

REPORT

DEVELOPMENT SERVICES DEPARTMENT

To: Members of the New Westminster Design Panel Date: September 22, 2020

From: Lynn Roxburgh, Senior Planner File: REZ00203
OCP00034

Subject: 350-362 Fenton Street – Rezoning and Official Community Plan for Proposed Affordable Housing Project

RECOMMENDATION

THAT the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and

THAT the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.

PURPOSE

Applications have been submitted for a rezoning and Official Community Plan (OCP) amendment for City-owned lands to allow for an affordable housing project proposed by the Vancouver Native Housing Society (VNHS). The proposed project is a three storey apartment building, with density of 1.2 Floor Space Ratio (FSR). The building will include a total of 51 units, including a mix of studio, one-, two- and three-bedroom units. The target population of the project is low- to moderate-income singles and families with a focus on Indigenous singles and families.

The purpose of this report is to provide information to the NWDP in regards to the project design, and to obtain comments in regards to overall project and the design items raised in the Design Considerations section of this report.

This project will be reviewed against the Ewen Avenue Multi-Family development permit guidelines. However, in order to expedite the approval of the project Council has supported the waiving of the requirement for a form and character Development Permit review (i.e. only a Flood Hazard Development Permit will be required).

BACKGROUND

City of New Westminster Small Sites Affordable Housing Initiative

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction is in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

In late spring of 2019, the Affordable Housing and Child Care Task Force instructed staff to initiate a second round of the Small Sites Affordable Housing Initiative. Through this initiative the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

In October of 2019 Council directed in principle the use of the City-owned properties at 350 to 362 Fenton Street, as well as a second site located in Connaught Heights. In January 2020, the City posted an RFP for the Queensborough site, and after staff conducted an evaluation of the proposals received Council endorsed in principle the affordable housing project proposed by Vancouver Native Housing Society (VNHS) to allow the application to advance to the development review stage of the process.

VNHS is a non-profit Society governed by an all Indigenous Board of Directors with over 35 years of experience in providing services and operating housing units in Vancouver.

Project Description

The proposal from VNHS is for a three story apartment building designed to appear as attached townhouses, with a density of 1.2 FSR. The building includes a total of 51 units, including 18 studio units (35% of units), 17 one-bedroom (33%), 12 two-bedroom units (24%), and 4 three-bedroom units (8%).

The project affordability is set to meet BC Housing's Community Housing Fund which would result in the project having the following mix of rents and income limits:

- 30% affordable housing (moderate income),
- 50% rent geared to income (housing income limit), and

- 20% deep subsidy.

The application has been designed to satisfy the requirements of the Natural Hazard Development Permit Area – #1 Flood Hazard by placing all storage and habitable areas above the designated flood plain elevation.

The applicant has proposed vehicular access to the site from Fenton Street to one level of semi-below grade vehicle and bike parking which would provide 65 vehicle parking spaces and 71 bike parking spaces. The architectural concept submitted by the applicant in support of the rezoning and development permit applications is attached to this report as Appendix A.

Project Statistics

	Permitted/Required Under Zoning	Proposed
Site Area	-	2,760 sq. m. (29,708 sq. ft.)
Site Frontage	-	80 metres (263 feet)
Avg. Lot Depth	-	34 metres (112 feet)
Floor Space Ratio	Consistent with other low rise multi-unit zoning.	1.2 FSR
Building Height	Consistent with other low rise multi-unit zoning in Queensborough	14.22 metres (46.67 feet) 3 storeys
Residential Units	Family Friendly Housing Requirements (secured market rental)– minimum 25% two and three bedroom units, of which 5% three bedrooms or more	Studio: 18 (35%) 1 BDR: 17 (33 %) 2 BDR: 12 (24 %) 3 BDR: 4 (8%)
Parking		
Residential	62 spaces	60 spaces
Visitor	6 spaces	5 spaces
Total	68 spaces	65 spaces
Bicycle Parking		
Long Term	64 spaces	65 spaces
Short Term	6 spaces	6 spaces

Site Characteristics and Context

The subject site is currently vacant and is located on Fenton Street in the Queensborough neighbourhood. The subject site is located adjacent to additional vacant City-owned land to the west. The properties to the east, south and north are single detached dwellings. The Queensborough Community Plan envisions the area remaining low-density residential.

Proximity to Transit

The property is within a five minute walking distance of a bus stop on the Frequent Transit Network (Ewen Avenue). The 104 bus route, which serves this stop, connects to the 22nd SkyTrain Station.

Transit Service:	Project Distance
SkyTrain Station (22 nd Station)	>1.5 km
Frequent Transit Network (Ewen Avenue)	240 metres / 787 feet

POLICY AND REGULATIONS

Queensborough Community Plan Land Use Designation

The site is designated (RL) Residential – Low Density in the Queensborough Community Plan (QCP) which is a schedule to the City of New Westminster Official Community Plan (OCP). The principle forms and uses permitted by this land use destination are single detached dwellings and duplexes. An amendment to the QCP will therefore be required to change the designation to (RM) Residential – Multiple Unit Buildings, which allows townhouses, rowhouses, stacked townhouses and low rises.

Development Permit Area

The site is within the Natural Hazard Development Permit Area – [#1 Flood Hazard](#). Queensborough is located in the floodplain of the Fraser River. New buildings and structures in Queensborough should be constructed at an elevation that is sufficient to minimize the potential for loss of life and property damage in the event of dyke failure, or an extreme flood event that tops the perimeter dykes.

To align with the land use designation change, the QCP would also be amended to change the site's Development Permit Area (DPA) to “#1 Ewen Avenue Multi-Family”. This DPA includes specific design guidelines with the intent to provide housing in close proximity to the neighbourhood centre. The Ewen Avenue Mutli-Family Development Permit Area Design Guidelines can be accessed on the City's website at this location:

[https://www.newwestcity.ca/database/files/library/QCP_DPA_B1_Ewen_Avenue_Multi_Family_\(Consolidated_June_2020\).pdf](https://www.newwestcity.ca/database/files/library/QCP_DPA_B1_Ewen_Avenue_Multi_Family_(Consolidated_June_2020).pdf)

This project will be reviewed against the Ewen Avenue Multi-Family development permit guidelines. However, as noted above, in order to expedite the approval of the project Council has supported the waiving of the requirement for the form and character Development Permit (i.e. only a Flood Hazard Development Permit will be required).

Zoning Bylaw

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The intent of this district is to allow single detached dwellings in the Queensborough neighbourhood.

This project will be required to rezone to a new Comprehensive Development zoning district that takes into account the unique nature of this project and includes specific regulations that address floodplain concerns. Other low-rise zoning districts in the City will also be used for reference to ensure consistency when appropriate.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, a development providing secured rental housing would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three or more bedrooms. Though an affordable housing project could qualify for an exemption from the requirements of the Family-Friendly Housing Policy, the proposal has met the requirements.

Mid-Island Trail

The Queensborough Community Plan envisions the creation of the Mid-Island Trail, which would provide an east/west walking route north of Ewen Avenue and connect this residential neighbourhood to the schools and community centre. The proposed route of the trail would pass along the east edge of the subject property.

The City already has a partial lane to the east of the subject site, but the City has now identified the desire to keep the width of approximately a full lane (6 metres / 20 feet) to allow for a wider trail, to allow City vehicle access to the services in the lane, and due to a force main located adjacent to the lane (on subject property). As a result of this new requirement the site design will have to be revised to move the building north (towards vacant City-owned land).

DESIGN CONSIDERATIONS

Staff is seeking comments from the panel on how the proposal 1) has addressed the areas of consideration outlined below; 2) meets the objectives of the development permit guidelines; and 3) any other comments from the panel regarding the design of proposed development.

The application submission package for the proposed development is attached in Appendix A and include the proposed architectural and landscape sets.

Considerations for the Panel

In addition to seeking general comments from the NWDP in regards to the applicant's design submission (Appendix A), staff have identified specific considerations for the NWDP to provide response to as noted in the following sections:

1. Overall Massing and Contextual Fit

The building design, architectural expression and massing should be sympathetic to the surrounding context and existing building. As noted above, to accommodate a lane on the east edge of the property, the building will have to be shifted west (towards the other vacant property owned by the City). This will impact on the overall massing and contextual fit, however staff are still requesting feedback on the proposed design.

Comments from the panel would be appreciated on how successful the proposed massing is at fitting into the neighbourhood context, especially in regards to:

- *overall massing and contextual fit,*
- *appropriateness of the architectural expression,*
- *placement of the building on the site,*
- *transitions to the existing neighbouring buildings on the south and east.*

2. Quality of the Streetscape in Relation to the Pedestrian Realm

The Queensborough neighbourhood lies within the floodplain of the Fraser River. As such, all habitable space must be constructed above the Flood Construction Level (FCL) of 3.53 metres (11.58 meet) above Geodetic Survey of Canada (GSC) datum. Despite this requirement, achieving a pedestrian friendly streetscape with high quality urban design is an important objective in the Queensborough Community Plan. Following the Ewen Main Street design guidelines as a reference, new developments should be designed to contribute to a human scale character and high quality urban design strategies should be implemented to provide visual interest at the pedestrian level.

Comments from the panel would be appreciated on the streetscape, especially in regards to:

- *success of the development in responding to a human scale,*
- *quality of visual interest at the pedestrian level along Fenton Street,*
- *quality of visual interest at the pedestrian level along the future Mid-Island Trail,*
- *how the retaining walls can be designed to mitigate blank walls,*
- *overall interface with the public realm.*

3. Privacy and Overlook

Existing buildings and outdoor spaces should be considered when siting new buildings. Larger rear-yard setbacks are typically recommended to provide open space for residents and to help reduce overlook onto adjacent properties. Relatively consistent front yard setbacks are also recommended to maintain a consistent streetscape. Existing buildings should also be considered in the treatment and placement of windows and balconies in new developments.

Comments from the panel would be appreciated on how successful the proposed development is at mitigating privacy impacts on adjacent properties, especially in regards to overlook, balcony placement, balcony design and window locations.

4. Quality and Location of the Outdoor Amenity Spaces

In line with expectations for other multi-unit projects, this development should provide shared, semi-private outdoor common space for the residents. These spaces should be designed to be of a usable size and configuration and should encourage a range of activities for different generations. These shared amenity spaces can be used to create a transition from private residential areas to public streets. Private patios and entries around the semi-private common spaces should be designed to facilitate neighbourly interactions and provide overlook for children as they play.

Comments from the panel would be appreciated on the proposed semi-private open spaces, particularly

- *the quality, program and size of the three proposed outdoor amenity space areas; are these spaces adequately designed to be of a usable size and configuration and to encourage a range of activities and generations?*
- *how successful the proposal is at balancing the objectives of a) using common space to transition from private residential areas to public streets, and b) mitigating privacy concerns between the amenity space and adjacent dwelling units.*

5. Quality and Livability of the Enclosed Balconies

Enclosed balconies are proposed for some units in this development. Generally, this does not align with the City's expectations for multi-unit projects to provide unenclosed private outdoor space for each unit. However, if the building design maximizes natural light and ventilation for units, while also providing an enclosed balcony that could be used year round, a different approach could be considered in this case.

Comments from the panel would be appreciated on the appropriateness of the enclosed balconies from a livability perspective, particularly in relation to a ventilation and access to daylight.

6. Materials and Colour Palette

Incorporating a riverfront community character in new developments to reflect the history of the area is an objective in the Queensborough Community Plan. This can be done through the selection of materials from a natural palette (e.g. wood, stone or brick with muted paint colour tones applied cohesively and consistently through the design), and or through specific architectural features that invoke a nautical or riverfront motif.

Comments from the panel are appreciated, particularly regarding:

- *how successful the development is in conveying a 'riverfront community character'*
- *overall success of the materials, texture of the materials, material colours, and the material detailing.*

ATTACHMENTS

A. Applicant Submission Package



Lynn Roxburgh, Senior Planner

Appendix A
Application Submission Package



MAKOLA
DEVELOPMENT
SERVICES



350-362 Fenton Street
DESIGN PANEL - SEPTEMBER 22, 2020

01 Project Statistics

SITE DATA

SITE AREA: 30,052 sf (2,792 m²)

SITE DIMENSIONS: 264' x 113'-10"

EXISTING ZONING: RQ-1 (Single Detached)

OCP DESIGNATION: RL (Residential - Low Density)

PROPOSED USES: RM (Residential - Multiple Unit Dwellings)

BUILDING HEIGHT: 14m (46') approx
(Elevator overrun, mechanical equipment, and screening excluded from height)

SETBACKS:
Front yard 38' from Fenton Street.
Back yard is 16'-10".
Sideyards are 15'.
Architectural roof overhangs, and balconies encroach into setbacks as shown in plan.

FLOOR AREA

GROSS FLOOR AREA	
TYPE	AREA
ENC. BALCONY	1,971.1 SF
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL CIRCULATION	4,980.7 SF
RESIDENTIAL UNIT	30,125.9 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
TOTAL	38,164.8 SF

FSR			
TYPE	COUNT	AREA	FSR
ENC. BALCONY	16	1,971.1 SF	0.1
RESIDENTIAL CIRCULATION	9	4,980.7 SF	0.2
RESIDENTIAL UNIT	51	30,125.9 SF	1.0
TOTAL	76	37,077.7 SF	1.2

FSR EXCLUSIONS

AREA EXCLUSIONS	
TYPE	AREA
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
TOTAL	1,087.1 SF

UNIT MIX

UNIT MIX		
TYPE	AREA	COUNT
1BR	547.1 SF ... 630.6 SF	17 = 33%
2BR	766.4 SF ... 847.0 SF	12 = 24%
3BR	996.0 SF	4 = 8%
BACHELOR	378.0 SF ... 379.3 SF	18 = 35%
TOTAL		51

A MINIMUM OF 40% OF UNITS TO BE ADAPTABLE DWELLING UNITS (190.21.1) = 20 ADAPTABLE UNITS

PARKING & LOADING

PARKING REQ'D - BACHELOR = 1.0	
UNIT COUNT	TOTAL REQ'D
18	18
PARKING REQ'D - 1BR = 1.2	
UNIT COUNT	TOTAL REQ'D
17	20.4
PARKING REQ'D - 2BR = 1.4	
UNIT COUNT	TOTAL REQ'D
12	16.8
PARKING REQ'D - 3BR = 1.5	
UNIT COUNT	TOTAL REQ'D
4	6
TOTAL REQUIRED:	61

PARKING VISITOR REQ'D = 0.1	
UNIT COUNT	TOTAL REQ'D
51	5.1

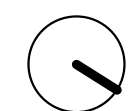
PARKING COUNT PROVIDED	
TYPE	COUNT
P1	
H/C STALL	2
H/C STALL - VAN ACCESIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8
TOTAL	66

BIKES

BIKES REQ'D = 1.25 PER UNIT	
UNIT COUNT	TOTAL REQ'D
51	63.75

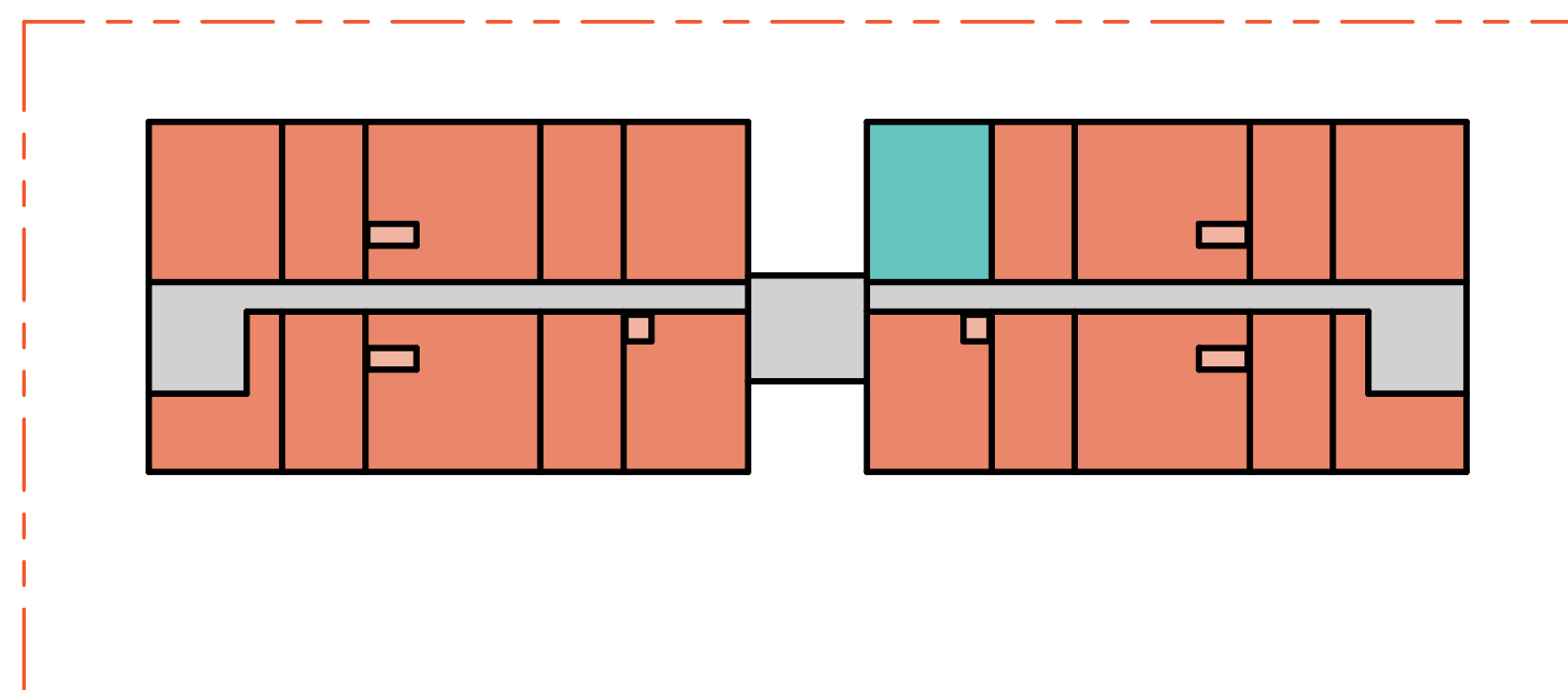
RESIDENTIAL BIKES - PROVIDED		
TYPE	BIKE COUNT	%
Horizontal	21	32%
Locker	25	38%
Vertical	19	29%
TOTAL	65	100%

FSR DIAGRAMS

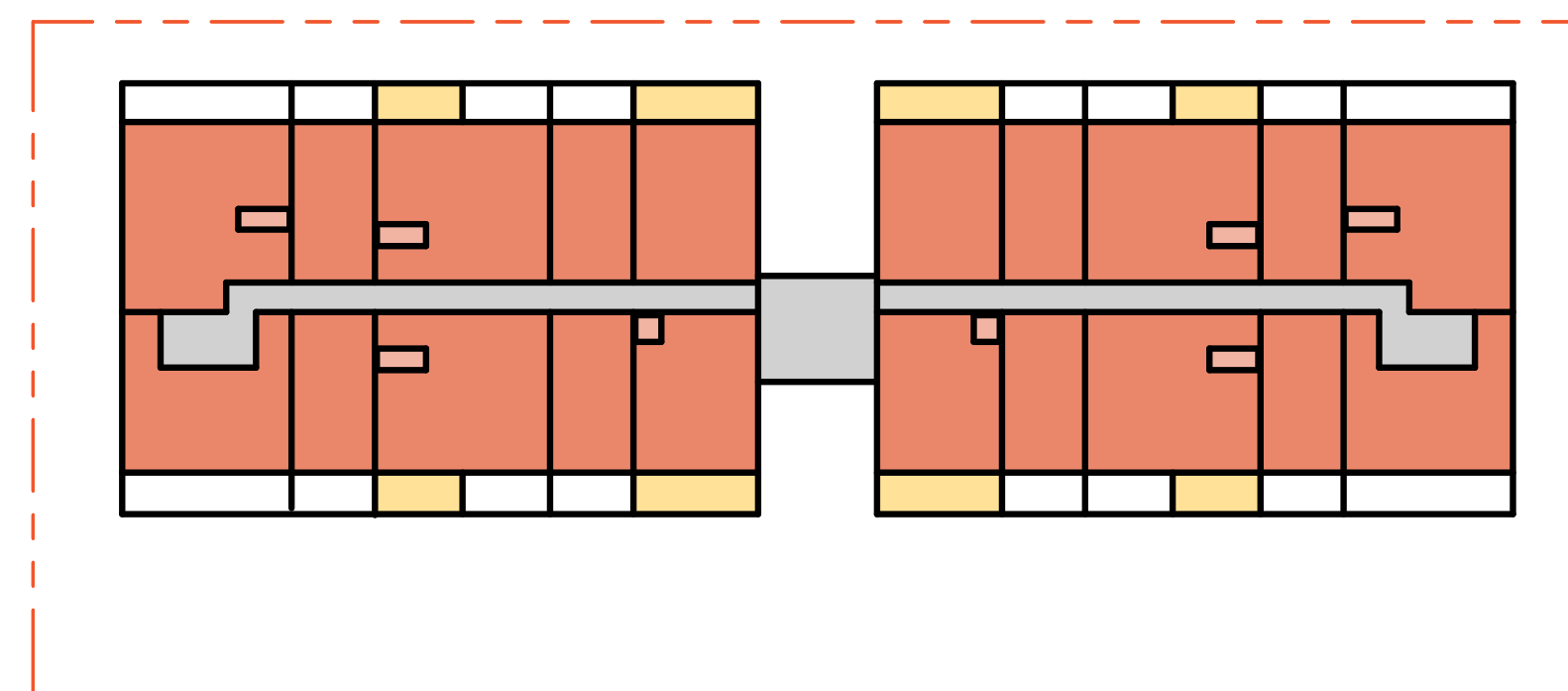


FSR AREA PLAN

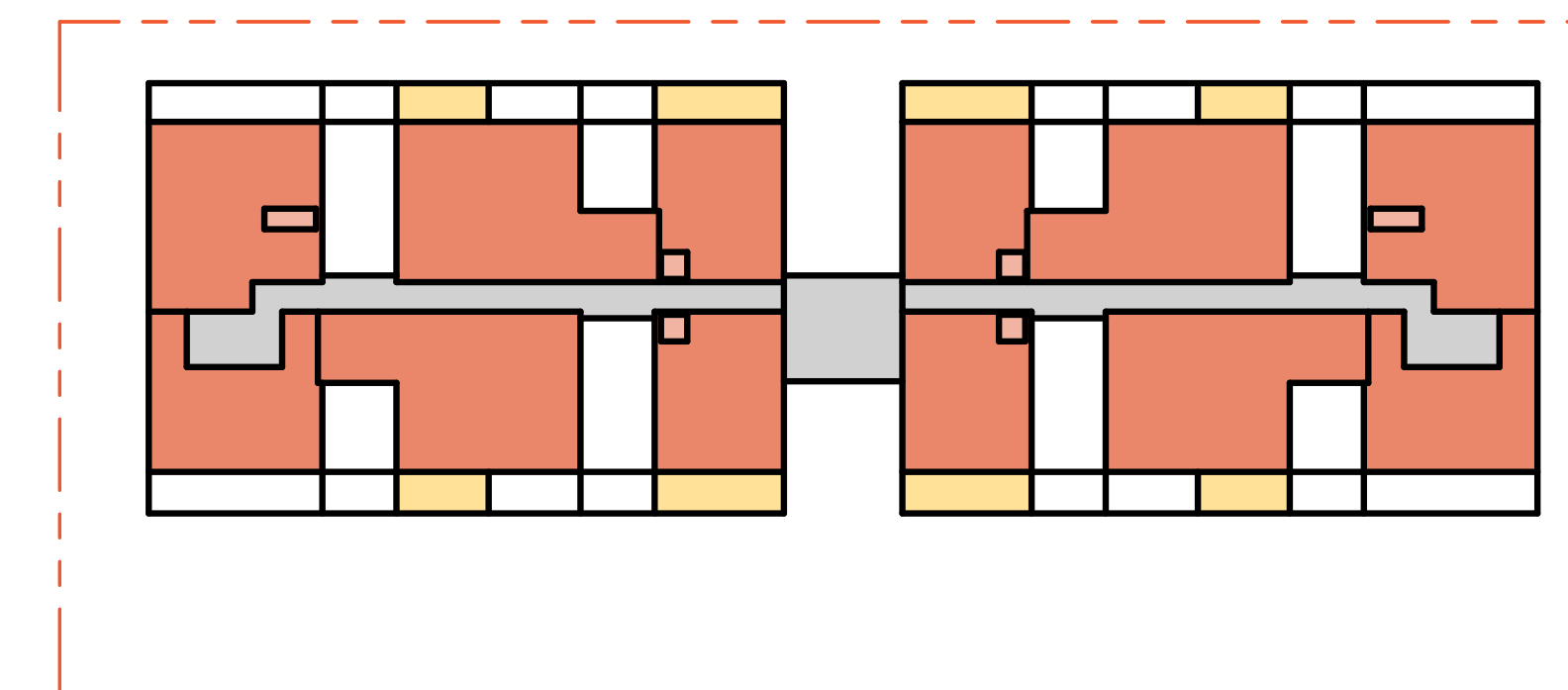
- ENC. BALCONY
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT - AD EXCLUSION



1 | STATS - L1
ref: A-2.01



2 | STATS - L2
ref: A-2.01



3 | STATS - L3
ref: A-2.01

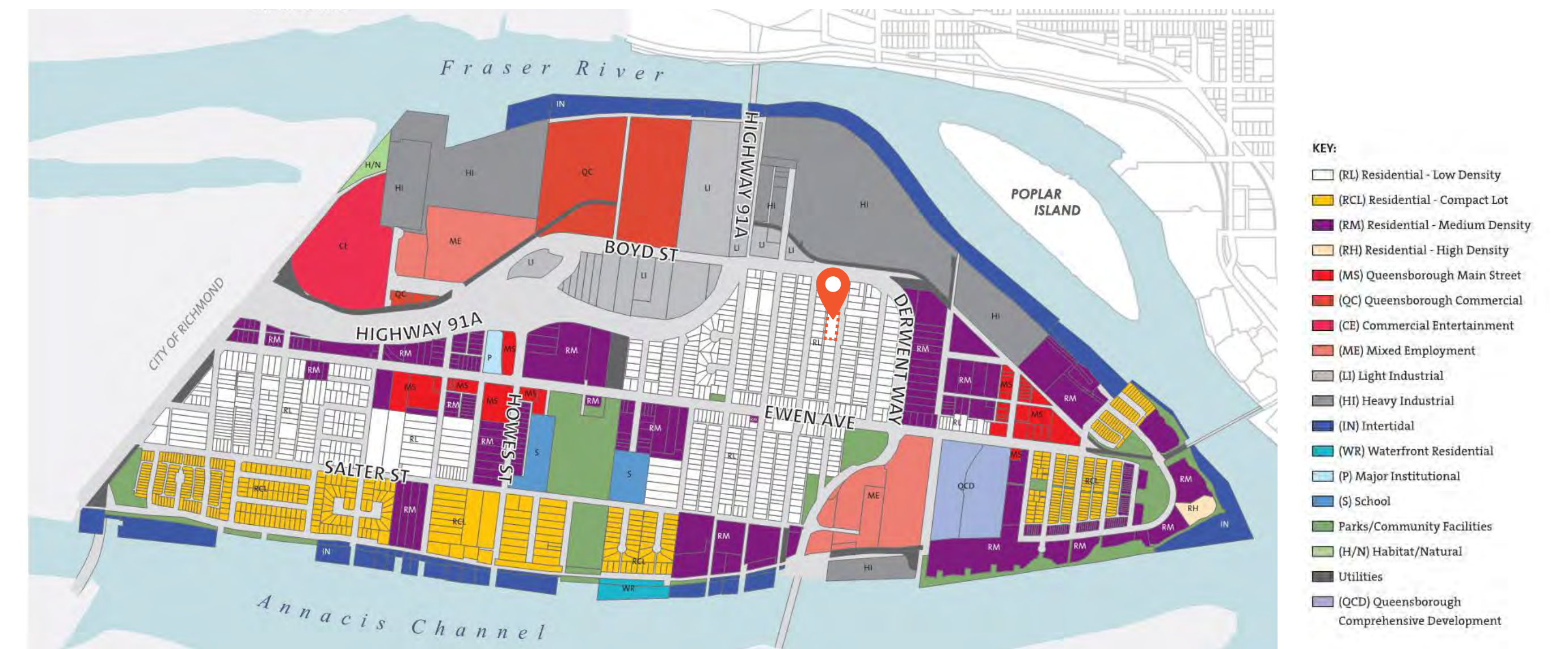
02 Context and Policies

LOCATION



- SkyTrain Station
- Bus Stops
- School/Childcare
- Shopping
- Restaurant
- Industrial

QUEENSBOROUGH COMMUNITY PLAN



Land Use Designation Map

The site is currently zoned RQ-1 (Single Detached) and designated as RL (Residential Low Density) by the Queensborough Community Plan.

(RL) - RESIDENTIAL - LOW DENSITY

“This area will include low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multi-family uses, places of worship, and may contain small scale local commercial uses such as home occupations and corner stores.”

EAST QUEENSBOROUGH DP AREA - DESIGN GUIDELINES

Building massing must contribute to a pedestrian scale neighbourhood character. Consider the following:

- Use substantial vertical architectural features to break the massing of multiple unit buildings into smaller modules of similar scale.
- Articulate massing to identify building entrances.
- Create a cohesive streetscape.
- Orient residential units to front all streets.
- Reinforce the pedestrian scale massing by designing all buildings to have a heavier “base” and lighter “top” that are differentiated by use of materials.
- Relate the modules to the organization of interior space such that the expression of individual units is reflected in the overall form of the building.
- Consider existing buildings and outdoor spaces when siting new buildings, including the location of windows and entrances, overlook of outdoor space, impacts to air circulation and light penetration, etc.

03 Streetscapes

FENTON STREET - STREETSCAPE



Site

←..... EWEN AVENUE

←..... FENTON STREET→

BOYD STREET.....→

FENTON STREET - LOOKING NORTH-WEST



Site

←..... FENTON STREET→

FENTON STREET - LOOKING SOUTH-EAST



Site

←..... FENTON STREET→

04 Intent



Site Context

M'akola Development Services (MDS), on behalf of Vancouver Native Housing Society (VNHS), intends to develop the adjacent municipally owned sites located on 350-362 Fenton Street, in Queensborough, City of New Westminster. The site area amounts to 30,052 Sq.Ft and lies within the floodplain of the Fraser River.

The existing neighbourhood is typified by single and two family residential buildings. Further to the South is Ewen Avenue, Queensborough community's spine where a number of services and commercial activities are located. To the North, across Boyd Street, are the protected heavy industrial lands, along the Fraser River and Queensborough Landing with more stores reoriented onto shopping streets.

The lot shape is simple and rectilinear with 80.47m frontage along Fenton Street and 34.70m along the East/West axis.

Proposal

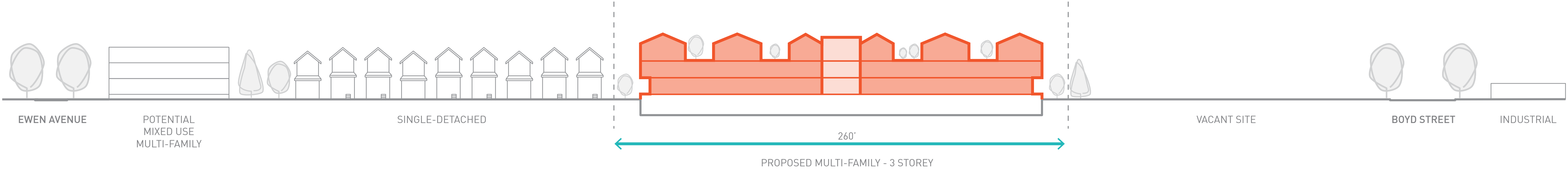
Our proposed development is consistent with Queensborough Official Community Plan (OCP) and will require an amendment to the OCP, to change the land use designation from (RL) Residential – Low Density to (RM) Residential – Multiple Unit Dwellings.

It is a 3 storey building that maximizes vital rental space for the urban Indigenous population, designed to respond sensitively to the surrounding single family context.

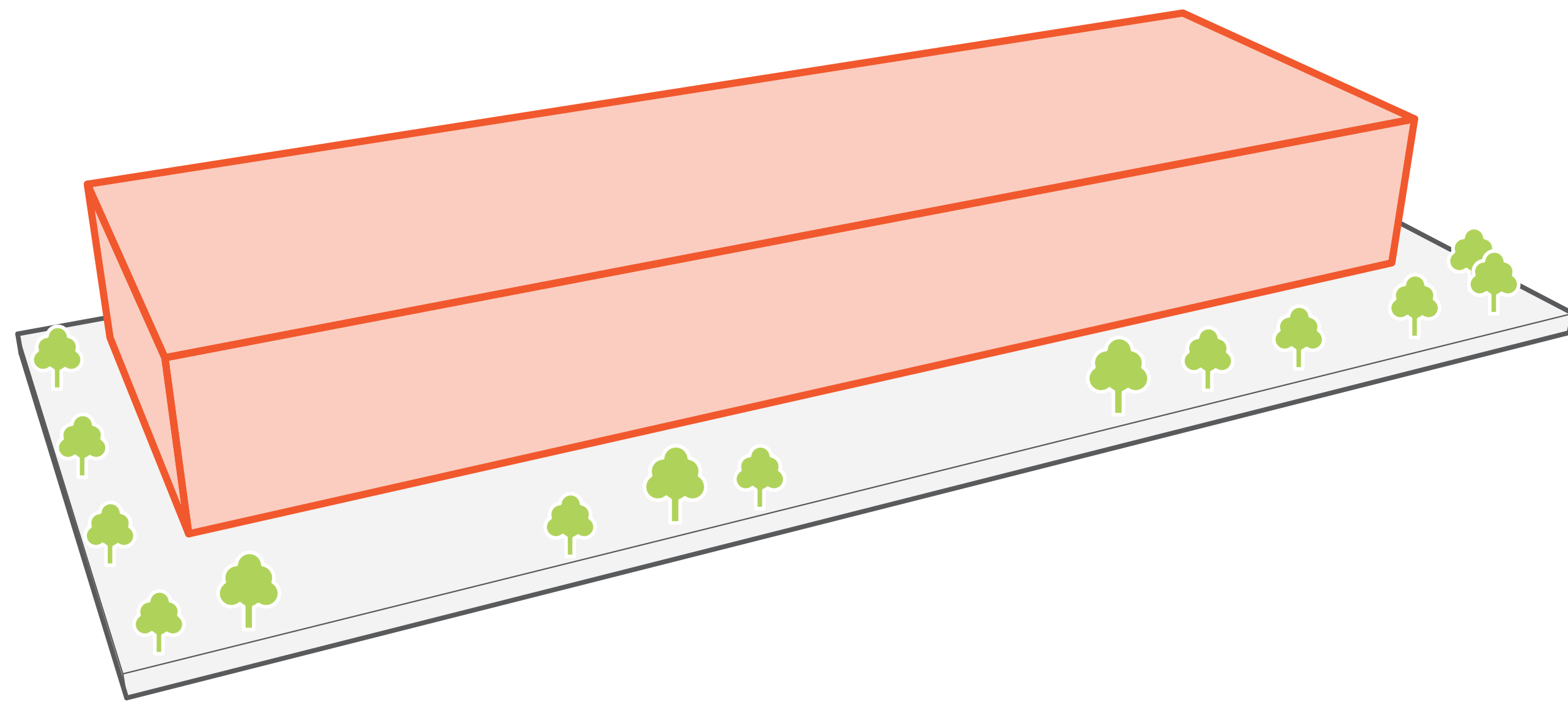
Our proposed development will have a total of 51 rental units. The total proposed area is 37,077 sq.ft., achieving an F.S.R. of 1.2. The project includes 66 parking spaces in one underground level and 567 sq.ft. of amenity space. The parkade is located a half level below the sidewalk but concealed by perimeter landscaping, providing a gentle transition to grade.

The building form relates to the character of the surrounding context by drawing clues from the neighbouring architectural language through the use of punched windows and repeated pitched roof expression.

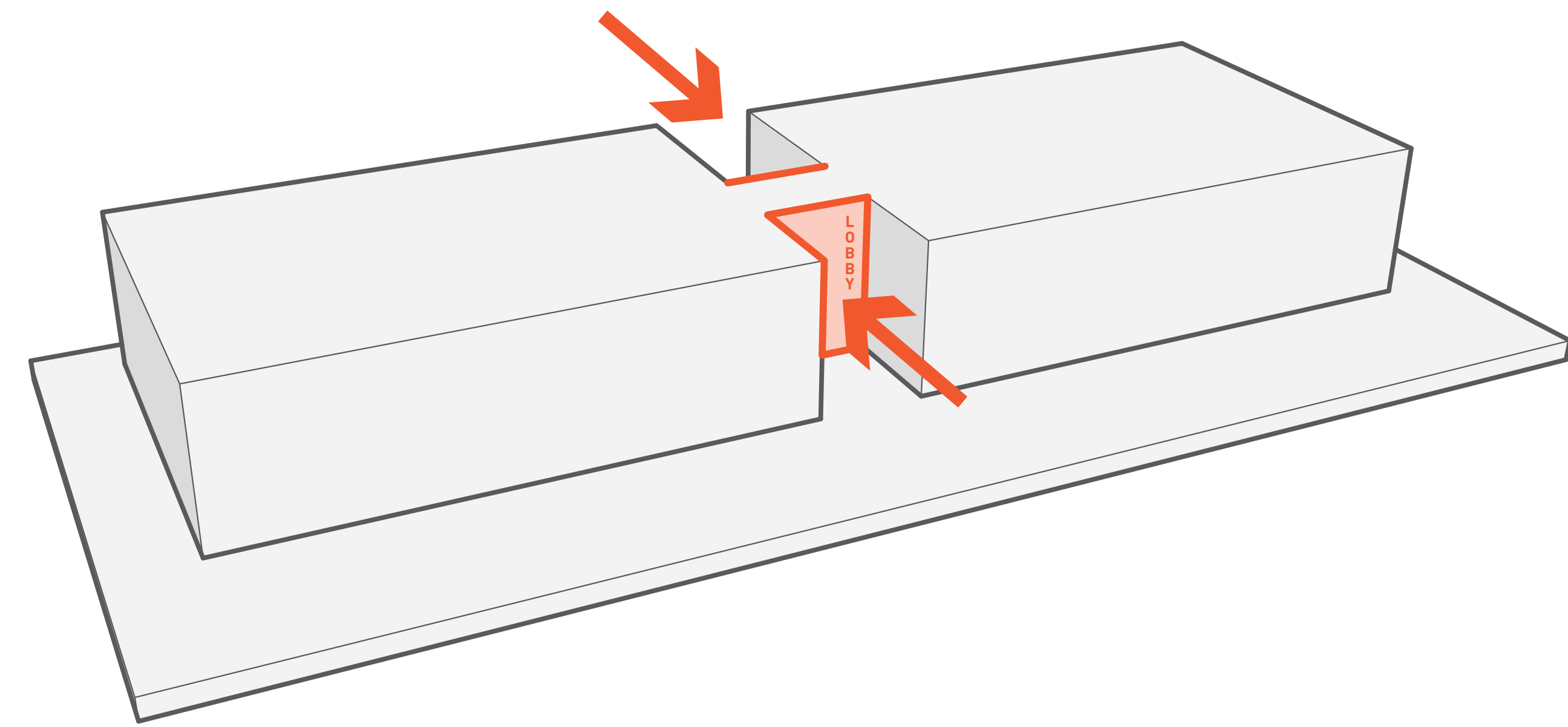
The mass is broken up into smaller modules creating a varied streetscape and opportunities for common and private patios on the top level.



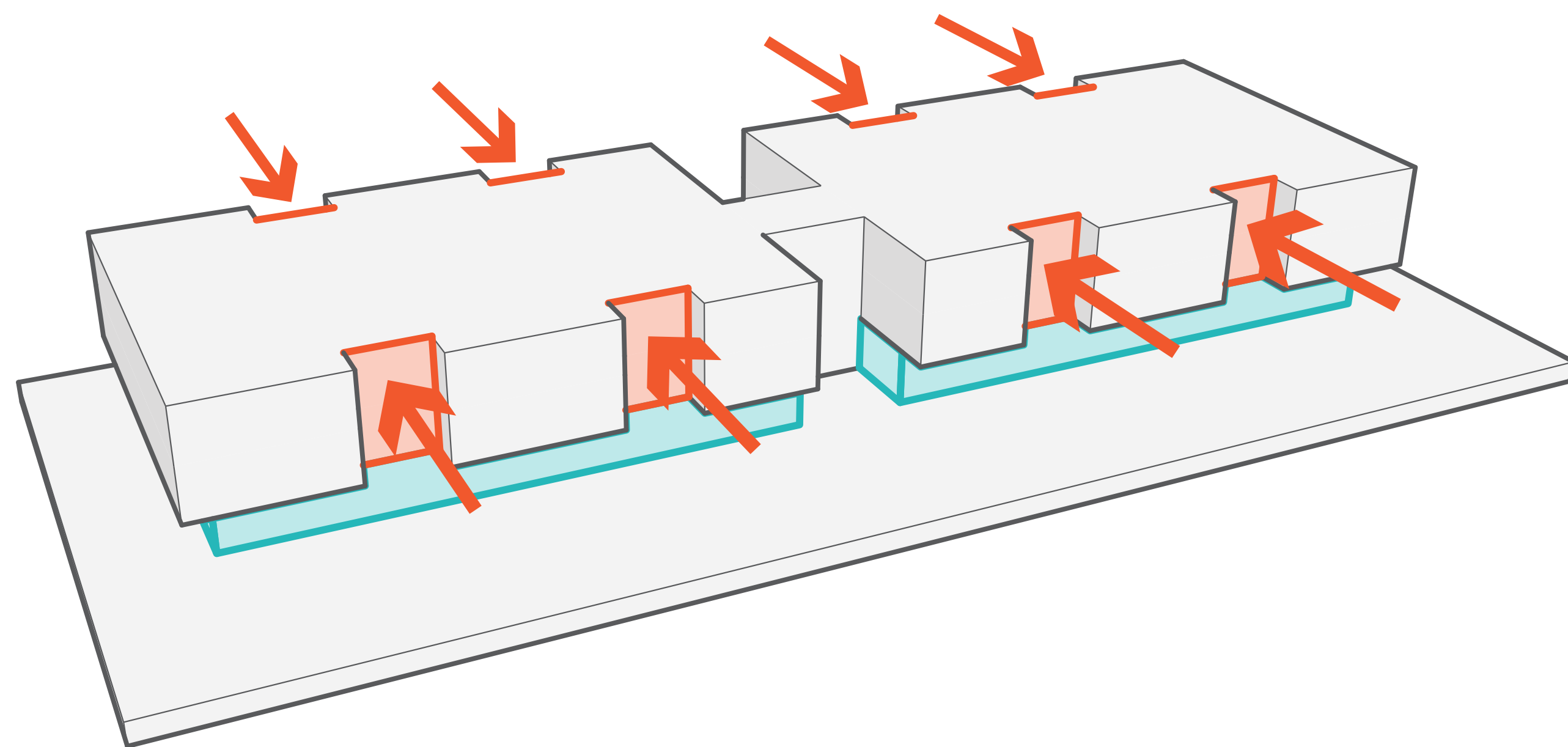
05 Design Rationale



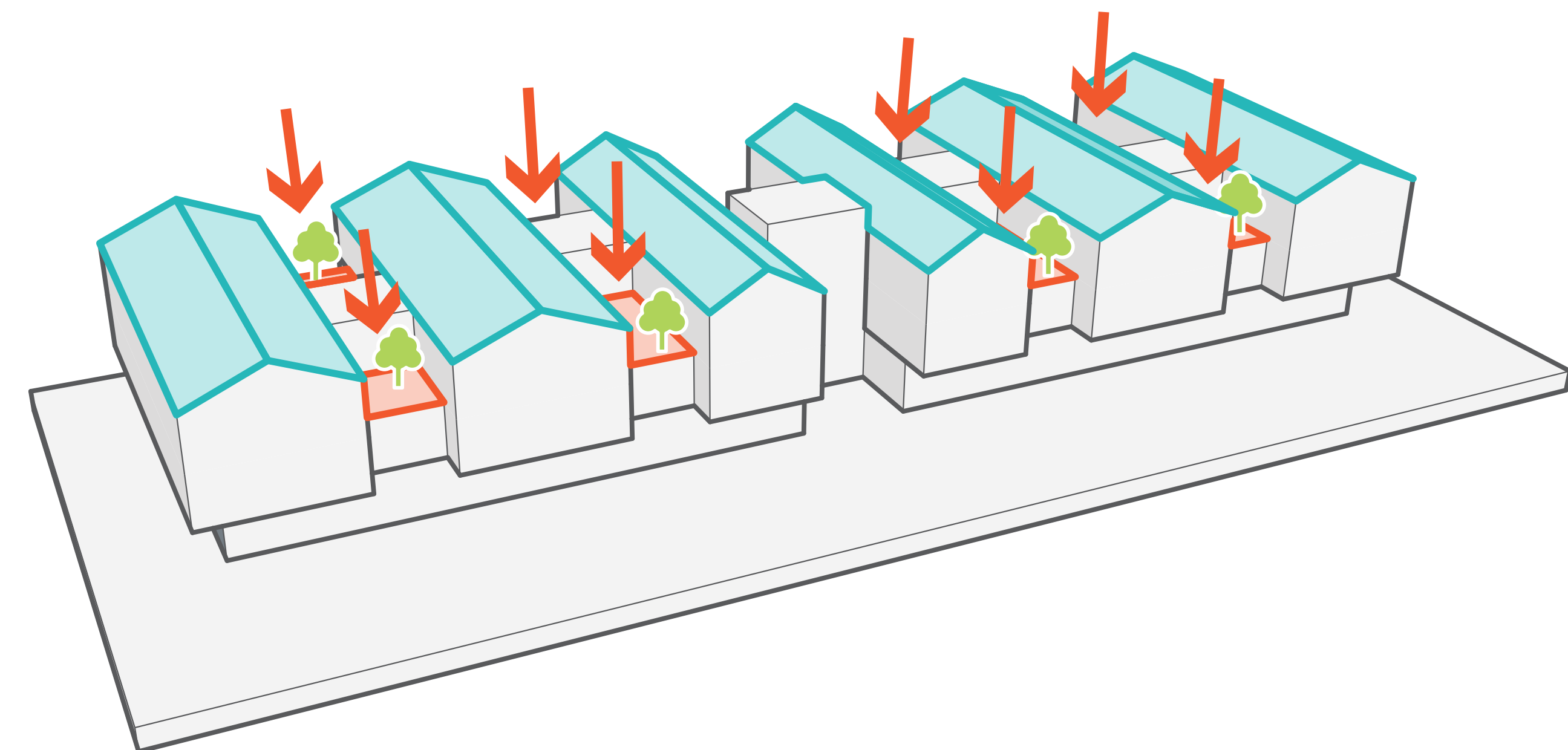
01 Generous setbacks provide landscaped areas, both public and private along the streetfront and yards



02 Mass articulated to identify building entrance and reduce building scale



03 Mass broken up into smaller modules, expression of individual units



04 Varied streetscape relates to existing neighbourhood and creates opportunities for common and private patios on the top level

06 Precedents



07 Materials



View from Fenton Street



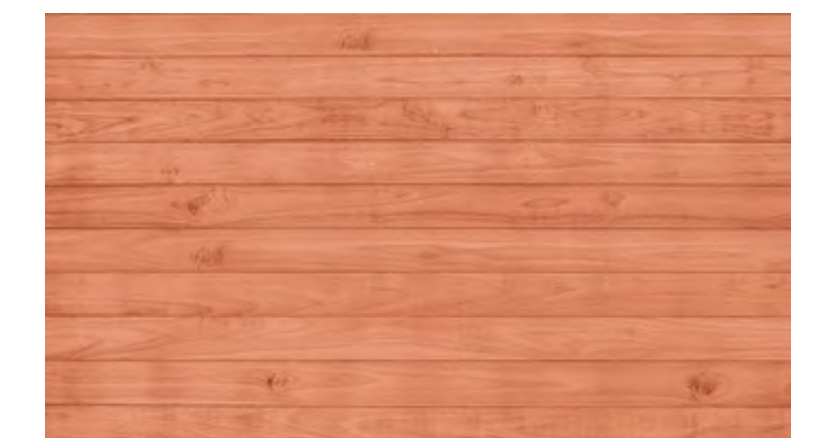
Stacked Brick
Grey



Zinc Panels
White



Metal Panel
White



Metal Panel
Wood Grain Finish



Native art
Abstract Native Art Mural



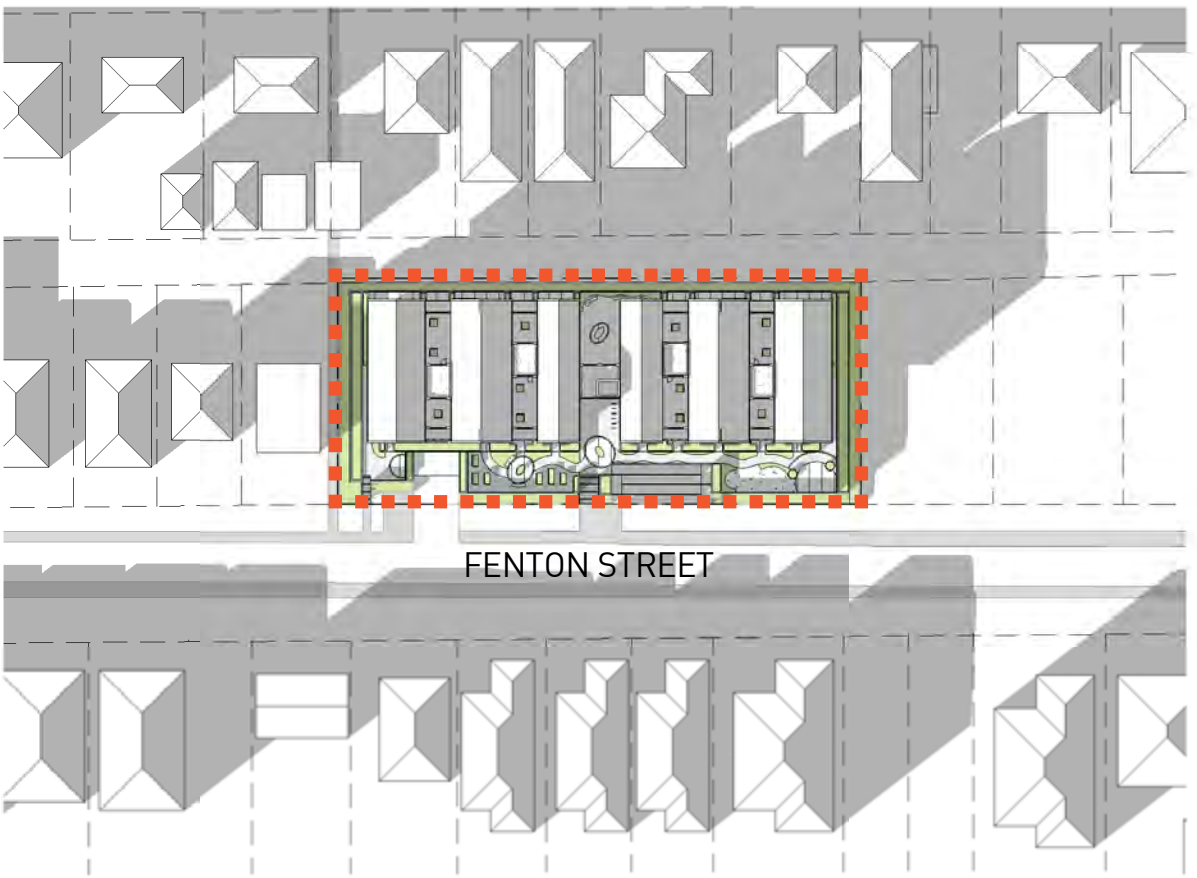
Window Mullions & Guard Rail
Charcoal



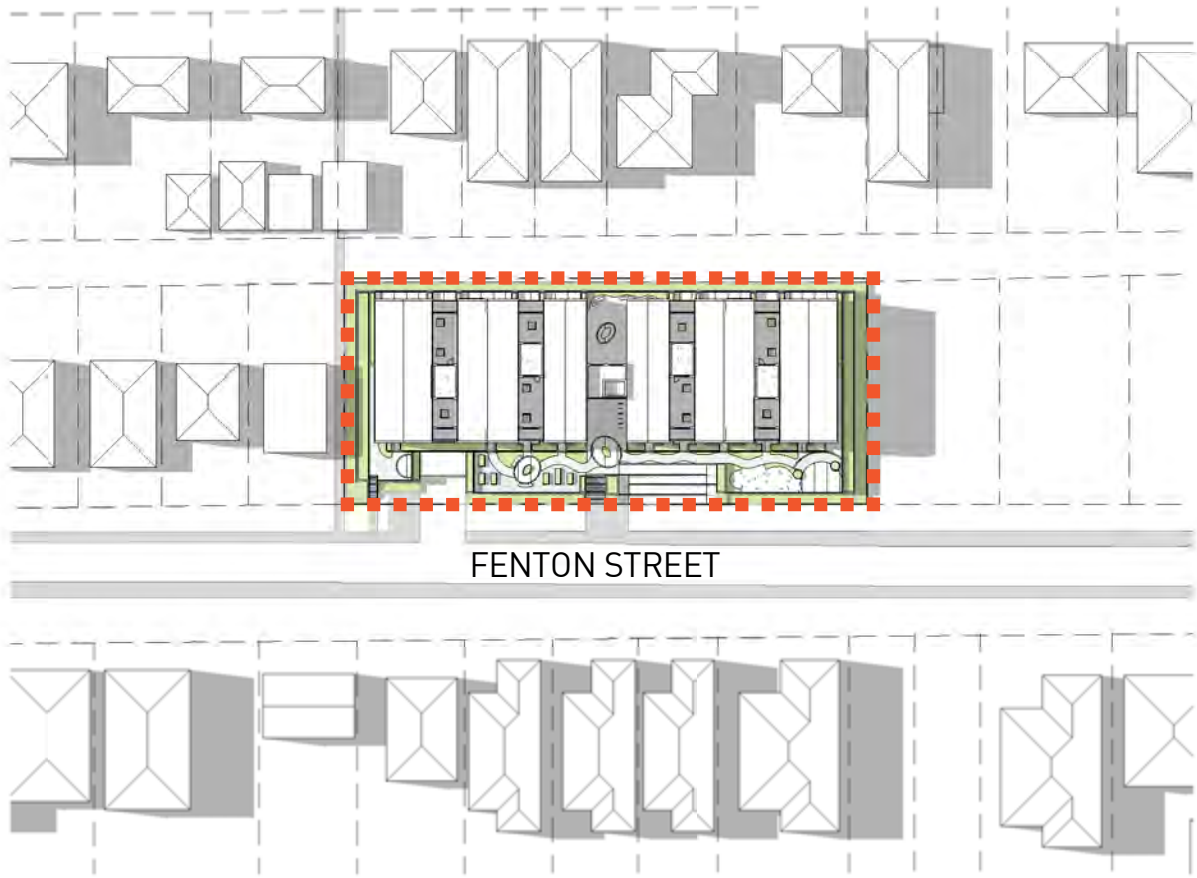
Window Mullions & Guard Rail
Aluminum

08 Shadow Study

VERNAL EQUINOX - March 20, 2020



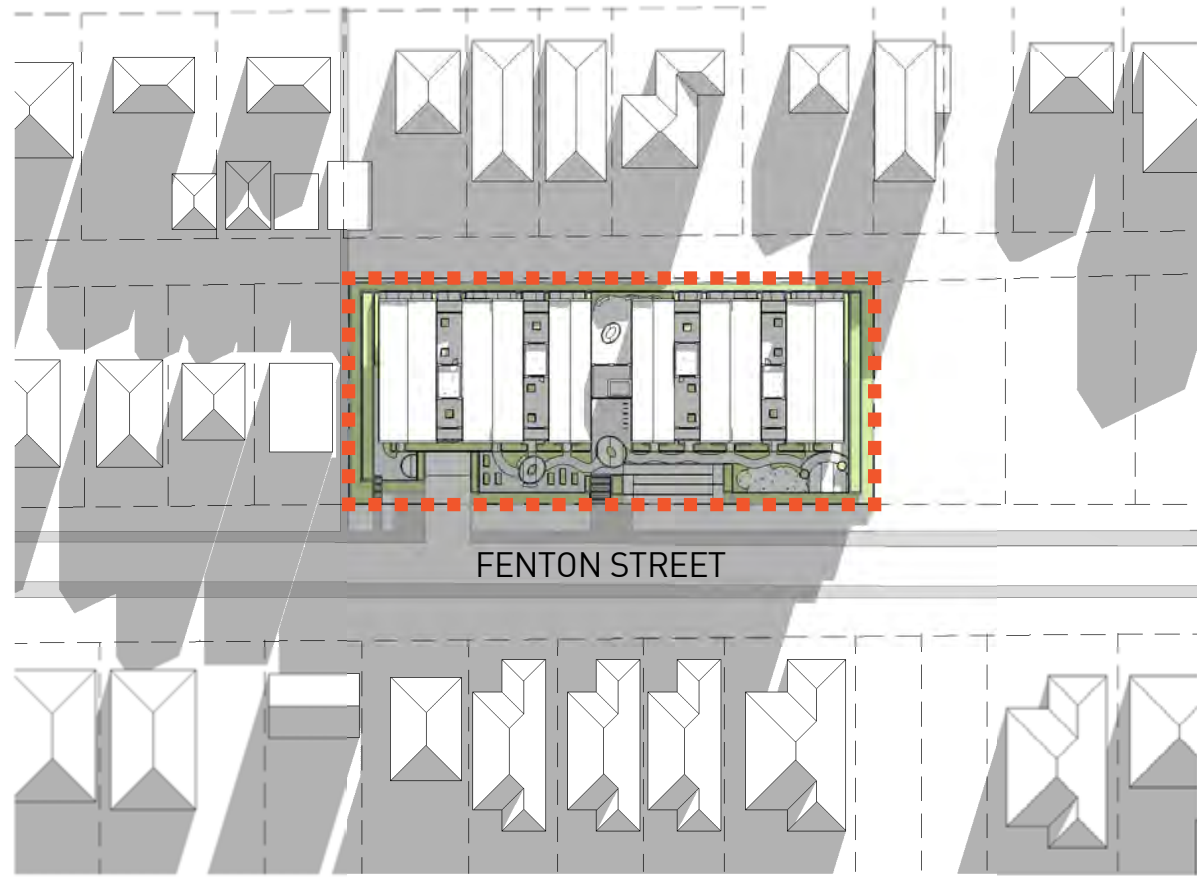
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12pm



3pm

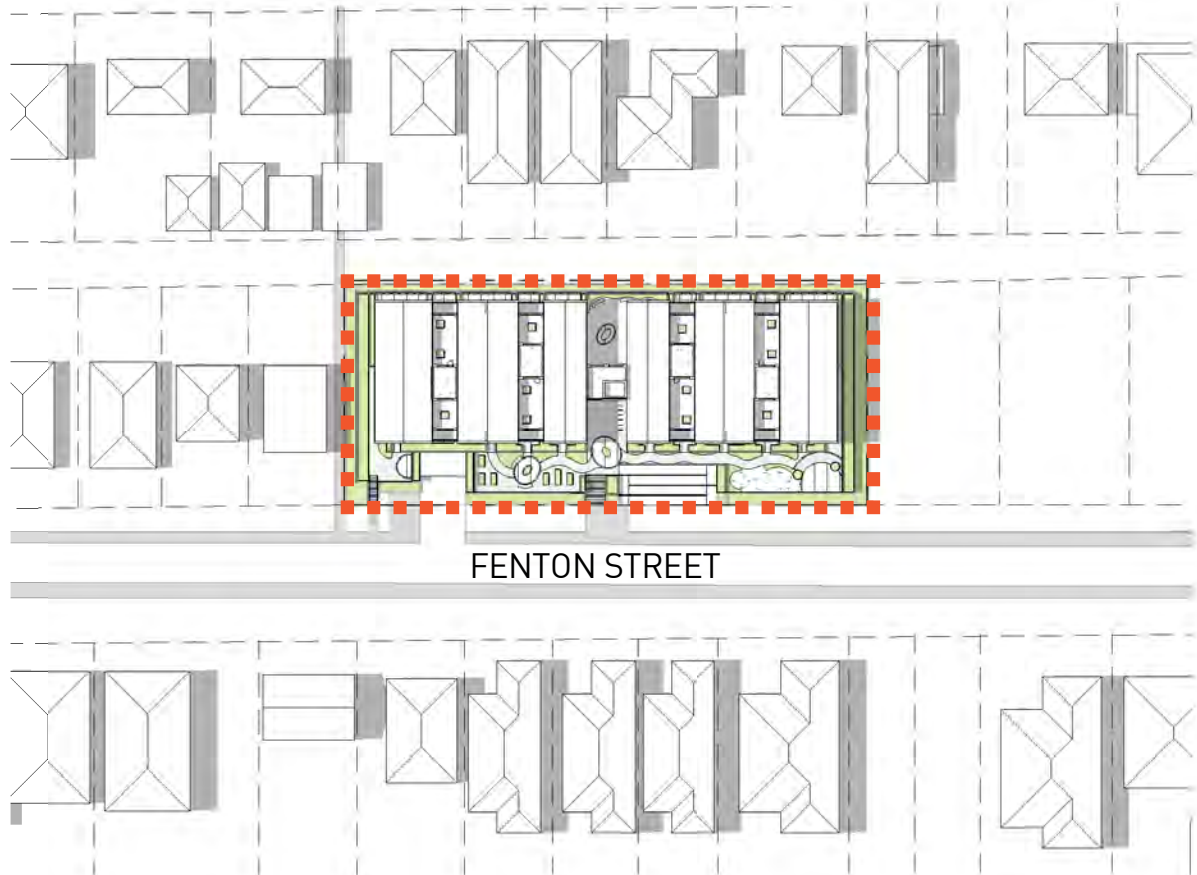


6pm

SUMMER SOLSTICE - June 21, 2020



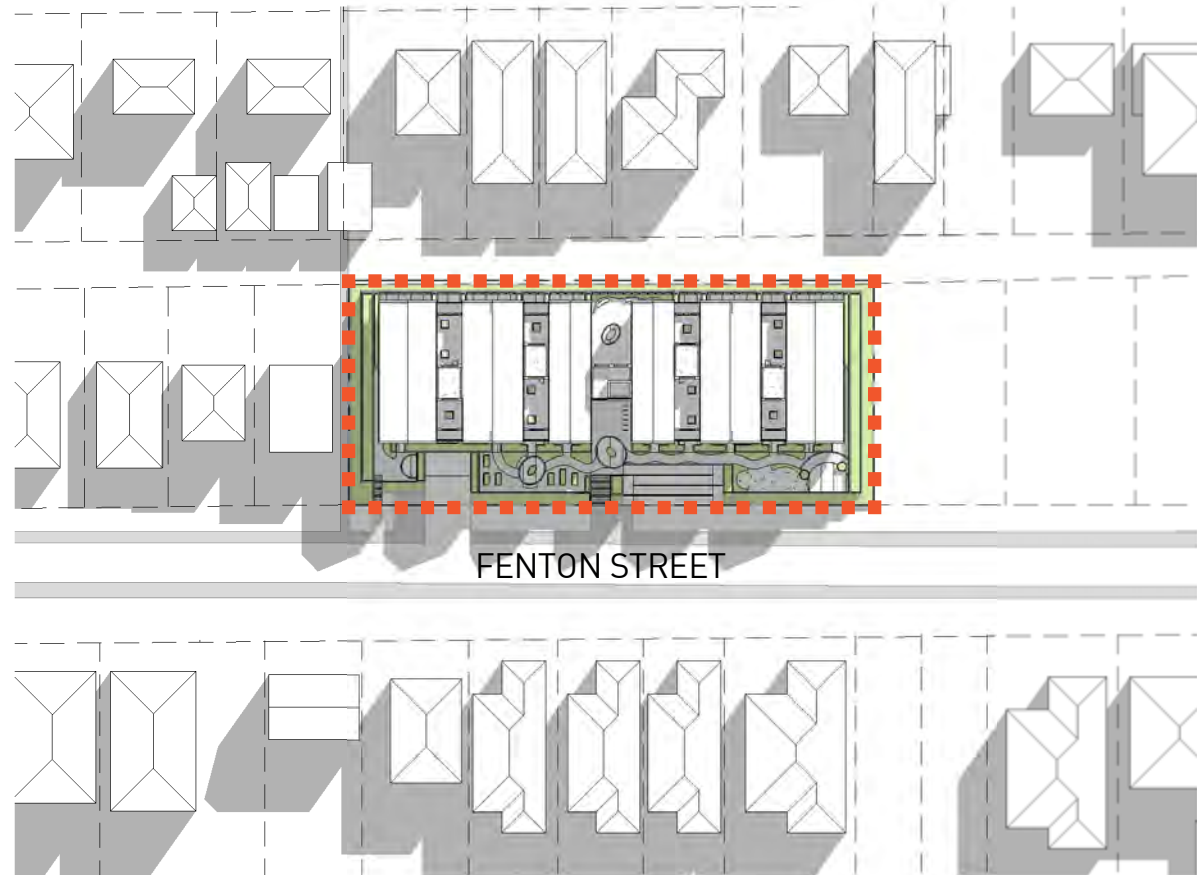
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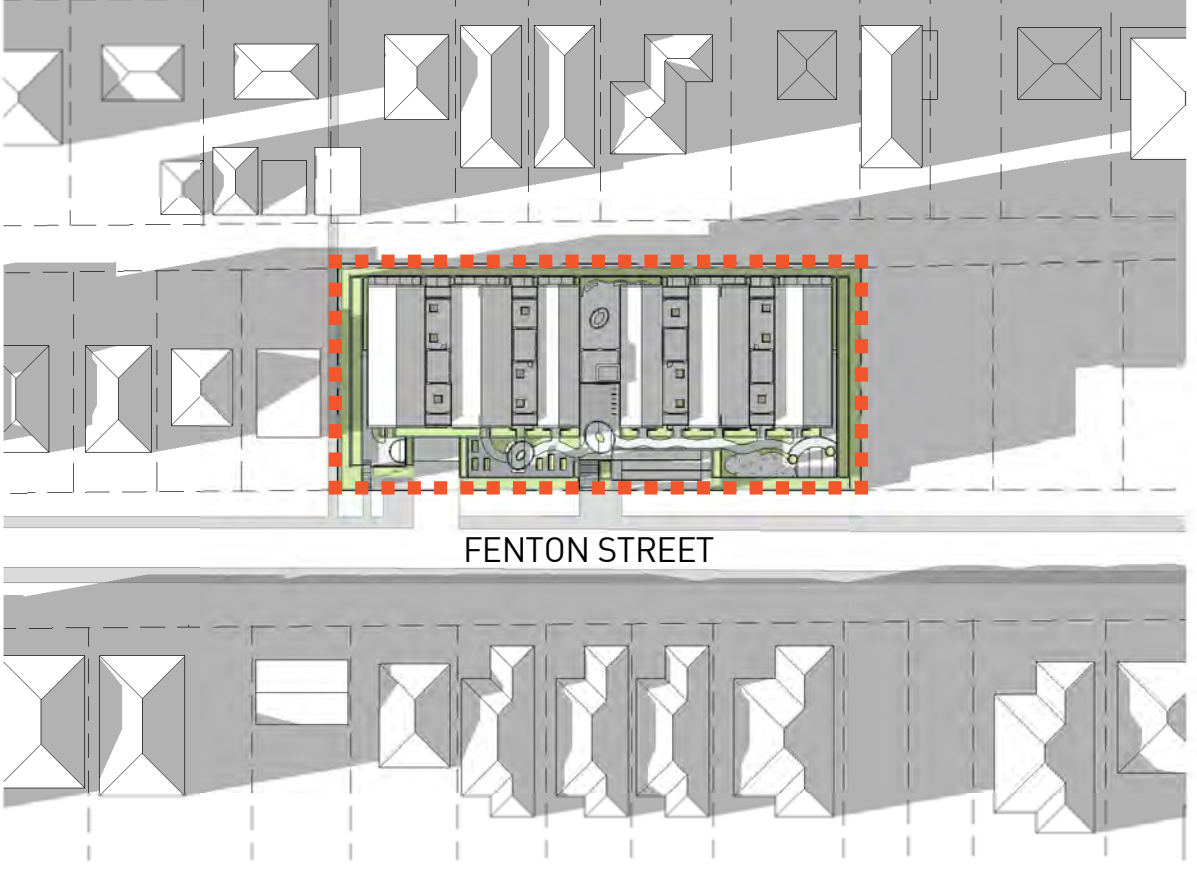


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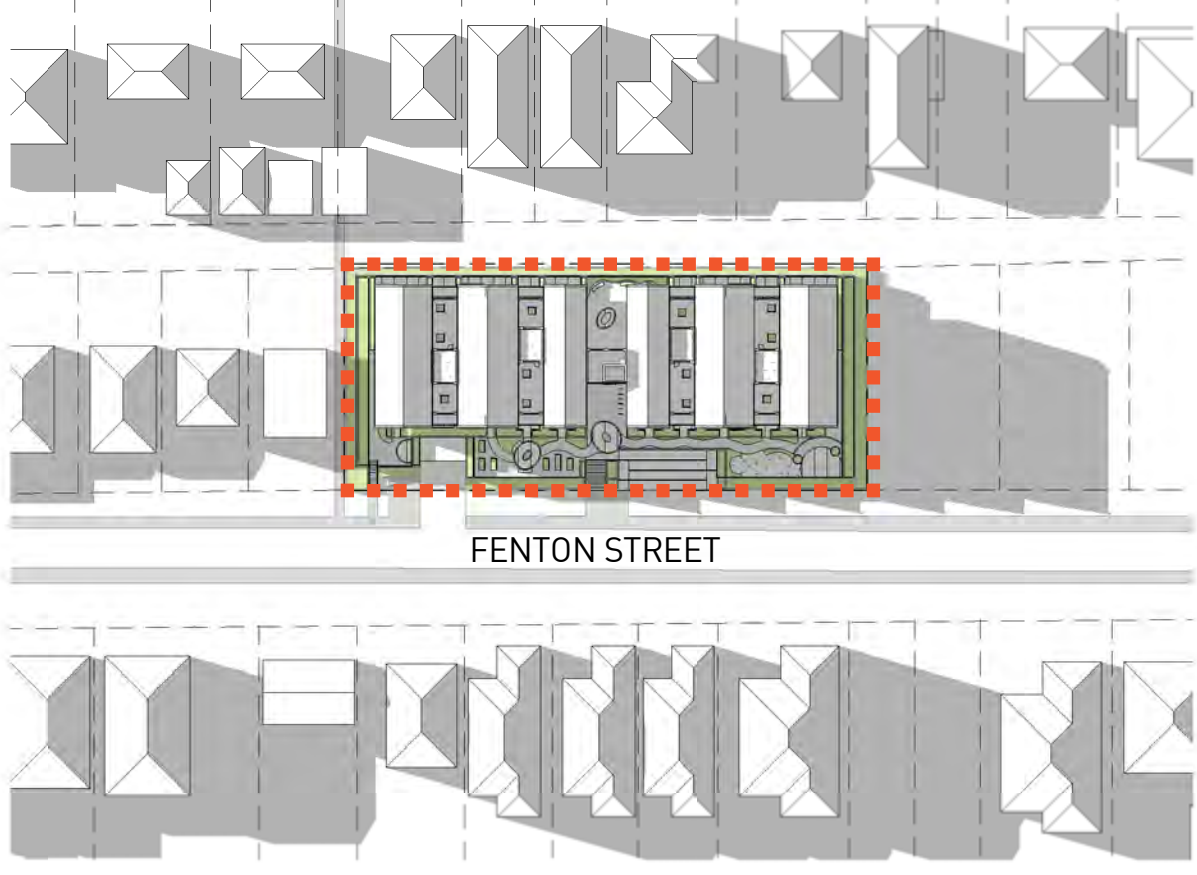


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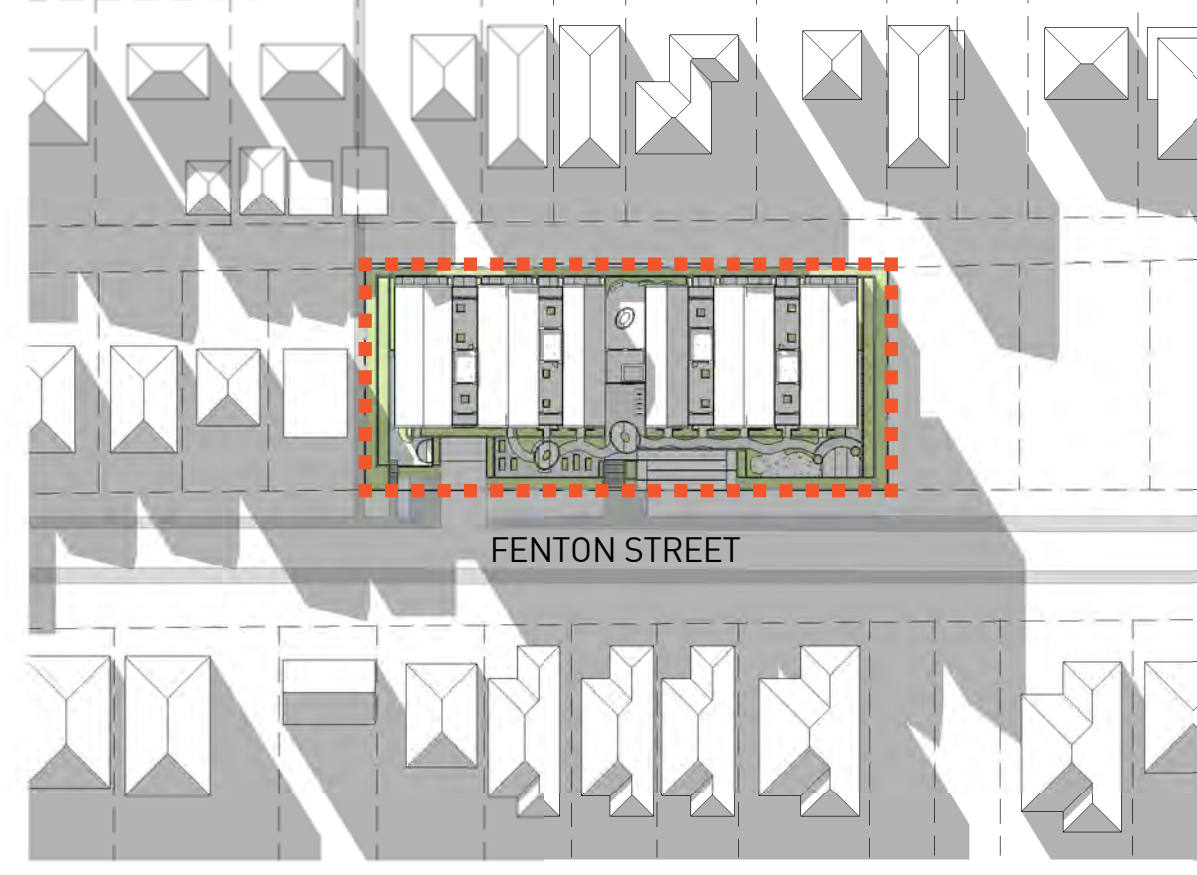
WINTER SOLSTICE - December 21, 2020



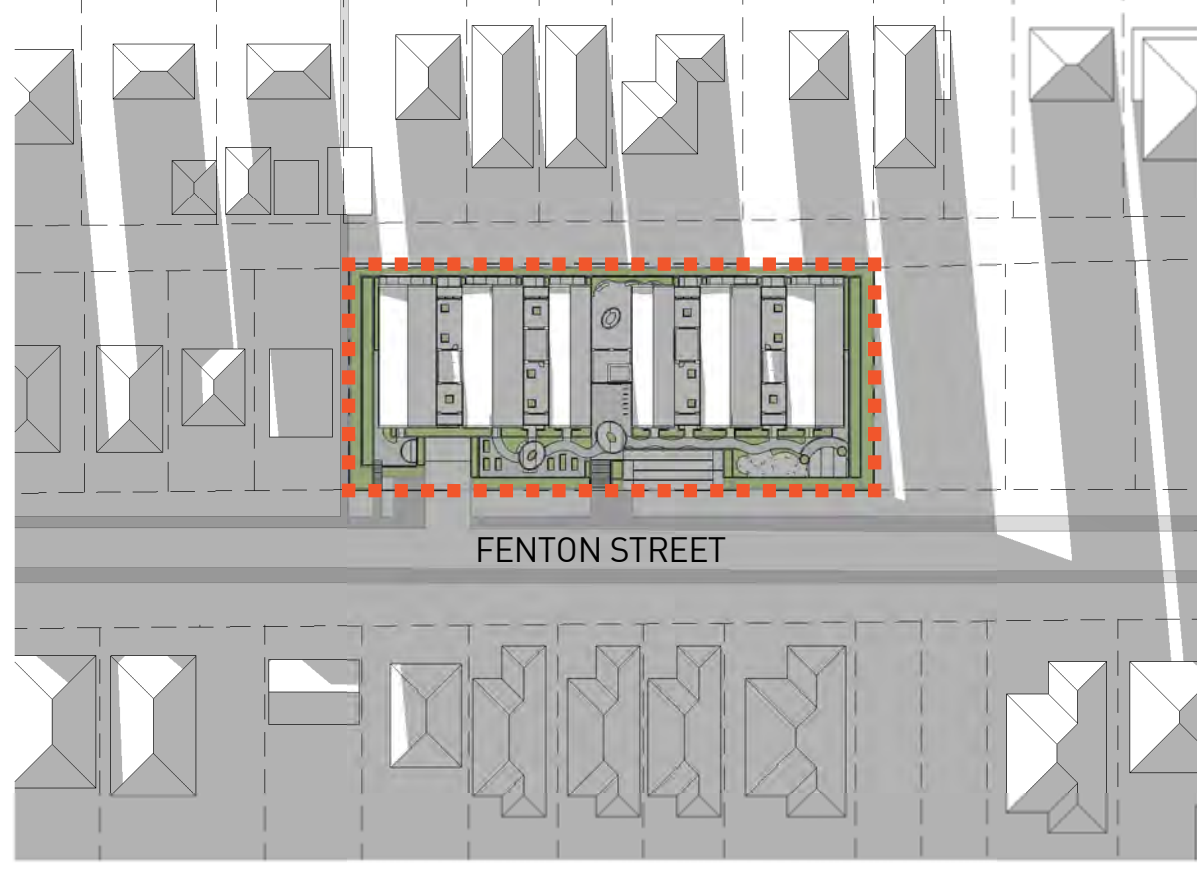
10am



12pm



3pm



6pm

09 Architectural Drawings





■ GBL ARCHITECTS INC.
 139 EAST 8TH AVENUE VANCOUVER, BC CANADA V5T 1R8
 TEL 604 736 1156 FAX 604 731 5279

NOTES



REVISIONS

No.	Date	Description

350-362 FENTON ST

FEASIBILITY STUDY

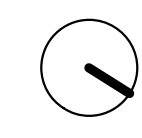
SITE PLAN

DATE 9/10/2020 4:00:01 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE 1" = 20'-0"

JOB NUMBER 20009

A-1.00

PARKING SCHEDULE	
TYPE	COUNT
H/C STALL	2
H/C STALL - VAN ACCESSIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8
	66



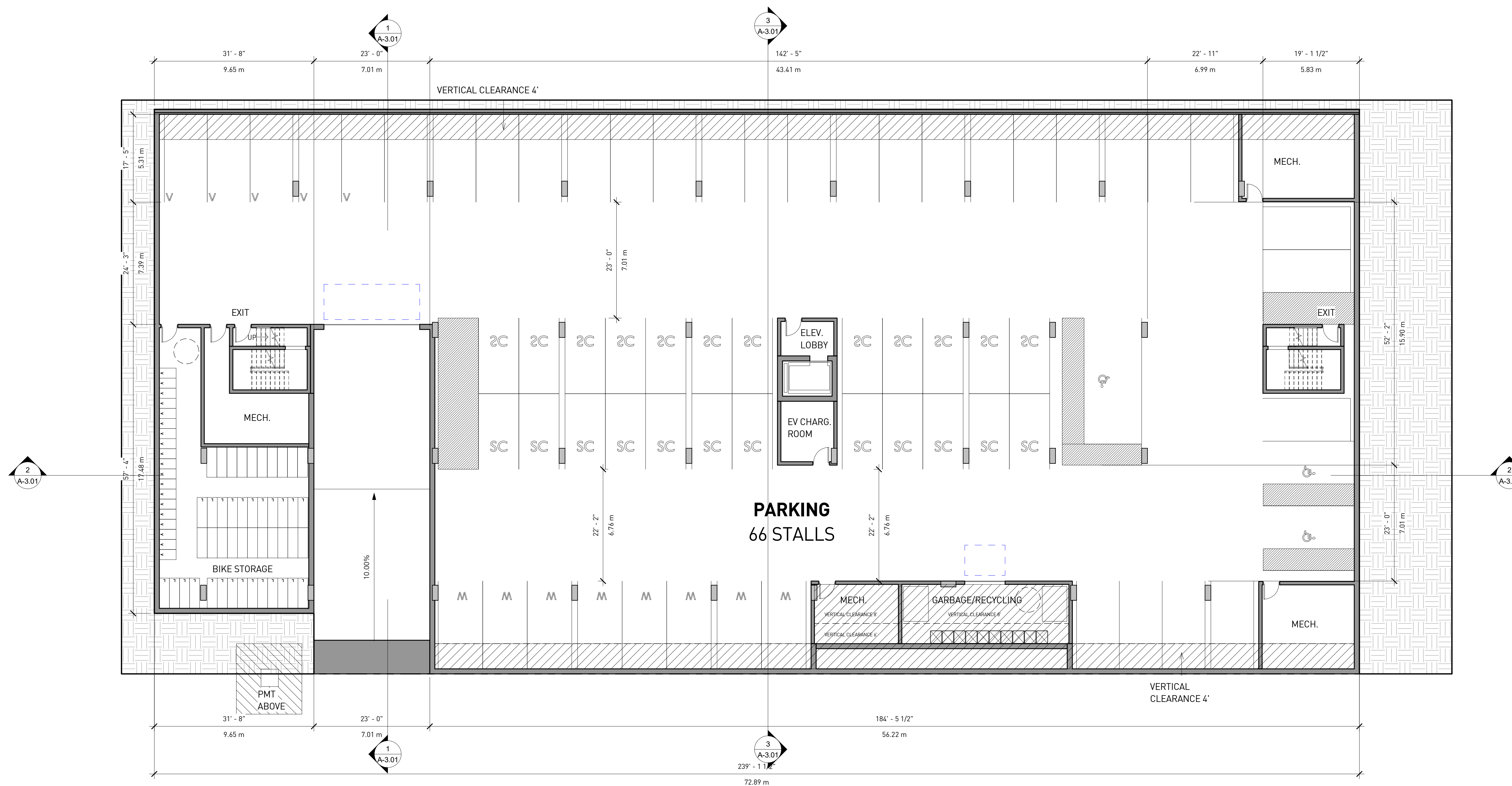
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NOTES



REVISIONS

No.	Date	Description



350-362 FENTON ST

FEASIBILITY STUDY

P1

DATE 9/10/2020 4:58:11 PM
 DRAWN BY -
 CHECKED BY -
 SCALE 3/32" = 1'-0"
 JOB NUMBER 20009

A-1.01

FSR - L1			
TYPE	COUNT	AREA	FAR
RESIDENTIAL AMENITY	1	567.0 SF	0.0
RESIDENTIAL CIRCULATION	3	1,823.4 SF	0.1
RESIDENTIAL UNIT	19	9,724.4 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	160.1 SF	0.0
TOTAL	29	12,274.9 SF	0.4



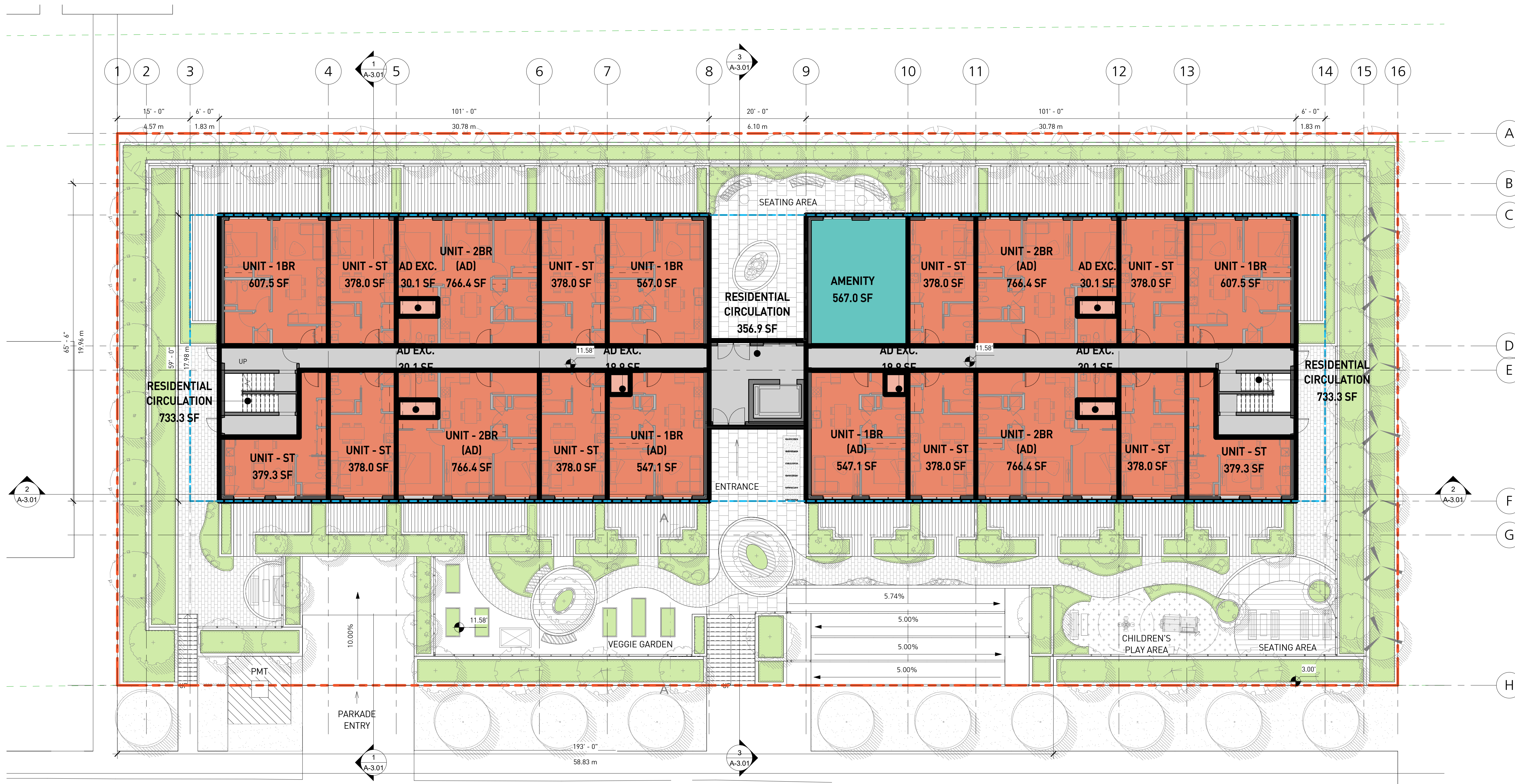
GBL ARCHITECTS INC.
 139 EAST 8TH AVENUE TEL 604 736 1156
 VANCOUVER, BC CANADA V5T 1R8 FAX 604 731 5279

NOTES



REVISIONS

No.	Date	Description



350-362 FENTON ST

FEASIBILITY STUDY

LEVEL 1

DATE 9/10/2020 4:00:04 PM
 DRAWN BY JS
 CHECKED BY AB
 SCALE 3/32" = 1'-0"

JOB NUMBER 20009

A-1.02

FSR - L2			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	965.3 SF	0.0
RESIDENTIAL CIRCULATION	3	1,551.6 SF	0.1
RESIDENTIAL UNIT	20	11,210.2 SF	0.4
RESIDENTIAL UNIT - AD EXCLUSION	8	220.3 SF	0.0
TOTAL	39	13,947.3 SF	0.5



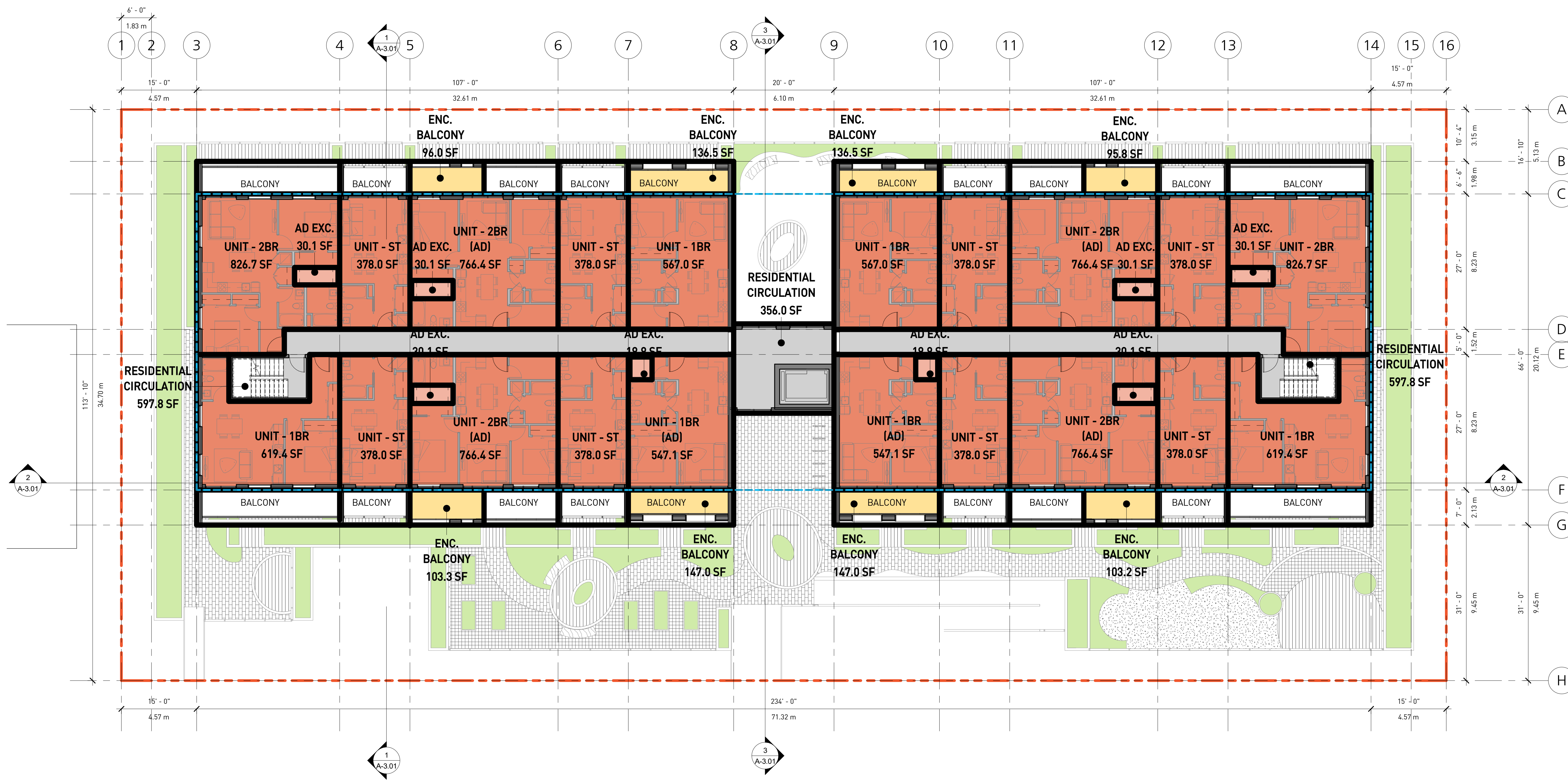
■ GBL ARCHITECTS INC.
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 VANCOUVER, BC CANADA V6T 1R8 FAX: 604 731 5279
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NOTES



REVISIONS

No.	Date	Description



350-362 FENTON ST

FEASIBILITY STUDY

LEVEL 2

DATE	9/10/2020 4:00:09 PM
DRAWN BY	-
CHECKED BY	-
SCALE	3/32" = 1'-0"
JOB NUMBER	20009

A-1.03

FSR - L3			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	1,005.9 SF	0.0
RESIDENTIAL CIRCULATION	3	1,605.7 SF	0.1
RESIDENTIAL UNIT	12	9,191.3 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	139.7 SF	0.0
TOTAL	29	11,942.6 SF	0.4



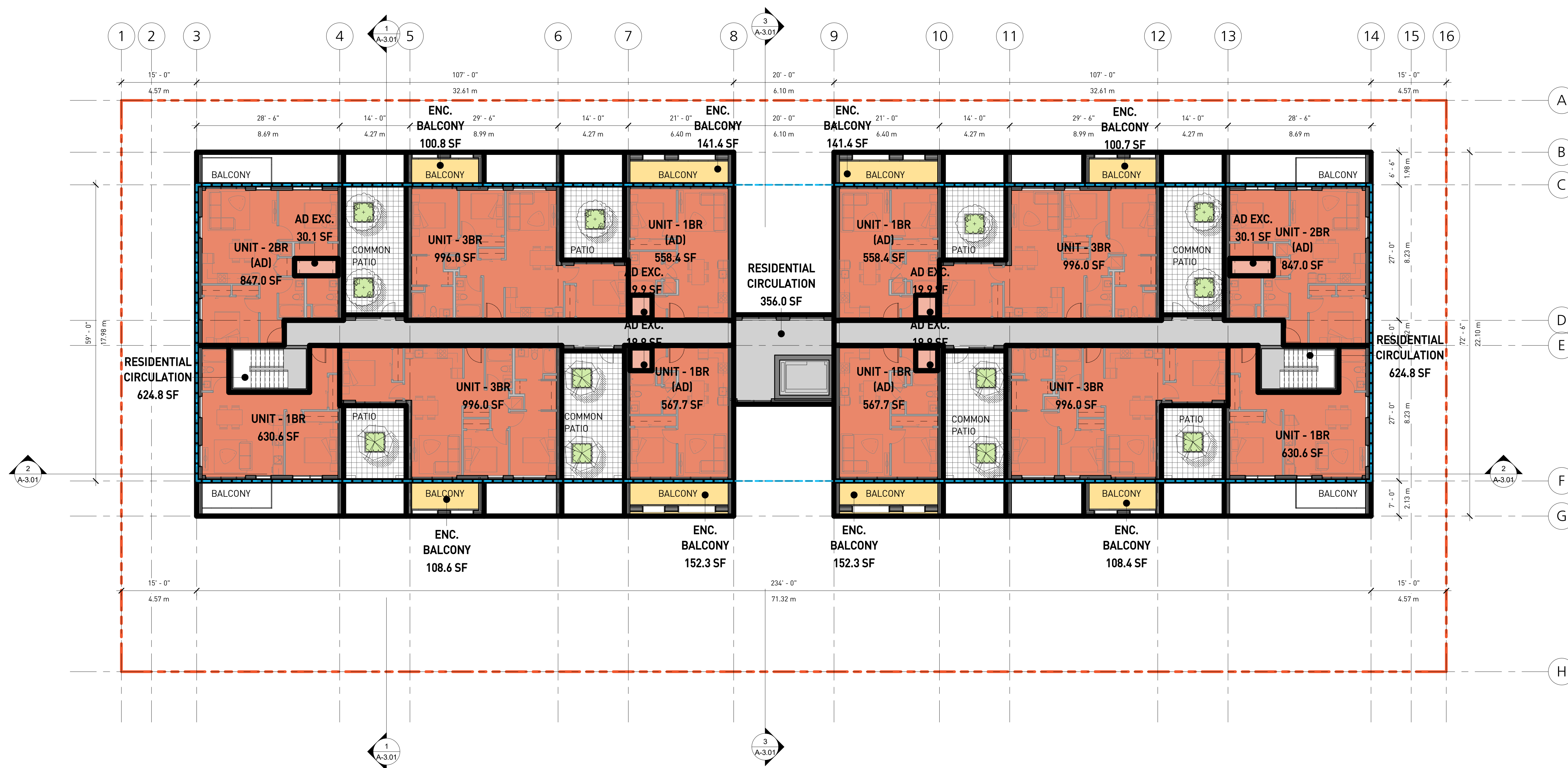
GBL ARCHITECTS INC.
 139 EAST 8TH AVENUE VANCOUVER, BC CANADA V5T 1R8
 TEL: 604 736 1156 FAX: 604 731 5279

NOTES



REVISIONS

No.	Date	Description



350-362 FENTON ST

FEASIBILITY STUDY

LEVEL 3

DATE	9/10/2020 4:00:10 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	3/32" = 1'-0"

JOB NUMBER	20009
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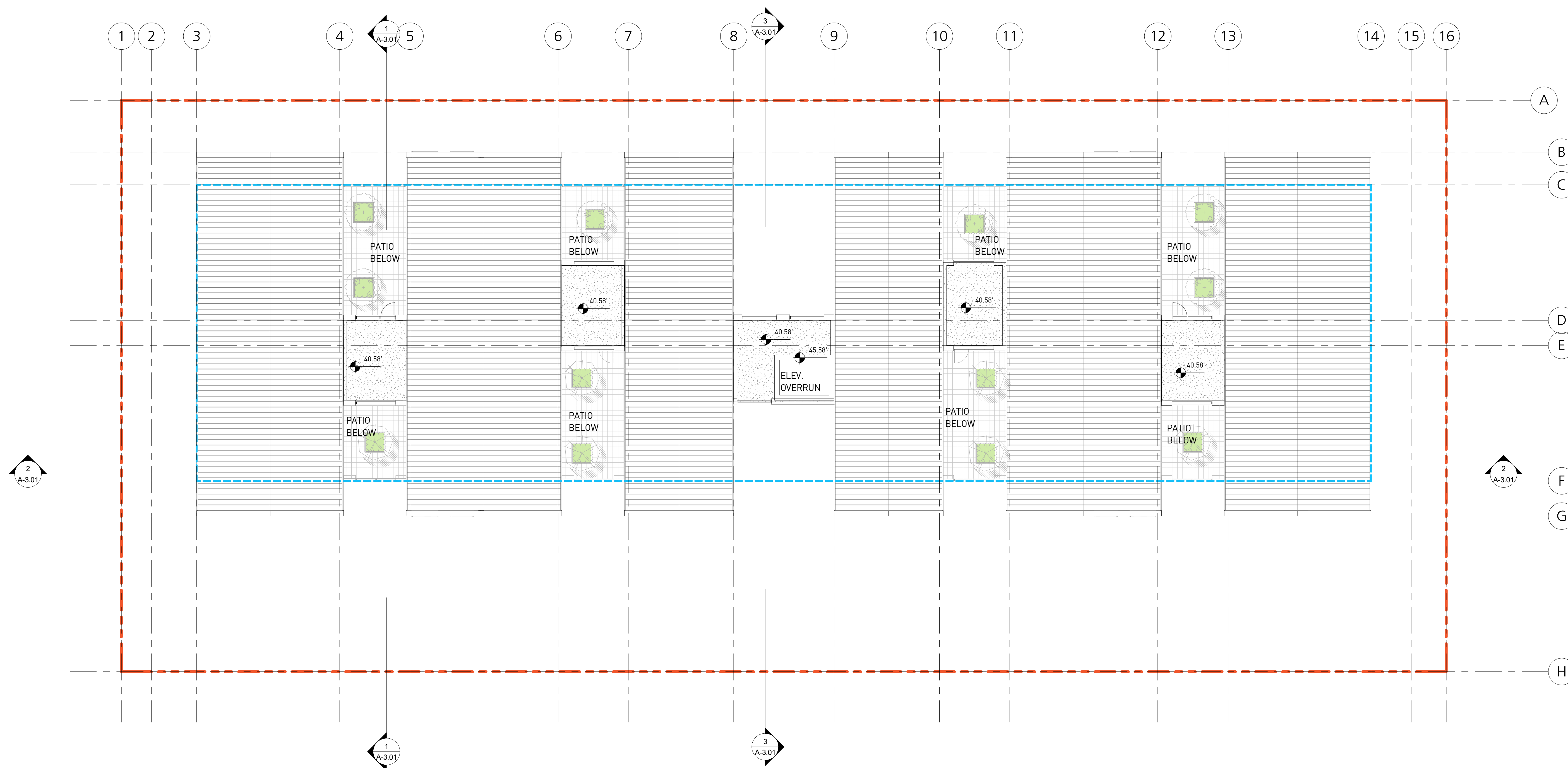
A-1.04

NOTES



REVISIONS

No.	Date	Description



350-362 FENTON ST

FEASIBILITY STUDY

ROOF

DATE 9/10/2020 4:00:11 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE 3/32" = 1'-0"

JOB NUMBER 20009

A-1.05

NOTES



REVISIONS

No.	Date	Description
-	-	-



TOP 46' - 8"
14.22 m
 ROOF 40' - 7"
12.37 m
 L3 30' - 11"
9.42 m
 L2 21' - 3"
6.48 m
 L1 11' - 7"
3.53 m
 L0 2' - 0"
0.61 m
 P1 -1' - 8"
-0.51 m
 P2 -7' - 8"
-2.34 m

1 NORTH EAST ELEVATION - FENTON ST
 3/32" = 1'-0"



TOP 46' - 8"
14.22 m
 ROOF 40' - 7"
12.37 m
 L3 30' - 11"
9.42 m
 L2 21' - 3"
6.48 m
 L1 11' - 7"
3.53 m
 L0 2' - 0"
0.61 m
 P1 -1' - 8"
-0.51 m
 P2 -7' - 8"
-2.34 m

2 SOUTH WEST ELEVATION
 3/32" = 1'-0"

350-362 FENTON ST

FEASIBILITY STUDY

ELEVATIONS

DATE 9/10/2020 4:00:30 PM
 DRAWN BY BI
 CHECKED BY AB
 SCALE 3/32" = 1'-0"
 JOB NUMBER 20009

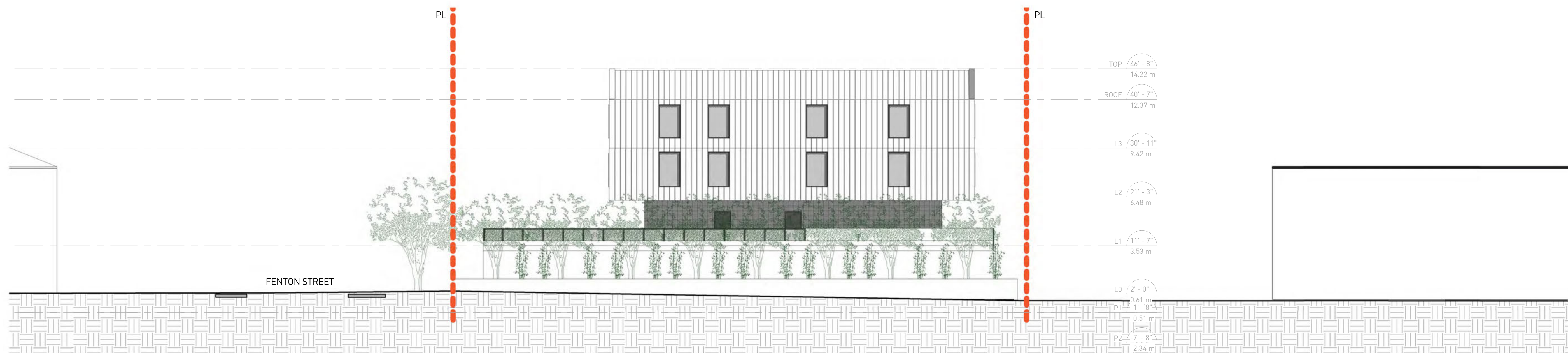
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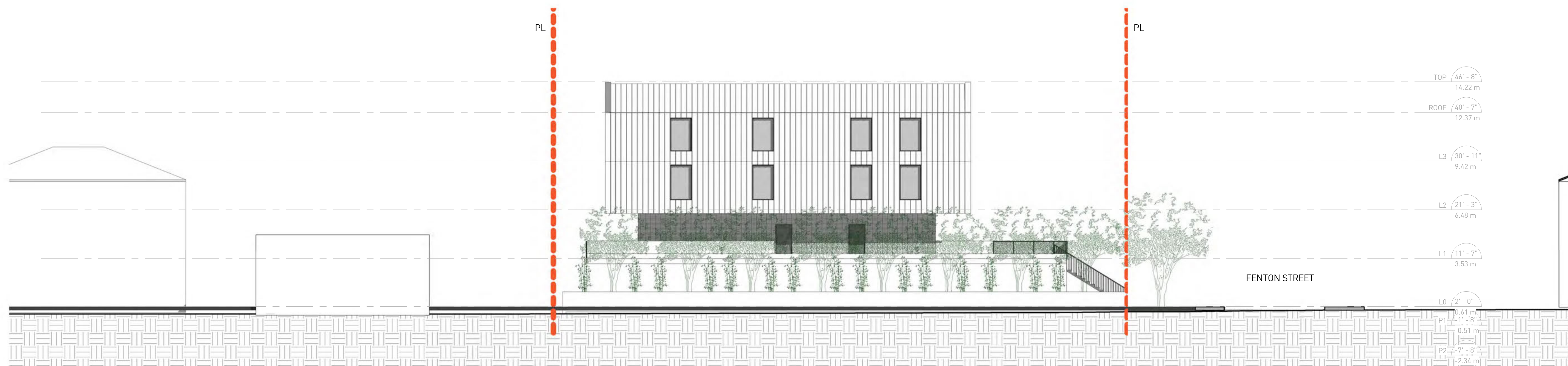


REVISIONS

No.	Date	Description



1 NORTH WEST ELEVATION
3/32" = 1'-0"



2 SOUTH EAST ELEVATION
3/32" = 1'-0"

350-362 FENTON ST

FEASIBILITY STUDY

ELEVATIONS

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 CHECKED BY Checker
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JOB NUMBER 20009

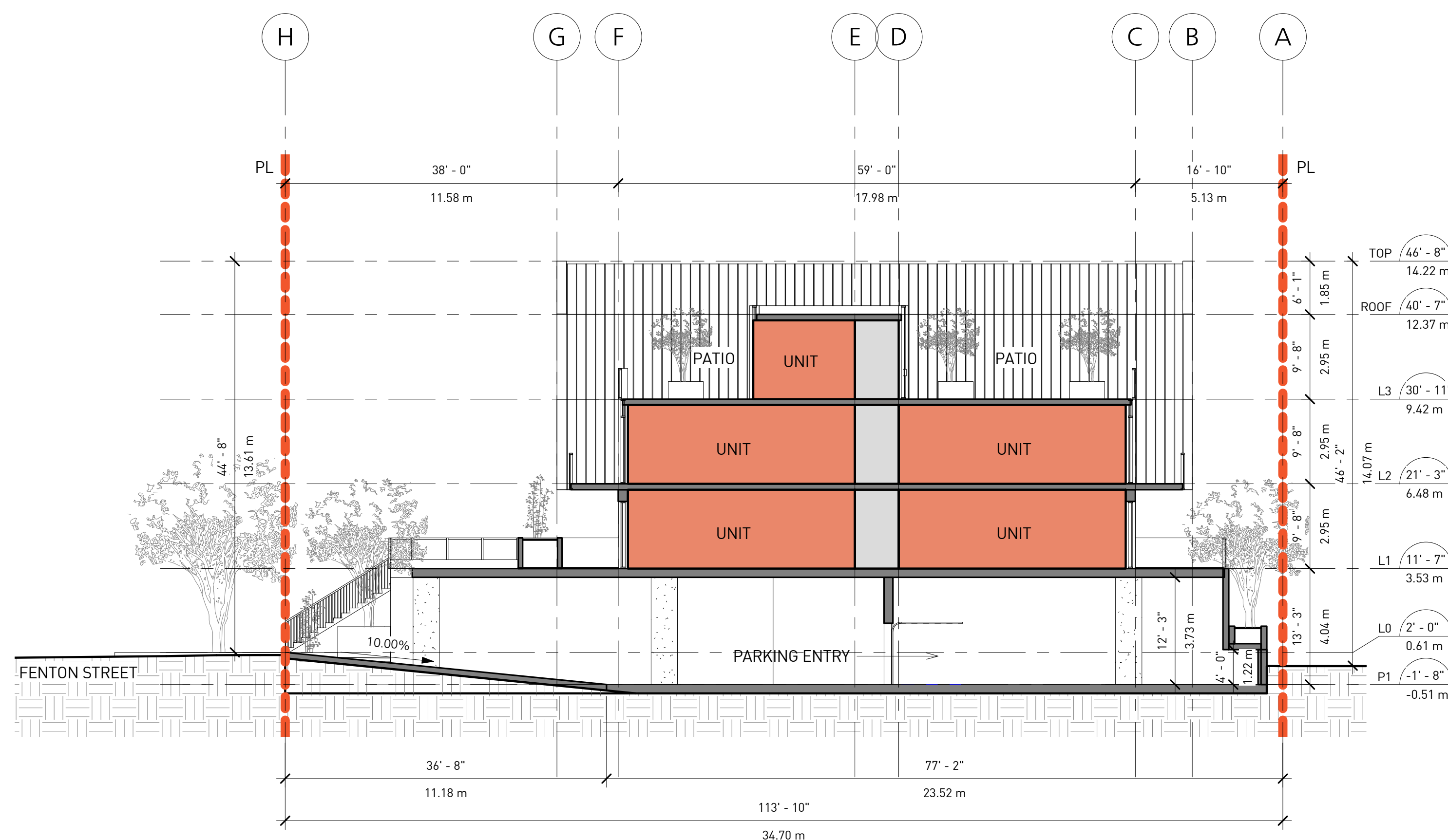
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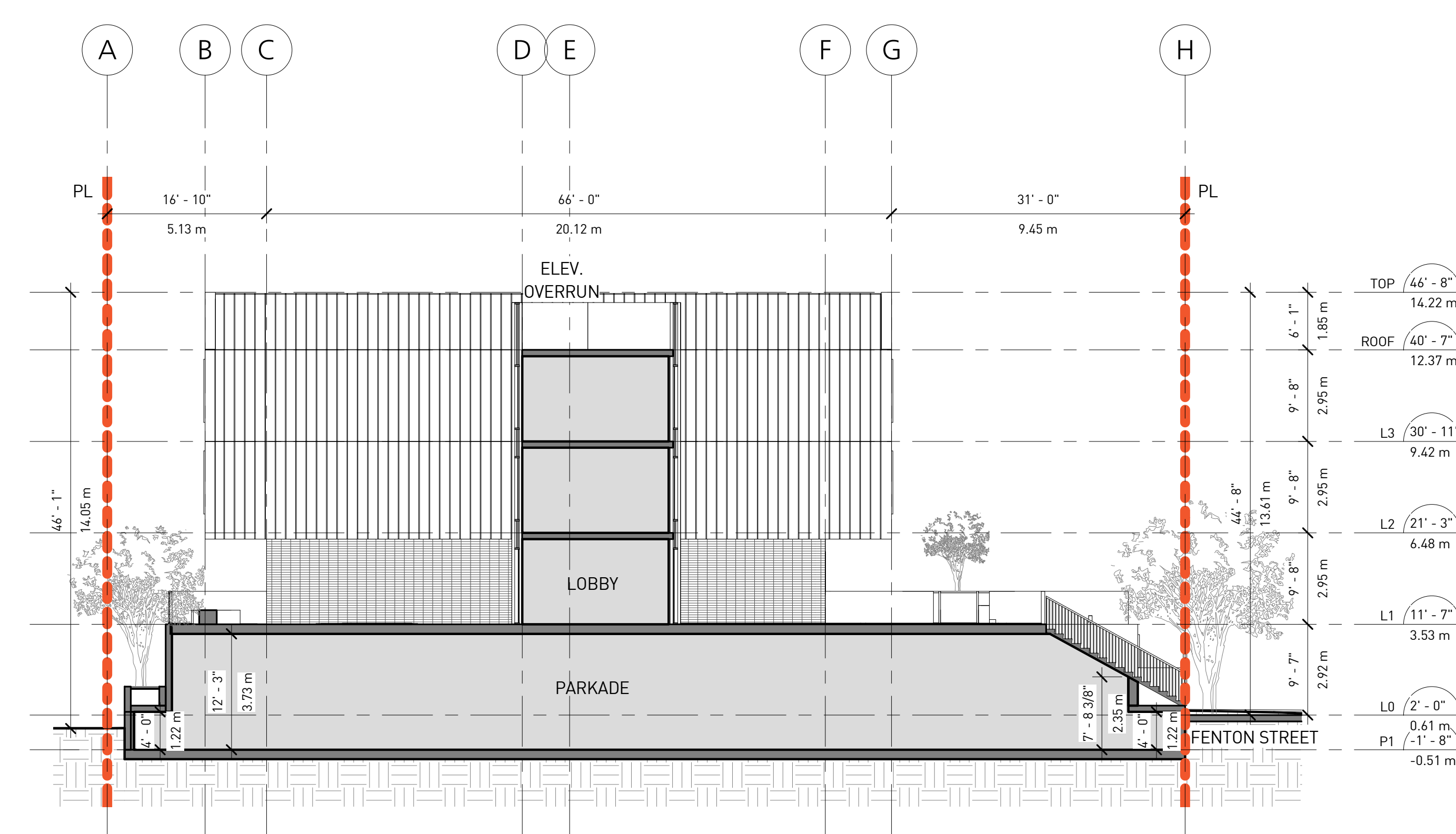


REVISIONS

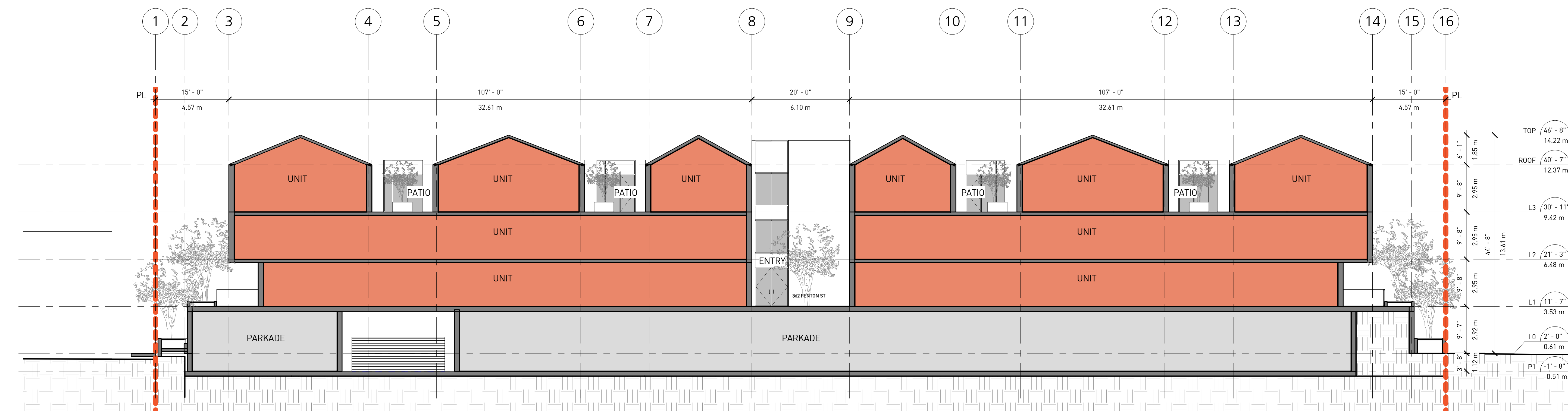
No.	Date	Description



1 Section 1
 3/32" = 1'-0"



3 Section 3
 3/32" = 1'-0"



2 Section 2
 3/32" = 1'-0"

350-362 FENTON ST

FEASIBILITY STUDY

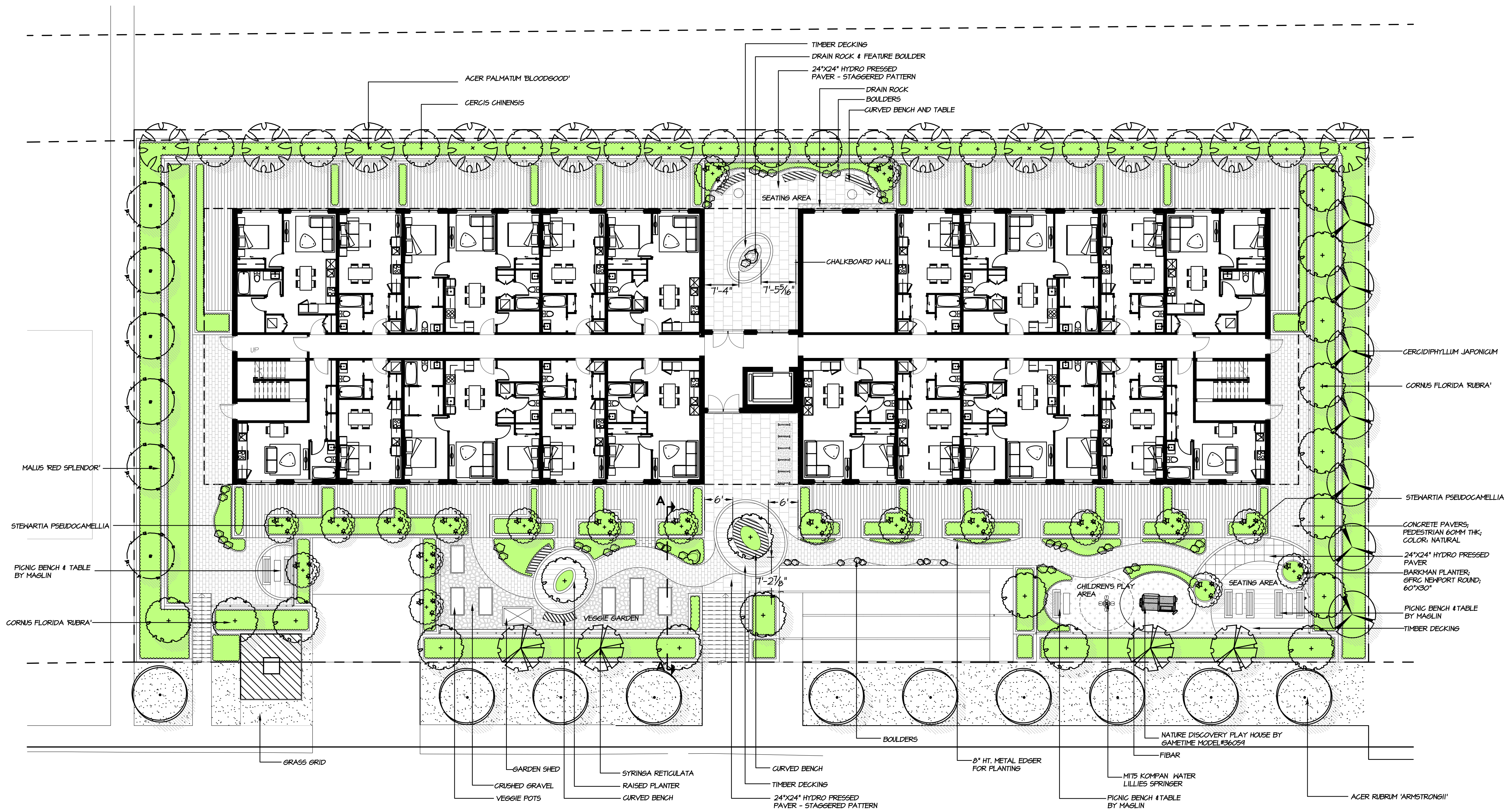
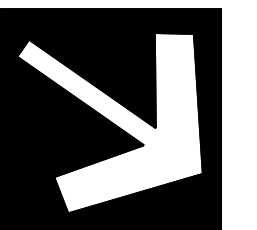
SECTIONS

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JOB NUMBER	20009

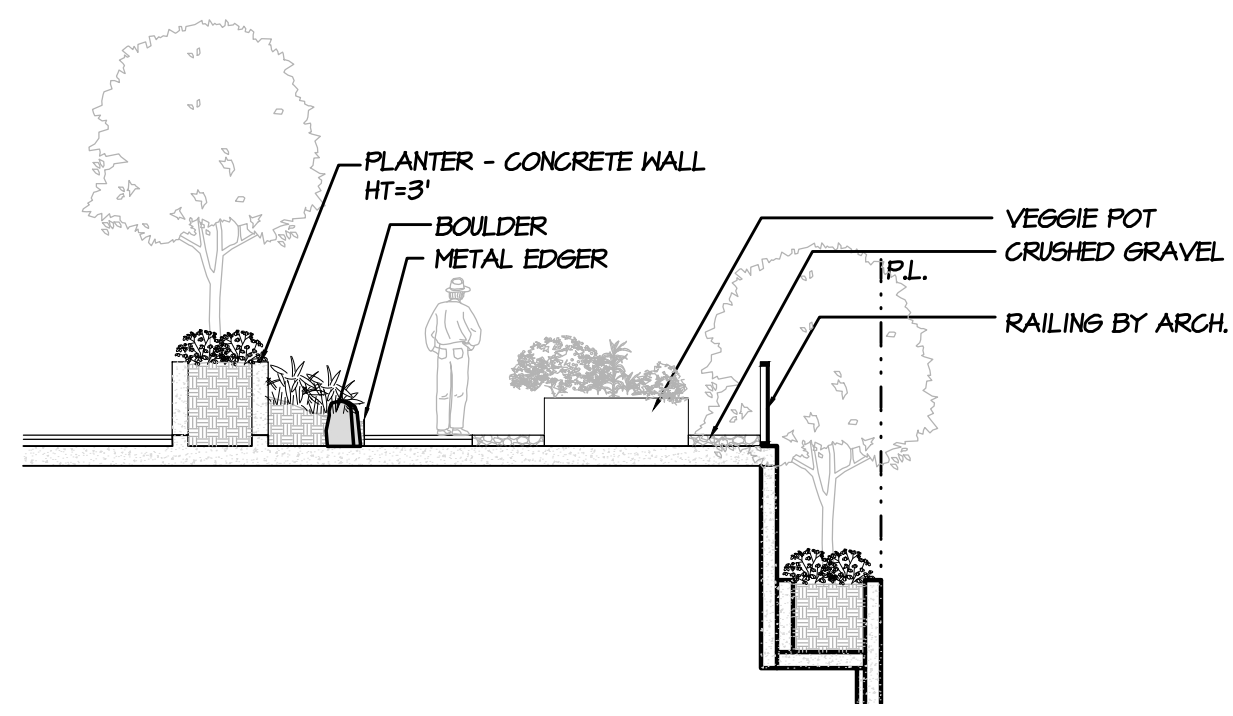
A-3.01



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



1 LAYOUT PLAN
 SCALE: 3/32" = 1'-0"



2 SECTION AA
 SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	AUG.25.20	REVISE PRELIMINARY DESIGN	GB
1	AUG.12.20	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:
 350-362 FENTON ST

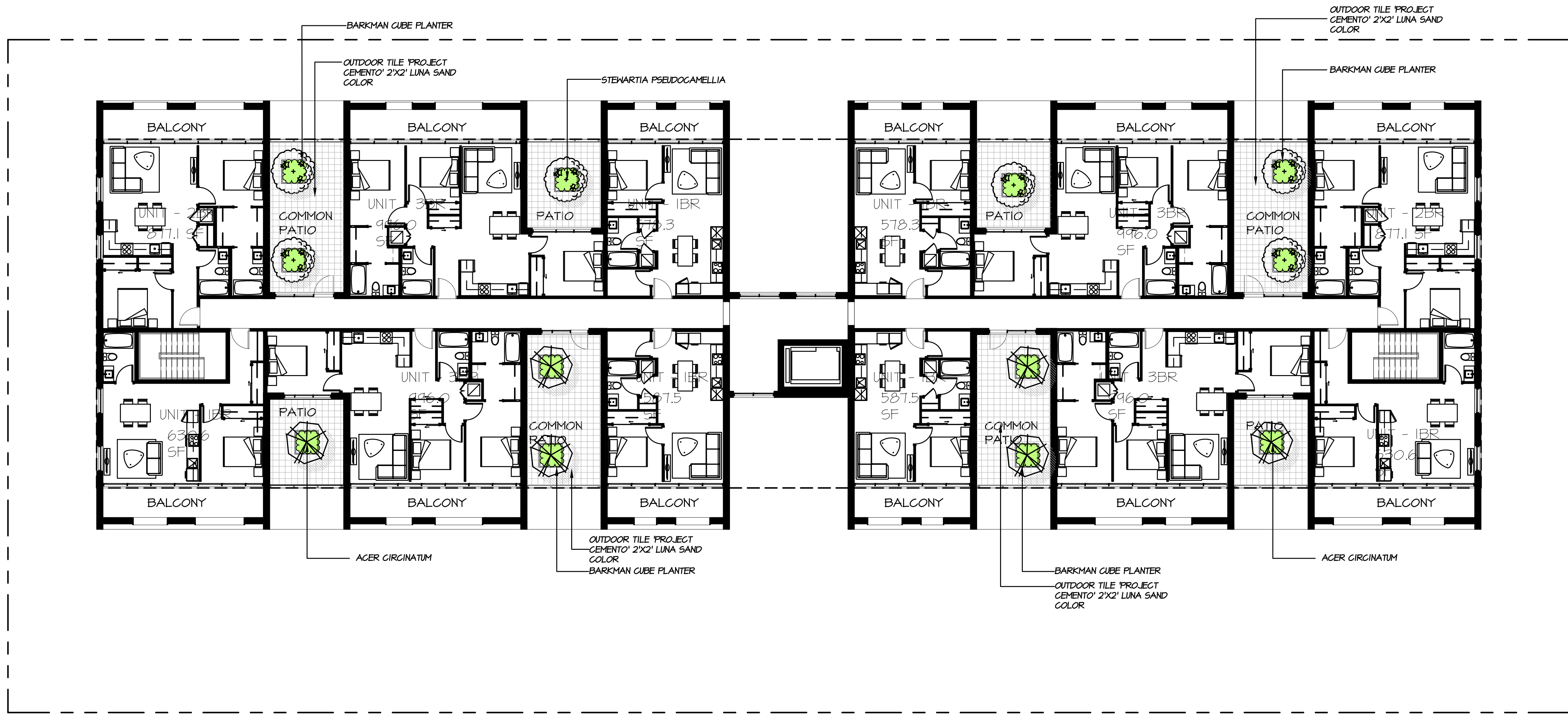
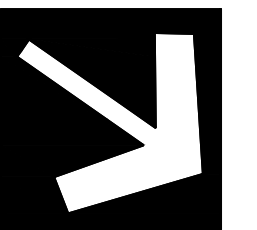
DRAWING TITLE:
**LEVEL 1
 LANDSCAPE PLAN**

DATE: 19.AUG.2020	DRAWING NUMBER:
SCALE: AS SHOWN	L1
DRAWN: GB	
DESIGN: GB	
CHK'D:	

M2LA PROJECT NUMBER: 20 037



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
2	AUG 25, 20	REVISE PRELIMINARY DESIGN	GB
1	AUG 14, 20	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:
 350-362 FENTON ST

DRAWING TITLE:
**LEVEL 3
 LANDSCAPE PLAN**

DATE: 19.AUG.2020	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	L2
DRAWN: GB	
DESIGN: GB	
CHK'D:	

10 Conceptual Renderings

