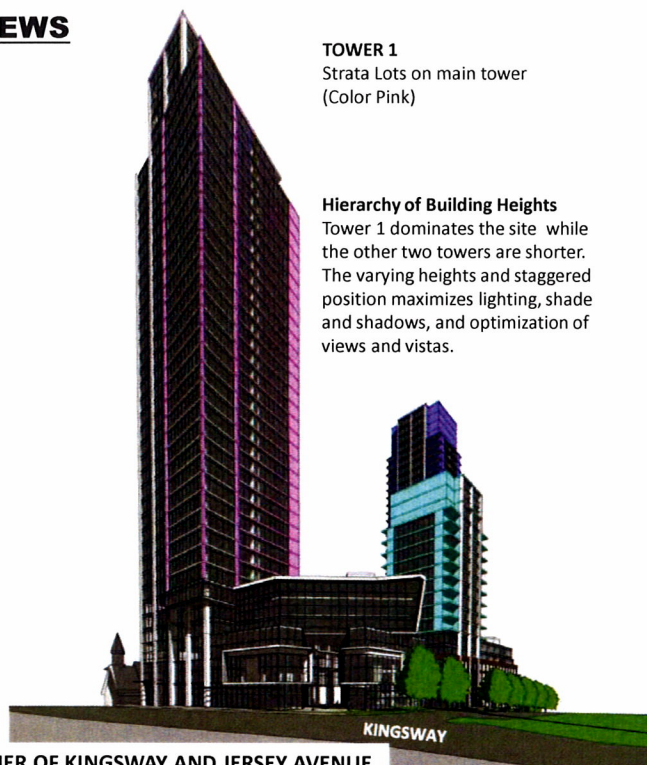


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3D VIEWS

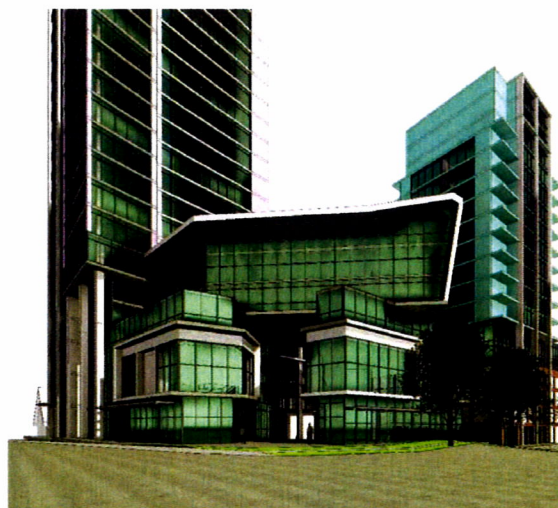


TOWER 1

Strata Lots on main tower
(Color Pink)

Hierarchy of Building Heights

Tower 1 dominates the site while the other two towers are shorter. The varying heights and staggered position maximizes lighting, shade and shadows, and optimization of views and vistas.



COMMERCIAL PODIUM WITH BREEZE AND CORNER PLAZA

Serves as main focal point and welcome entrance coming from Kingsway heading West

Good area to display public art and as landmark



CORNER OF KINGSWAY AND JERSEY AVENUE



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3D VIEWS

TOWER 1
Strata Lots
(Color Pink)

**TOWER 2 &
PODIUM**
All Rental units

TOWER 3
Strata Lots on upper floors
(Color Purple)

Hierarchy of Building Heights
Tower 1 dominates the site while the other two towers are shorter. The varying heights and staggered position maximizes lighting, shade and shadows, and optimization of views and vistas.

LIVE-WORK
Lower-Apartment facing courtyard area can serve as Live and Work spaces.

CORNER OF KINGSWAY AND JERSEY AVENUE



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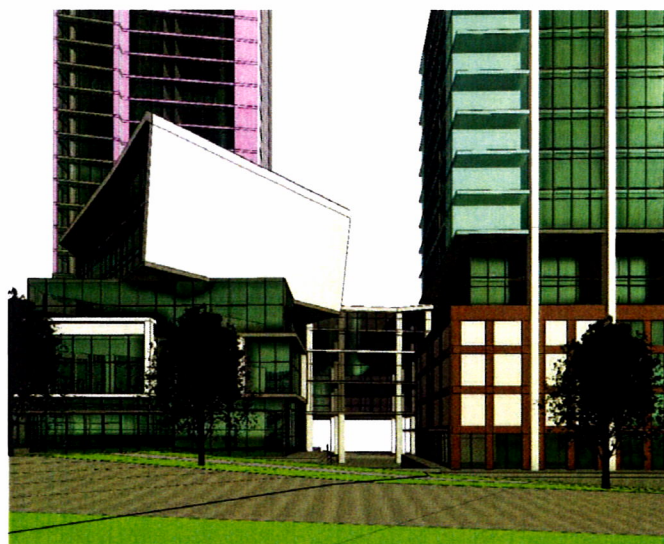
3D VIEWS



Roof deck Amenities can be provided for both podiums. Separating public and private open spaces



CORNER OF KINGSWAY AND JERSEY AVENUE



PEDESTRIAN AND CAR ENTRANCE ALONG JERSEY AVENUE

Pedestrian and car access along Jersey allow space for over-spill of people from along Kingsway

Opportunity to zone rental from non-rental units.

Create dynamic space for public realm



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3D VIEWS

**TOWER 2 &
APARTMENT**
All Rental units



BREEZEWAY ALONG SANDELL ST.

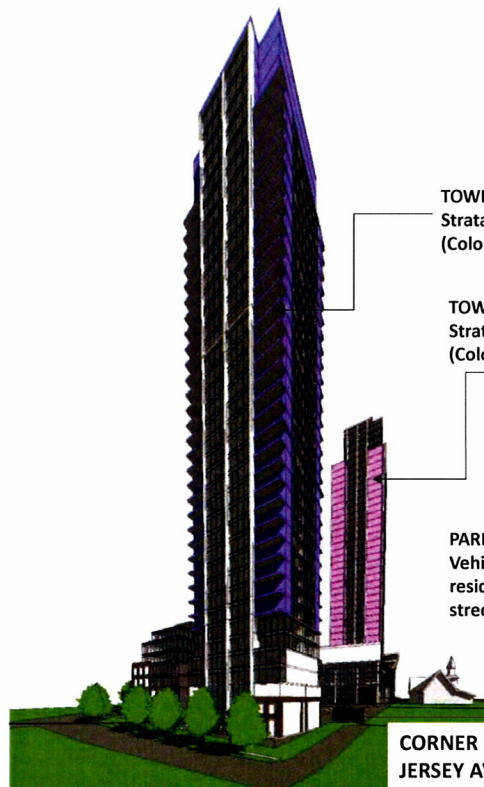
Breezeway allows continuity of open space and breaks down the building mass.



**3-STOREY HIGH BREEZEWAY
SAMPLE**



Stepped terraces and water feature softens the hardscaping



TOWER 3
Strata Lots on upper floors
(Color Purple)

TOWER 1
Strata Lots on upper floors
(Color Pink)

PARKING ENTRY
Vehicular access for residential along Sandell street thru Lane

**CORNER OF KINGSWAY AND
JERSEY AVENUE**



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DEVELOPMENT

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This is **Exhibit "B"** referred to in the affidavit
of Matthew Cheng made before me on this
23rd day of February, 2024.

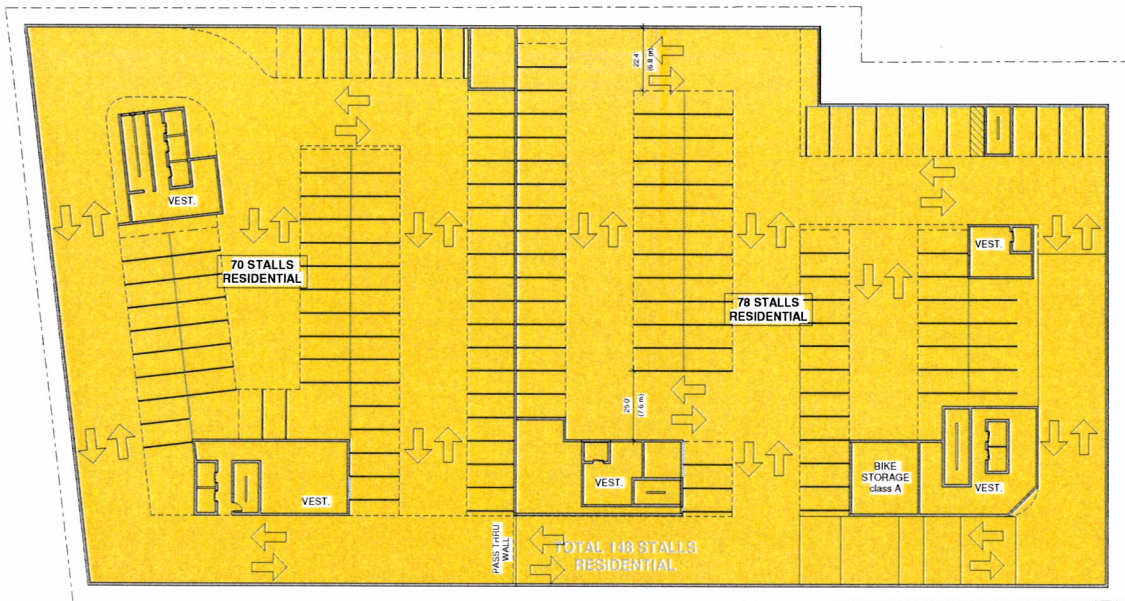
A Commissioner for taking Affidavits in
British Columbia





ADJACENT LOT

KINGSWAY



SANDELL STREET

JERSEY AVENUE

1 P-5 RESIDENTIAL
SCALE: 1"=20'-0"

pc

UNIT 202 - 373 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0609
E: MATTHEW@MACALCA

THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PRELIMINARY

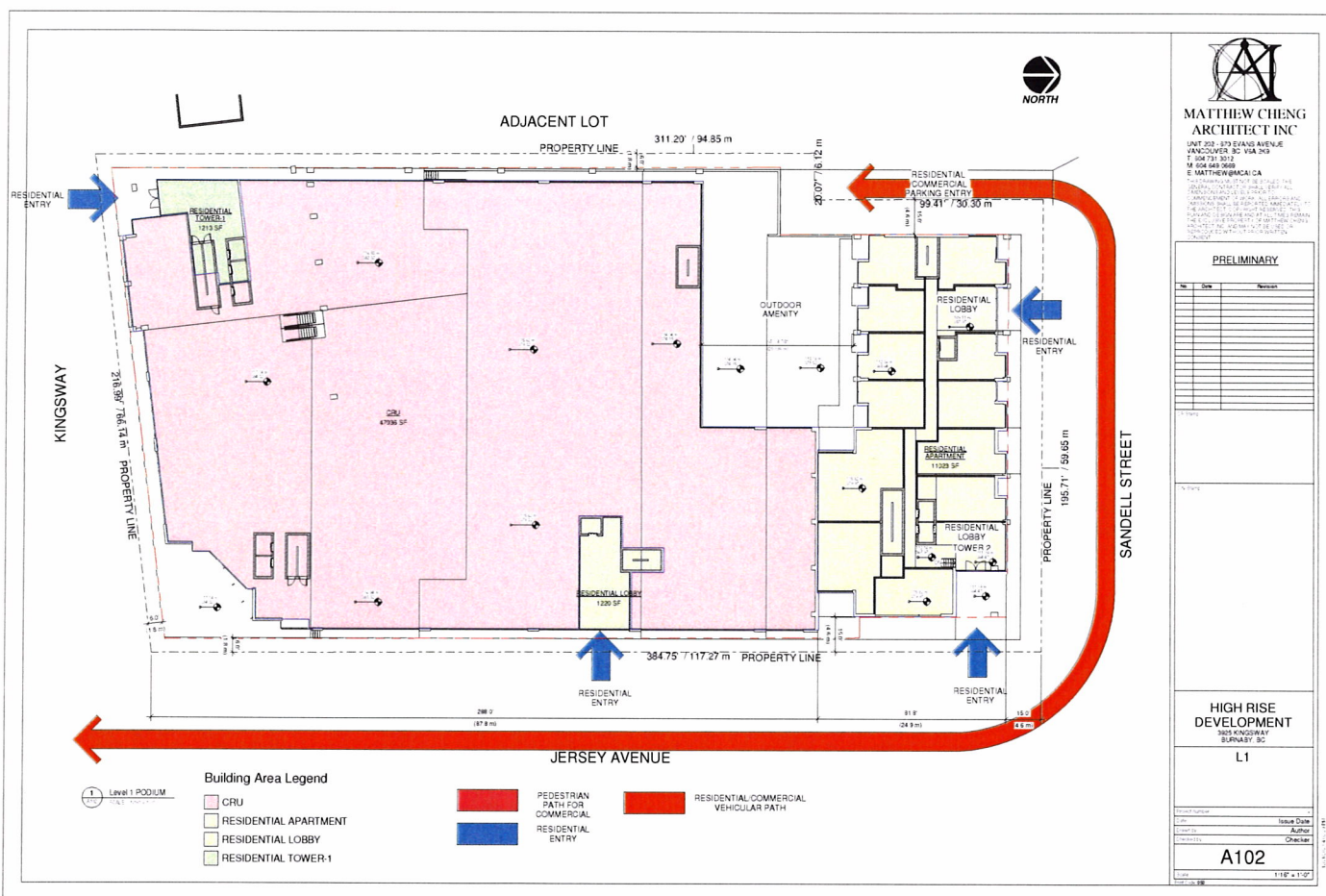
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L1

Project Number	
Date	Issue Date
Drawn By	Author
Checked By	Checker

A102

Scale	1:16" = 1'-0"
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**MATTHEW CHIENG
ARCHITECT INC**
UNIT 202 - 870 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604 731 3312
M: 604 649 0669
E: MATTHEW@MACA.CA

PRELIMINARY

[illegible]

[illegible]

HIGH RISE DEVELOPMENT

3925 KINGSWAY
BURNABY, BC

L2

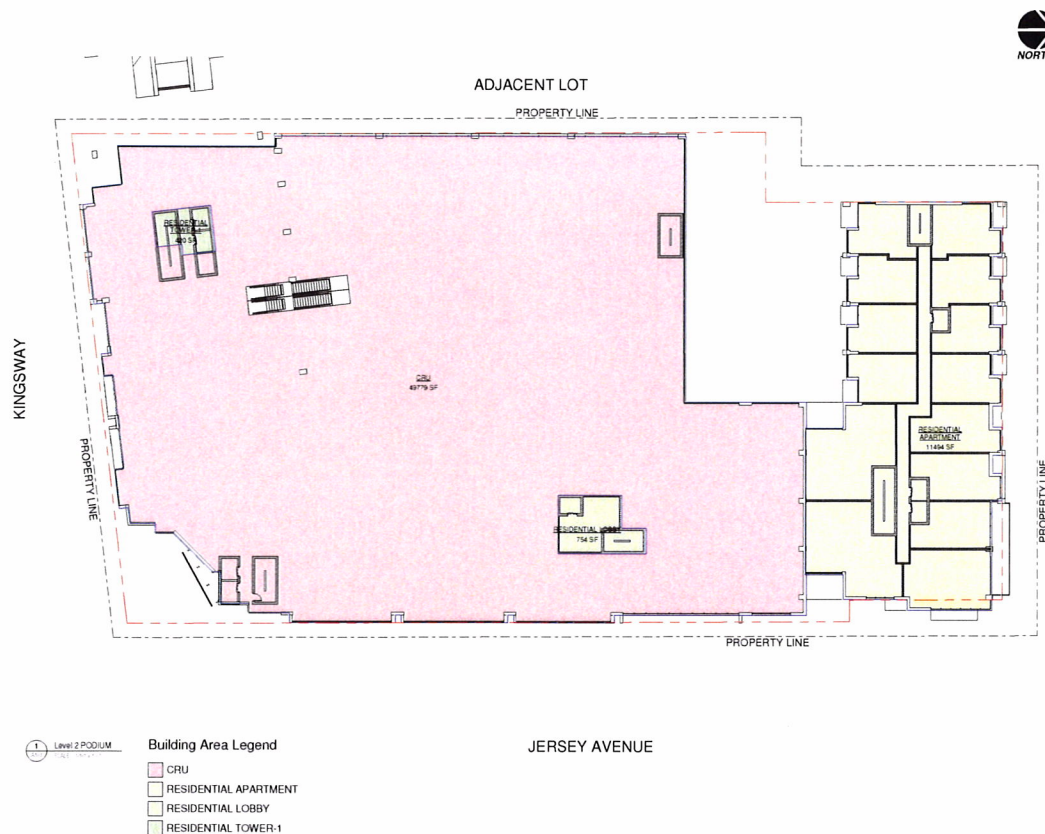
Project Number	
Date	Issue D
Drawn by	Aut
Checked by	Cher

A103

A103

 $1/16'' \times 1$

●	●	●
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1 Level 2 PODIUM

Building Area Legend

- ☐ CRU
☐ RESIDENTIAL APARTMENT
☐ RESIDENTIAL LOBBY
☐ RESIDENTIAL TOWER-1

JERSEY AVENUE



UNIT 202 - 370 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604 731 3012
M: 604 649 0669
E: MATTHEW@MACAL.CA

E. MATTHEW@MACAICA
THE DRAINAGE IS NOT DEPLETED. THE
GENERAL CONTRACTOR HAS A LOT OF ALL
DRAINAGE AND LEVELS THAT ARE
C. ANNOYANCE OF OTHER ALL DRAINAGE AND
ARTIFICIAL DRAINAGE. ALL DRAINAGE IS IN
THE AIR. THE DRAINAGE IS NOT DEPLETED. THE
DRAINAGE AND LEVELS ARE NOT AT ALL THE SAME
THE DRAINAGE IS NOT DEPLETED. THE DRAINAGE
IS NOT DEPLETED. THE DRAINAGE IS NOT DEPLETED.
THE DRAINAGE IS NOT DEPLETED. THE DRAINAGE IS NOT DEPLETED.

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14. State	
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L4-L6

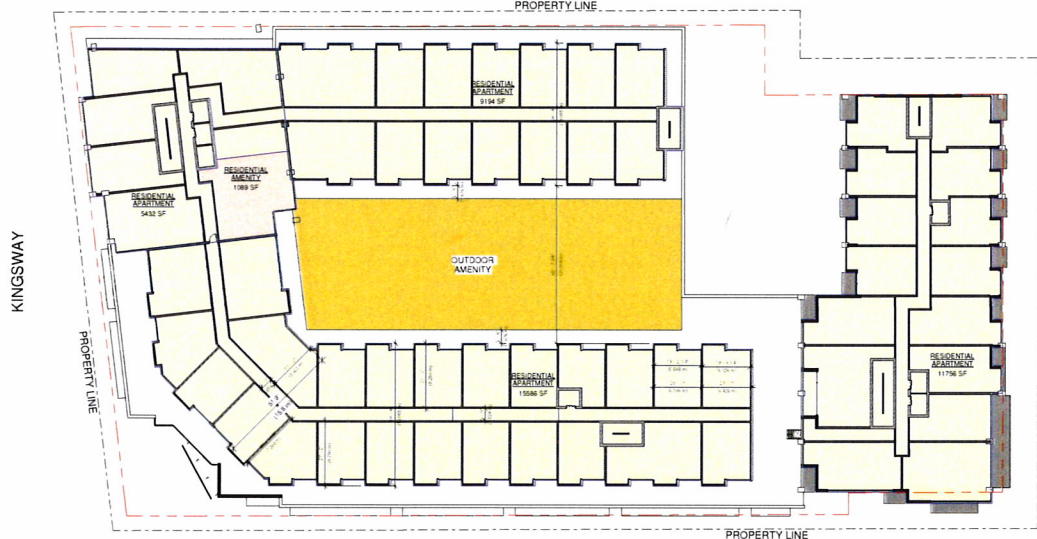
Project Number	Issue Date
Date	Author
Created By	Checked By

A105

Scale 1/16" = 1' 4"



PROPERTY LINE



6TH FLR APT.

☐ RESIDENTIAL AMENITY
☐ RESIDENTIAL APARTMENT



Level 4 PODIUM

SANDELL STREET

JERSEY AVENUE

me

**MATTHEW CHENG
ARCHITECT INC**
UNIT 202 - 570 EVANS AVENUE
VANCOUVER, BC V6A 2K3
T: 604.731.3312
M: 604.649.0689
E: MATTHEW@MCAI.CA

PRELIMINARY

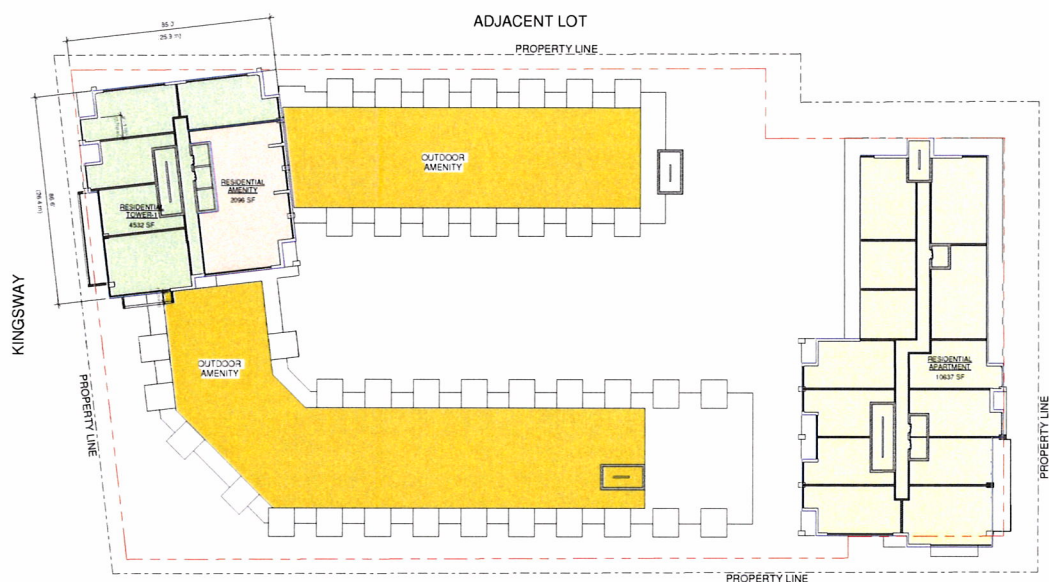
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L

HIGH RISE
 DEVELOPMENT
 3925 KINGSWAY
 BURNABY, BC
 L7

Project Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker
A107	
Scale	1/16" = 1'

1/16" x 1"



Building Area Legend

- RESIDENTIAL AMENITY
- RESIDENTIAL APARTMENT
- RESIDENTIAL TOWER-1

1 Level 7 TOWER 1

JERSEY AVENUE

TYP 36-39

SANDELL STREET



NORTHERN

h



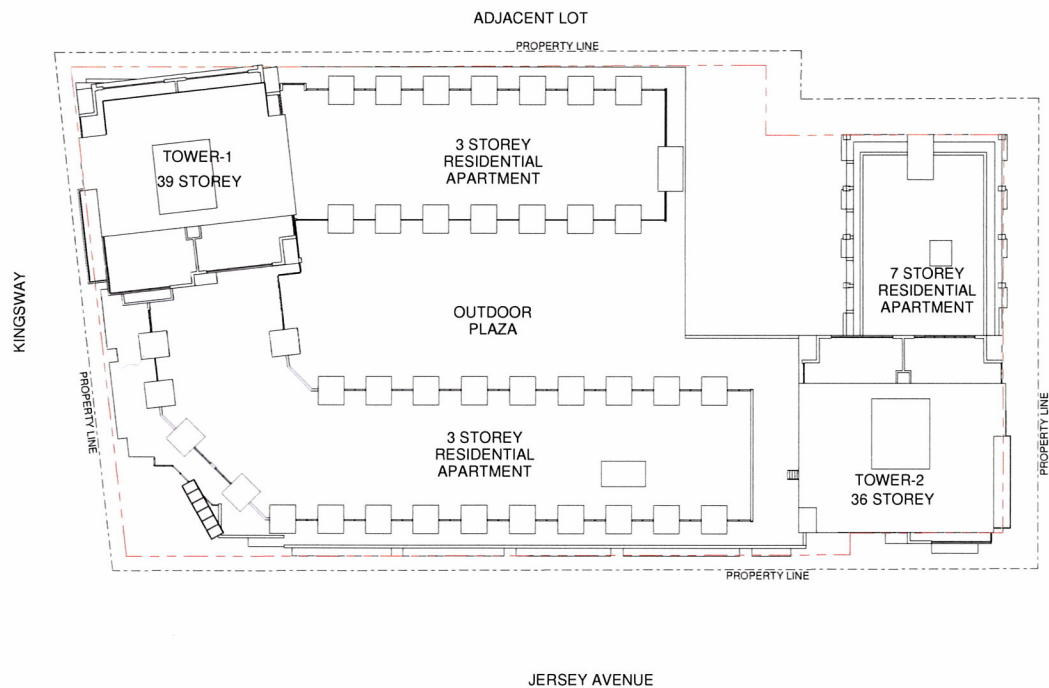
**MATTHEW CHIENG
ARCHITECT INC**
UNIT 202 - 370 EVANS AVENUE
VANCOUVER BC V6A 2K9
T: 604 731 3012
M: 604 649 0669
E: MATTHEW@MCAI.CA

PRELIMINARY

[illegible]

HIGH RISE
 DEVELOPMENT
 3925 KINGSWAY
 BURNABY BC
 ROOF DECK PLAN

Project Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker
A116	
Scale	1/16" = 1'



1 ROOF DECK

me



UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0609
E: MATTHEW@MACALCA

[illegible]

PRELIMINARY

[illegible]

**HIGH RISE
DEVELOPMENT**
3925 KINGSWAY
BURNABY, BC

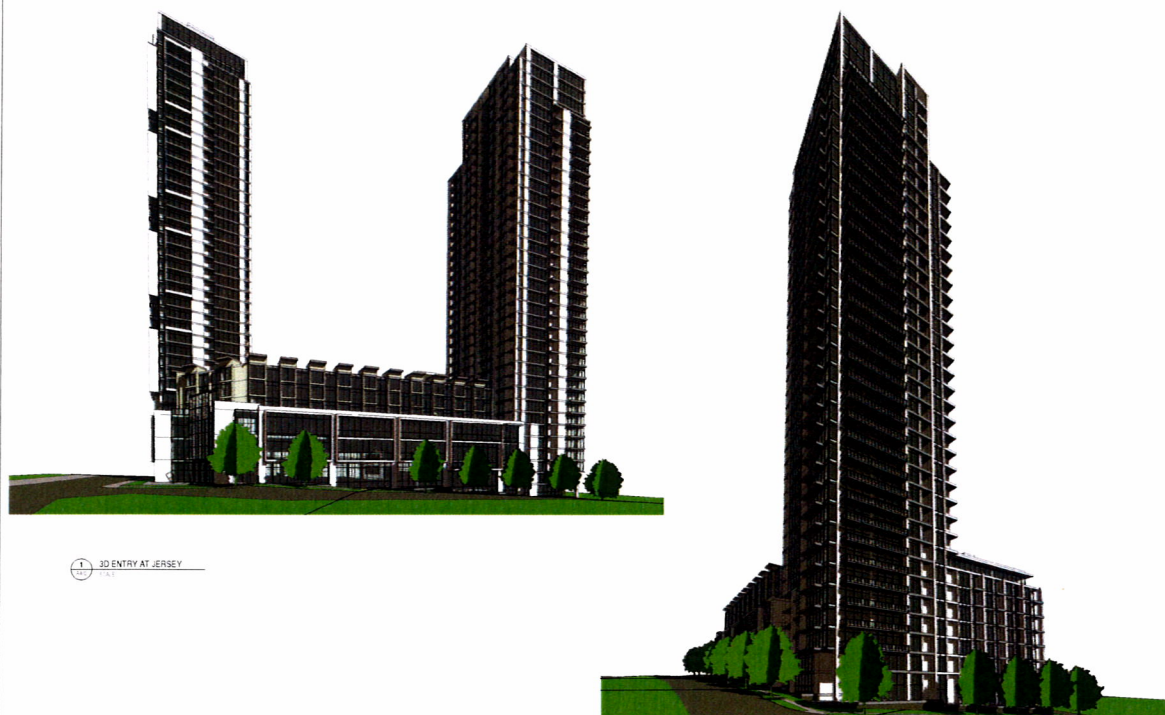
3D VIEWS

Designing/Type	
Date	Issue 0
Drawn by	Aut

A402

State	
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1 3D ENTRY AT JERSEY

2 30 JERSEY/SANDELL

me

