

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K10/276**

- Applicant** : Lead Engineering Limited represented by KTA Planning Limited
- Site** : 349 Prince Edward Road West, Kowloon  
(Kowloon Inland Lots (KIL) 4011 s.A and 4168 s.A ss.2)
- Site Area** : 582.9m<sup>2</sup>
- Lease** : KIL 4011 s.A  
- held under a Government Lease dated 13.7.1939 for a term of 75 years commencing from 2.5.1938 renewable for a further term of 75 years; and  
  
KIL 4168 s.A ss.2  
- held under a Conditions of Sale No. 3961 for a term of 75 years commencing from 24.7.1939 renewable for a further term of 75 years.
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30
- Zoning** : “Residential (Group B)” (“R(B)”)   
  
(a) maximum plot ratio (PR) of 5.0 or the PR of the existing building, whichever is the greater; and   
  
(b) maximum building height (BH) of 80 meters above Principal Datum (mPD), or the height of the existing building, whichever is the greater.
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE))

**1    The Proposal**

- 1.1 The applicant seeks planning permission for Residential Care Home for the Elderly (RCHE) use at 349 Prince Edward Road West, Kowloon (the Site) (**Plan A-1**). The Site falls within an area zoned “R(B)” on the approved Ma Tau Kok OZP No. S/K10/30. According to the Notes of the OZP, ‘Social Welfare Facility’ is a Column 2 use in the “R(B)” zone which requires planning

permission from the Town Planning Board (the Board). The Site is currently vacant.

- 1.2 The Site is the subject of a previous section 16 application No. A/K10/261 for proposed RCHE, which was approved by the Metro Planning Committee (the Committee) with conditions on 3.1.2020.
- 1.3 The proposed RCHE has a vehicular access on Prince Edward Road West, and its proposed total PR and BH are in compliance with the OZP restriction for “R(B)” zone. According to the proposed scheme, a building setback of 10.4m is provided from the site boundary along Prince Edward Road West and setbacks on 1/F and 8/F at the rear portion are also provided.
- 1.4 The floor and section plans of the proposed scheme provided by the applicant are at **Drawings A-1 to A-4**. A comparison of the key development parameters of the approved and proposed schemes as well as their detailed uses are as follows:

<b>Development Parameters</b>	<b>Approved Scheme (No. A/K10/261) (a)</b>	<b>Proposed Scheme (No. A/K10/276) (a)</b>	<b>Difference (b) – (a)</b>
Site Area (about)(m <sup>2</sup> )	582.925	582.9	-0.025 (-0.0043%)
Site Coverage (about)	49%	Not more than 63%	+14%
Gross Floor Area (GFA) (m <sup>2</sup> )	Not more than 2,285.056	Not more than 2,914.5	+629.444 (+27.55%)
PR (maximum)	3.92	5	+1.08 (+27.55%)
BH at main roof level (about)(mPD)	36.108	42.509	+6.401 (+17.73%)
No. of Storeys	8	11 (including 1 basement level)	+3 (+37.5%)
No. of Beds (about)	91	141	+50 (+55%)
No. of Parking Space			
• Disabled car parking space	1 (5m x 3.5m with headroom of 2.4m)	1 (5m x 3.5m with headroom of 2.4m)	No change
No. of Loading/Unloading (L/UL)			
• Lay-by shared use by taxi/private car, ambulance, light goods vehicle and mini coach	1 (9m x 3.5m with headroom of 3.6m)	1 (9m x 3.5m with headroom of 3.6m)	No change
Floor Uses			
• B1/F	N/A	Plant rooms	

• G/F	entrance lobby, ancillary office, kitchen, activity rooms	entrance lobby, ancillary office, kitchen, interview room, waiting area
• 1/F to 7/F	rooms for RCHE	rooms for RCHE (with flat roof on 1/F)
• 8/F	N/A	common area, physiotherapy room and flat roof
• 9/F	N/A	general office, superintendent's office, conference room and flat roof
• R/F	E&M facilities	E&M facilities and flat roof

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 8.10.2024 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) received on 8.10.2024 **(Appendix Ia)**
- (c) Supplementary Information received on 14.10.2024 **(Appendix Ib)**
- (d) Further Information (FI) received on 27.11.2024\* **(Appendix Ic)**
- (e) FI received on 5.12.2024<sup>#</sup> **(Appendix Id)**
- (f) FI received on 27.1.2025\* **(Appendix Ie)**
- (g) FI received on 5.3.2025<sup>#</sup> **(Appendix If)**
- (h) FI received on 6.3.2025<sup>#</sup> **(Appendix Ig)**

*# accepted and exempted from publication and recounting requirements*

*\*accepted but not exempted from publication and recounting requirements*

1.6 On 24.1.2025, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

## 2 **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application as set out in the

supplementary planning statement and FIs in **Appendices I to Ig** are summarized as follows:

*In Line with Government's Policies to Provide RCHE*

- (a) The proposed use aligns with the policy initiatives of the Government to encourage private sectors to provide RCHE, which is evident in the Elderly Services Programme Plan published in 2017 as well as the 2023-2024 Budget with incentives of increasing allowable GFA in private development projects to improve living conditions of RCHE residents.
- (b) The subject application is submitted to increase the floor space in meeting the latest requirement on minimum area of floor space for each resident from 6.5m<sup>2</sup> to 9.5m<sup>2</sup> in Code of Practice for Residential Care Homes (Elderly Persons) (CoP) revised in June 2024.

*Demand for RCHE*

- (c) Given the trend of an ageing population and the increasing pressure on public healthcare services for the elderly, the average waiting time for RCHE remains high. The proposed scheme aims to increase the number of bed spaces in Ma Tau Kok and enhance local availability, allowing seniors to age in a familiar environment with their existing social networks.
- (d) Due to the more stringent spatial requirement on the bed space, a reduction in number of RCHE beds is expected. The proposed scheme with additional beds shall help relieve such pressure.

*Land Use Compatibility*

- (e) The proposed elderly home use at the Site is not incompatible with the surrounding context with scattered RCHEs, hospitals and institutional uses and its convenient location well served by public transport.

*Previously Approved Application*

- (f) The proposed scheme involves amendments to a previously approved application (No. A/K10/261), which includes an increase in development intensity that remains within the permissible statutory restrictions.

*Better Air Ventilation and Streetscape through Building Design*

- (g) The proposed scheme strives to incorporate building setbacks and interesting building profile to enhance air ventilation and provide better streetscape.

### Fire Safety

- (h) For the fire safety concerns for elderly residents in relation to the height restriction (24m above ground) of the RCHE, various fire safety measures have been incorporated including the arrangements that elderly residents will have the access to 8/F (i.e. 27.05m above ground) for activities under the supervision of RCHE staff only, whereas 9/F will only be used as staff office for facilities management purpose and the provision of fire-protected lift and unobstructed access to the fire-protection lift lobby area on 8/F for elderly residents.

### Insignificant Traffic, Environmental and Sewerage Impacts

- (i) The traffic impact assessment (TIA) and the sewerage impact assessment (SIA) conducted for the Site conclude that no adverse traffic impact to the surrounding road network will be resulted and no adverse sewerage impacts are anticipated.
- (j) In terms of environmental aspects, the noise impact assessment (NIA) conducted for the Site concludes that the proposed RCHE results in no adverse impact with the implementation of mitigation measures, including setbacks and baffle type acoustic window. No adverse air quality impact is anticipated by providing a 20m buffer distance between the kerb side of Prince Edward Road West and the openable window of the proposed development in accordance with Chapter 9 of Hong Kong Planning Standards and Guidelines (HKPSG).
- (k) In relation to public comment, no cooling tower will be installed within the proposed development, which will be equipped with split-type air conditioning system.

## **3 Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

## **4 Previous Application**

The previous application (No. A/K10/261) aforementioned was approved with conditions on grounds that the proposal is in compliance with the restrictions under “R(B) zone, the RCHE can meet the keen demand for the aged, is compatible with the surrounding residential uses and there are no significant technical impacts (**Appendix II**). The proposed development was commenced with building plan approval dated 15.10.2021.

## **5 Similar Applications**

There is no similar application for the same use within “R(B)” zones on the Ma Tau Kok OZP.

## **6 The Site and Its Surrounding Areas (Plans A-1 and A-2 and site photos on Plan A-3)**

### **6.1 The Site is:**

- (a) located at the southern side of Prince Edward Road West and to the west of Junction Road and Stirling Road in Kowloon City. It is currently vacant; and
- (b) accessible via Prince Edward Road West which is served by public transport facilities, e.g. buses and green minibus (GMB).

### **6.2 The surrounding areas have the following characteristics (Plans A-1 and A-2):**

- (a) the site is surrounded by mostly medium-rise residential developments on land zoned “R(B)” with residential buildings, including Woodland Villa, Ka Wah Court and Blue Haven within the same street block; the four-storey building immediate adjacent to the east of the Site is being used by three RCHEs<sup>1</sup>;
- (b) to its north across an elevated road at Prince Edward Road West is another residential area zoned “R(B)”;
- (c) to its northwest is Kowloon Ling Liang Church and low to medium-rise residential developments in the Kowloon Tong Planning Area; and
- (d) to its further west are St. Teresa’s Hospital, Hong Kong Eye Hospital, clinics and other medical facilities within the Ho Man Tin Planning Area.

## **7 Planning Intention**

The “R(B)” zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

## **8 Comments from Relevant Government Departments**

### **8.1 The following Government departments have been consulted and their views on the application are summarized as follows:**

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<sup>1</sup> The Occupation Permit for domestic use in this building (at 351 Prince Edward Road West) was issued on 25.5.1993. The licenses for all three RCHEs have been issued by Social Welfare Department since 1997, 1998 and 1999 respectively and these RCHEs still hold valid licences. The site is not the subject of planning application for RCHE use.

### **Land Administration**

#### **8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):**

- (a) the Site consists of two adjoining lots, namely KIL 4011 s.A and KIL 4168 s.A ss.2. KIL No. 4011 s.A is held under a Government Lease dated 13.7.1939 for a term of 75 years commencing from 2.5.1938 and renewable for a further term of 75 years. KIL 4168 s.A ss.2 is held under a Condition of Sale No. 3961 for a term of 75 years commencing from 24.7.1939 and renewable for a further term of 75 years. The said Government lease and Conditions of Sale contain, among others, the following respective salient development restrictions:

##### **KIL 4011 s.A**

- not to erect any building within 20 feet of Prince Edward Road;
- not to erect any building other than a dwelling house or dwelling houses of European type at a height not exceeding 35 feet; and
- minimum curtilage restriction of not less than 8,000 square feet.

##### **KIL 4168 s.A ss.2**

- not to erect any building except detached or semi-detached houses of European Type at a height not exceeding 35 feet; and
- minimum curtilage restriction of not less than 8,000 square feet.

The proposed RCHE development is in breach of the existing lease conditions.

- (b) if the subject application is approved by the Board, the applicant has to apply to LandsD for a lease modification to implement the proposal. However, there is no guarantee that the lease modification will be approved. Such application if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion. If the application is approved, it will be subject to such terms and conditions including, inter alia, payment of premium and administrative fee as may be imposed by LandsD.

### **Traffic**

#### **8.1.2 Comments of the Commissioner for Transport (C for T):**

- (a) no comment on the submission from traffic engineering point of view;
- (b) regarding the potential traffic issues mentioned in the public comments, he expressed that some control measures shall be proposed by the applicant to minimize kerbside activities by rebus/ambulance near the Site in view of the heavy traffic flows at Princes Edward Road West and the close proximity of the Site

to the signal controlled crossing. The details of the control measures are pending from the applicant and the effectiveness of will be subject to observation upon implementation in the future; and

- (c) having said that, Transport Department (TD) will keep in view the traffic condition at the road section concerned. In the case of congestion problems caused by kerbside activities of particular class/type of vehicles at the road section concerned, whether arising from the subject development or not, TD will examine the need of imposing appropriate type of "No Stopping Restriction" to all vehicles/particular type of vehicles and specific timing with due regard to the local demand of L/UL or pick up/set down spaces.

### **Environment**

#### 8.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) based on the submission, with the implementation of recommended mitigation measures, insurmountable environmental impacts associated with the proposed development for RCHE are not anticipated. The key findings are set out at **Appendix IV**. He has no objection from environmental perspective;
- (b) to address the remaining comments on the NIA at **Appendix IV**, to allow flexibility on minor revision of the proposed development in future and to ensure implementation of suitable mitigation measures, approval conditions at paragraph 11.2 are recommended to be imposed if the Board decides to approve the application; and
- (c) regarding the concerns on the potential sewerage and noise impacts opined in the public comment by the Incorporated Owners (IO) of Woodland Villa, his comments above are relevant; according to the applicant (**Appendix Ig**), the proposed development will be equipped with split-type air conditioning system and cooling tower will not be installed. The concern of the cooling tower in the public comment is no longer applicable. His advisory comments are at **Appendix V**.

### **Social Welfare**

#### 8.1.4 Comments of the Director of Social Welfare (DSW):

- (a) given the ageing population in Hong Kong, the demand for RCHEs continues to grow. The Government has been adopting a multi-pronged approach to enhance the availability of residential care options for the elderly. At present, various types of RCHEs



are distributed across different districts to cater the diverse needs of elders. These include subvented RCHEs, contract homes, self-financing RCHEs, and private RCHEs, etc. In general, he has no objection to the proposed private RCHE provided that the proposed RCHE could comply with all relevant building ordinances and regulations and CoP as well as to address the local needs of expanding the supply of residential care services subject to the Board's decision;

- (b) no further comments on the understanding that the proposed RCHE will comply with all statutory and licensing requirements in relation to "Heating, lighting and ventilation" as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, its subsidiary legislation and the latest version of the CoP;
- (c) for ancillary facilities that are generally accessible by RCHE residents, each case shall be assessed individually. General advice from D of FS on ancillary facilities (physiotherapy room and common area) and flat roof rendered in one instance shall not be deemed binding in another. Relevant factors of fire safety and management shall be assessed comprehensively by DSW in consultation with D of FS during the license application stage. Additional fire safety requirements including the fire services installation and equipment as well as the implementation of supplementary management measures may still be required to enhance the safety of the facility from the licensing point of view; and
- (d) his advisory comments are at **Appendix V**.

### **Building Matters**

#### 8.1.5 Comments of the Chief Building Surveyor/Kowloon (CBS/K of BD):

- (a) he has no objection to the application subject to advisory comments at **Appendix V**; and
- (b) regarding the public comments, with reference to the approved building plans of the adjacent building at No. 351 Prince Edward Road West which is a domestic building as shown on the occupation permit, the Site would not serve as open space and for the purposes of provision of natural lighting and ventilation for the habitable rooms, kitchens and toilets for such building (i.e. No. 351 Prince Edward Road West) under the Buildings Ordinance (BO).

### **Fire Safety**

#### 8.1.6 Comments of the Director of Fire Services (D of FS):

- (a) he has no comment on the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of the D of FS under regulatory regimes; and
- (b) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. Requirements as stipulated in the CoP should be strictly followed. The height restrictions as stipulated in section 20 of Residential Care Homes (Elderly Persons) Regulation, Cap. 459A shall be observed.

8.2 The following Government departments have no comment on the application and their advisory comments, if any, are at **Appendix V** respectively:

- (a) Commissioner of Police (C of P);
- (b) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C of WSD);
- (d) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (e) Chief Highway Engineer/Kowloon, Highways Department (CHE/K of HyD);
- (f) Chief Engineer/Mainland South, Drainage Services Department (CE/MS of DSD);
- (g) Director of Electrical and Mechanical Services;
- (h) Project Manager (East), Civil Engineering and Development Department (PM(E) of CEDD);
- (i) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO) of CEDD);
- (j) Director of Food and Environmental Hygiene (DFEH); and
- (k) District Officer (Kowloon City), Home Affairs Department (DO(KC) of HAD).

## **9 Public Comments Received During Statutory Publication Period**

9.1 During the statutory public inspection periods of the submission, six objecting comments from individuals (two from the same individual), the IO of Ka Wah Court and two from the IO of Woodland Villa respectively were received (**Appendix III**).

9.2 The opposing views are summarized as follows,

- (a) there is a lack of outdoor areas for elderly residents to relax and socialize;
- (b) a shortage of staff will limit elderly residents' access to outdoor spaces;
- (c) the proposed RCHE is incompatible with the existing neighbourhood;
- (d) the proposed RCHE may lead to a depreciation of property values of traditional luxurious housing;

- (e) the elongated and narrow land restricts the building design, making it difficult for elderly residents to maintain privacy with proposed windows being too close to buildings on two sides of the Site, raising questions about ventilation and natural lighting and quality of living environment for the elderly, as well as posing potential safety concerns for residents with high density room design and long fire escape route;
- (f) the proposed RCHE is very close to Woodland Villa and Ka Wah Court, creating a high wall effect that may cause feelings of oppression and nuisance for the residents of these buildings.;
- (g) with prevailing policy support, elderly residents should consider relocating to the Greater Bay Area and other places in mainland China, allowing the Site to be used for more efficient economic purposes;
- (h) increased visitors may burden vehicle and pedestrian traffic, particularly with ambulances and rehabilitation buses to the Site, which may lead to congestion;
- (i) the change in use from residential to the proposed use will decrease land income for the Government;
- (j) the proposed RCHE may result in noise pollution and sewerage impacts as well as poor ventilation, increasing the risk of virus transmission;
- (k) there are already existing RCHEs; the addition of more RCHEs in the area may limit resources for existing community facilities;
- (l) there is a lack of information in the proposal, such as elevation plans, to reflect potential issues of the proposed RCHE; and
- (m) it is unclear whether cooling towers will be installed, which can potentially cause noise and produce evaporating water that would adversely affect nearby residents.

## **10 Planning Considerations and Assessments**

- 10.1 The applicant proposes a new 141-place RCHE building of 11 storeys including a basement level (42.509mPD at main roof level) at the Site that is zoned “R(B)” on the OZP. The proposed GFA is about 2,914.5m<sup>2</sup> (PR of 5). The proposed total PR and BH of the RCHE is within the PR restriction of 5.0 and BH of 80mPD for the “R(B)” zone.

### Development Intensity/Planning Intention

- 10.2 While the “R(B)” zone is intended primarily for medium-density residential developments, ‘Social Welfare Facility’ serving the residential neighbourhood is a use that may be permitted on application to the Board. It can provide residential care accommodation for the elderly to meet the growing demand of RCHEs.
- 10.3 According to the HKPSG provision requirement, there is a deficit of 188 planned beds within the Ma Tau Kok Planning Area<sup>2</sup>. The approval of the application will address the demand for RCHE to help relieve the deficit. On a territorial basis, DSW confirms that given the ageing population in Hong Kong, the demand for RCHEs continues to grow; to enhance the availability of residential care options for the elderly, various types of RCHEs are distributed across different districts to cater such needs, including private RCHEs. The application will provide the supply to meet the demand for RCHEs from ageing population.

### Land Use Compatibility

- 10.4 The Site is located in an urban area predominantly occupied by medium-density residential developments interspersed with existing RCHEs, hospitals, medical facilities and institutional uses. Whilst the street blocks south of Prince Edward Road West are predominately residential, the Kowloon City area to the north side of Prince Edward Road West is dominated by residential buildings with ground floor shops. Given the character in the surroundings, the proposed RCHE is considered not incompatible in land use terms.

### Technical Aspects

- 10.5 The applicant has submitted relevant technical assessments (TIA, SIA and NIA) which confirmed that there will be no significant adverse traffic and sewerage impacts, and insurmountable environmental impacts associated with the proposed development for RCHE are not anticipated with noise mitigation measures proposed on the development. C for T, DEP, D of FS, DSW, CE/C of WSD, CE/MS of DSD and CHE/K of HyD have no objection/adverse comments to the application from various technical aspects. DEP suggested to impose relevant approval conditions on updated NIA and SIA (paragraph 11.2 refers).

### Previous Application

- 10.6 As mentioned in paragraph 4, a previous application (No. A/K10/261) was approved on grounds of meeting the keen demand for the aged, compatible with the surrounding residential uses and no significant technical impacts. Approval of the current application is consistent with previous decision of the Committee.

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<sup>2</sup> According to HKPSG, the standard provision of residential care services is 21.3 subsidised beds per 1,000 elderly persons aged 65 or above.

## Public Comments

- 10.7 Regarding concerns on fire safety, adverse impacts generated by RCHEs, activity space and design raised in the public comments, the proposed RCHE at the Site will be required to comply with requirements of relevant Government departments and regulations (e.g. BO, Residential Care Homes (Elderly Persons) Ordinance and relevant codes of practices). D of FS, DEP, C for T, DSW and CBS/K of BD have no objection/adverse comments to the proposed development; and CBS/K of BD advises that the Site would not need to serve the adjacent building (**Plans A-2 and A-3**). For other concerns of the opposing public comment, justifications provided by the applicant in paragraph 2 and the planning assessments in paragraph 10 above are relevant.

## **11 Planning Department's Views**

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 14.3.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

### Approval Conditions

- (a) the submission of an updated noise impact assessment and the implementation of the noise mitigation measures identified therein for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the submission of an updated sewerage impact assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works as identified in the updated sewerage impact assessment under condition (b) for the proposed development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

### Advisory Clauses

- 11.3 The recommended advisory clauses are attached at **Appendix V**.
- 11.4 Alternatively, should the Committee decide to reject the application, the following rejection reason is suggested for Members' reference:

the proposed Social Welfare Facility (Residential Care Home for the Elderly) is not in line with the planning intention of “Residential (Group B)” zone, which is intended primarily for medium-density residential developments. There is no strong planning justification in the submission for a departure from the planning intention.

## **12 Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **13 Attachments**

<b>Appendix I</b>	Application Form received on 8.10.2024
<b>Appendix Ia</b>	SPS received on 8.10.2024
<b>Appendix Ib</b>	Supplementary Information received on 14.10.2024
<b>Appendix Ic</b>	FI received on 27.11.2024
<b>Appendix Id</b>	FI received on 5.12.2024
<b>Appendix Ie</b>	FI received on 27.1.2025
<b>Appendix If</b>	FI received on 5.3.2025
<b>Appendix Ig</b>	FI received on 6.3.2025
<b>Appendix II</b>	Previous Application
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Detailed Departmental Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawings A-1 to A-4</b>	Floor and Section Plans
<b>Plan A-1</b>	Location plan
<b>Plan A-2</b>	Site plan
<b>Plan A-3</b>	Site photos

**PLANNING DEPARTMENT  
MARCH 2025**