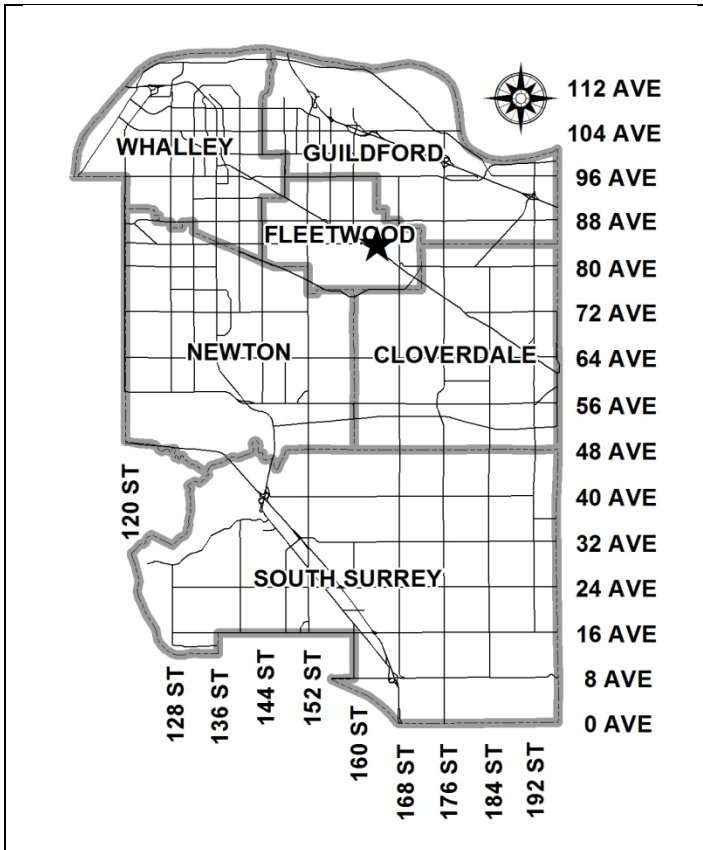


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0109-00

Planning Report Date: October 3, 2011

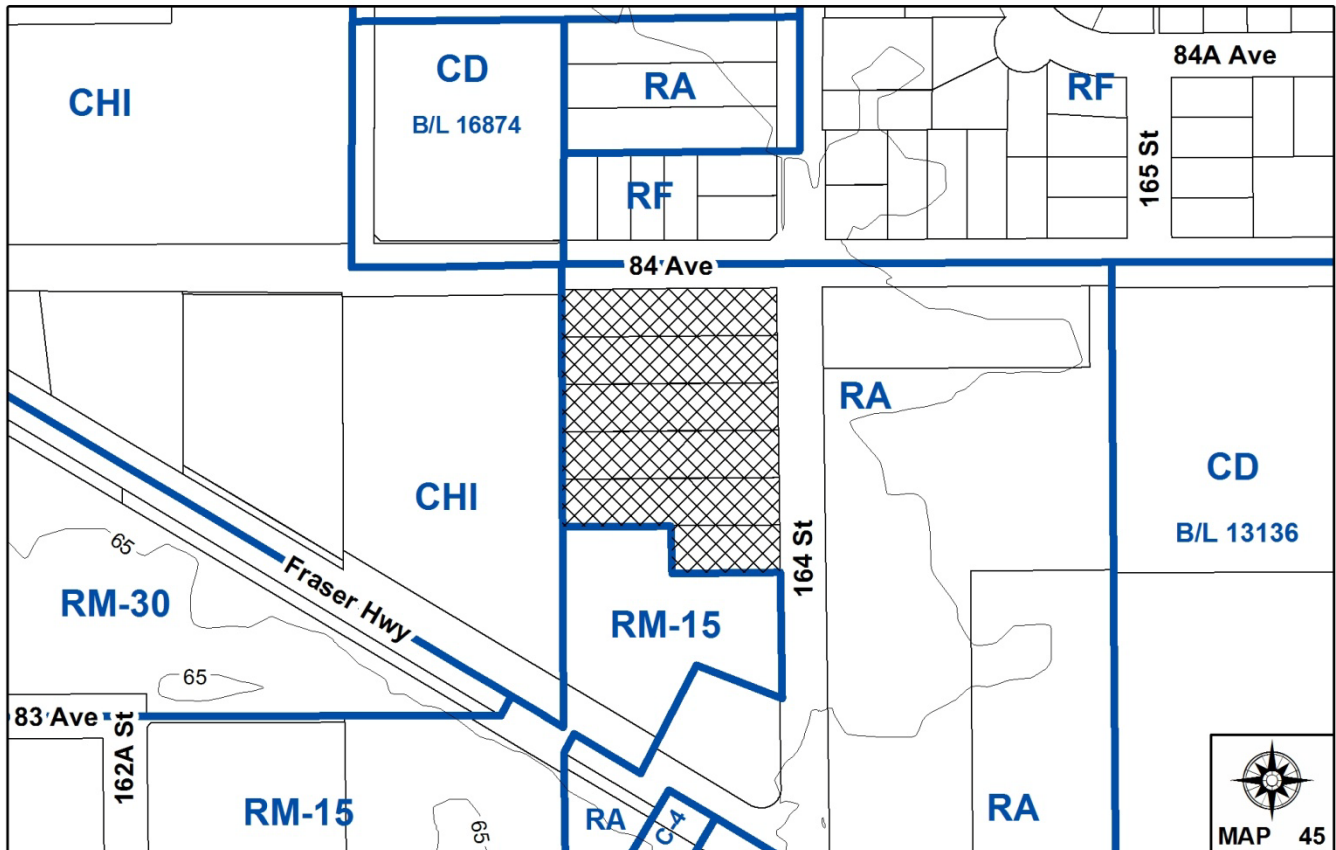


PROPOSAL:

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 72 townhouse units.

LOCATION: 8379/69/57/47/89/37 - 164 Street
OWNER: 0704174 BC Ltd. Inc. No. 0704174
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking building setback relaxations to reduce the minimum 7.5-metre (25 ft.) required setback under the RM-30 Zone.
- Seeking the second required parking space for twenty-one (21) of the units with tandem parking to be located on the parking pad on the exterior of each unit, rather than enclosed.

RATIONALE OF RECOMMENDATION

- Complies with the Fleetwood Town Centre Plan.
- The proposed density and building form are appropriate for this part of Fleetwood.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- The reduced setbacks are in keeping with what has been approved for similar developments in the Fleetwood Town Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from “One-Acre Residential Zone (RA)” (By-law No. 12000) to Multiple Residential Zone (RM-30) (By-law No. 12000) and a date to be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7911-0109-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7911-0109-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the building face and 3.4 metres (11.1 ft.) to the bay windows;
 - (c) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
 - (d) to reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 4.87 metres (16 ft.) to the rear decks of proposed Building 1 only, near the southwest corner of the subject site;
 - (e) to reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.35 metres (17.5 ft.) to the rear decks of proposed Buildings 10, 11 and 12; and
 - (f) to allow one (1) tandem parking space to be unenclosed for twenty-one (21) of the units with tandem parking.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant adequately address the impact of no indoor amenity space;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of a statutory right-of-way for public rights-of-passage over the corner plaza area at 84 Avenue and 164 Street;
- (k) registration of a reciprocal access agreement for future shared access with the adjacent property to the south; and
- (l) issuance of Development Variance Permit No. 7911-0109-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

12 Elementary students at Frost Road Elementary School
6 Secondary students at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the first phases of the dwelling units in this project are expected to be constructed and ready for occupancy by Winter of 2012.

Parks, Recreation &
Culture:

Parks has no concerns regarding the proposal.

SITE CHARACTERISTICS

Existing Land Use: Undersized one-acre residential lots, three with one (1) single family dwelling each and accessory buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwellings	Single Family Urban	RF
East (Across 164 Street):	City parkland and Two EE's Farm	Parks & Linear Corridors	RA
South:	Single family dwelling	Medium Density Townhouses	RM-15
West:	Automobile dealership	Highway Commercial & Buffer Within Private Land	CHI

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southwest corner of 84 Avenue and 164 Street, within the Fleetwood Town Centre Plan, and encompasses six (6) properties. The site is approximately 1.14 hectares (2.8 acres) in size and there are currently single family dwellings on three (3) of the lots, which will be removed.
- The site is zoned One-Acre Residential (RA) and designated Urban in the Official Community Plan (OCP) and Medium Density Townhouses and Buffer Within Private Land in the Fleetwood Town Centre Plan.

Proposal

- The applicant is proposing to rezone the site to Multiple Residential 30 Zone (RM-30) in order to allow the development of a 72-unit townhouse project. The proposed unit density is 66 units per hectare (UPH) or 26.6 units per acre (UPA) with a floor area ratio (FAR) of 0.89.
- The applicant has also applied for a Development Variance Permit (DVP) for the following:
 - To reduce the minimum building setbacks along all property lines; and
 - To allow one (1) tandem parking space to be unenclosed for twenty-one (21) of the units with tandem parking.

- The total floor area of the proposed townhouse development is approximately 9,657 square metres (103,950 sq.ft.). The proposal consists of 72 units as follows:
 - Seventeen (17) 4-bedroom units;
 - Thirty-four (34) 3-bedroom units; and
 - Twenty-one (21) 2-bedroom with flex room units.
- The applicant will provide the requested dedication along 84 Avenue and 164 Street to complete the widening of each road. There are two (2) proposed driveway accesses to the subject site – one along 84 Avenue at the northwest corner of the site and the other along 164 Street near the southeast corner.

Environmental Considerations

- The City of Surrey Mapping Online System (COSMOS) identifies a Class C (green-coded) watercourse traversing the subject site. The applicant submitted an environmental report prepared by ENKON Environmental, which indicates that the watercourse is not fish-bearing and does not require protection or additional consideration with respect to riparian management requirements. The City Environmental Coordinator has reviewed the report and supports the findings.

PRE-NOTIFICATION

Pre-notification letters were sent on June 3, 2011, and staff received one (1) telephone call of concern. The respondent expressed concerns regarding the following:

- The proposed number of tandem garage units places a significant strain on parking in the neighbourhood.

(The respondent was advised that staff expressed similar concerns to the applicant in the initial review stage of the proposal. The application as originally submitted had proposed 73 units with tandem garages out of a total of 75 units. Subsequently, the applicant has worked with staff to reduce the number of units with tandem garages to 55, out of a total of 72 proposed units.)

- The long internal driveway dead-ends at the southwest corner creating an undesirable condition for service vehicles and future residents.

(The driveway is intended to extend and the applicant will register a reciprocal access agreement along the internal drive aisle for future shared access with the adjacent property to the south.)

- There is only one (1) driveway access to the subject site for over 70 townhouse units.

(The applicant discussed the issue with staff, and has revised the layout to open the initially proposed emergency access at the northwest corner of the subject site along 84 Avenue as a full driveway access.)

DESIGN PROPOSAL AND REVIEW

- The proposed 72-unit townhouse project consists of seventeen (17) double garage units and fifty-five (55) tandem garage units. Twenty-one (21) of the proposed tandem units include an unenclosed parking space located on the parking apron. This parking arrangement requires a variance to the RM-30 Zone (see By-law Variance section).
- The proposed townhouse project consists of twelve (12) buildings, which will be constructed in three (3) phases. The proposal indicates 3-storey buildings with garages accessed internally at grade. All units proposed along 84 Avenue are double garage units. Sundecks are proposed on the second storey of all of the units, accessed from the kitchen / family room.
- The proposed building materials include asphalt shingle roofing and brick entrances. Vinyl board and batten and double profile vinyl siding will be installed on each of the units in two (2) colour schemes – Winter White with Brownstone and Gettysburg Gray with Aviator Green. Wood trim and cedar shakes are proposed in order to enhance the building design, while the front entrance to each of the units is well-defined with brick accents.
- The site plan indicates that the proposal will include four (4) electrical rooms adjacent to Buildings 1, 7, 8, and 9. Two (2) transformers are also proposed – one is proposed between the north end of Buildings 5 and 8, while the second is proposed between the south end of Buildings 1 and 2. These structures will be screened by landscaping.
- A community mail kiosk and trellis feature will be installed adjacent to the walkway south of Building 5 near the outdoor amenity space.
- The applicant proposes to install two (2) monument identification signs – one each at the driveway entrances along 84 Avenue and 164 Street. The signs are constructed of concrete with brick cladding and topped with a recessed column light fixture. An attached concrete planter is also proposed. The signs are approximately 1.25 metres (4.1 ft.) high; however, the concrete column and light fixture results in a small section reaching a height of 1.9-metres (6.3 ft.). The proposed signs are high-quality and correspond with the overall design of the proposed development.

Amenity Space

- The applicant proposes 282.5 square metres (3,040 sq.ft.) of outdoor amenity space, which exceeds the minimum 214 square metres (2,304 sq.ft.) required under the RM-30 Zone, based on 3.0 square metres (32 sq.ft.) per dwelling unit. The focal point of the proposed outdoor amenity space is a large Silver Maple tree, which will be retained. A seating area and children's play lawn will also be constructed.
- Given the proximity of the subject site to the Fleetwood Library at 84 Avenue and 160 Street, and the Surrey Sports and Leisure Centre at Fraser Highway and 166 Street, the applicant does not propose any indoor amenity space, but has agreed to provide a monetary contribution of \$75,600 (based on \$1,050 per unit) in accordance with City policy to address the shortfall in indoor amenity space.

Trees and Raptor Nest

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by DMG Landscape Architects (Tree Summary in Appendix V). The report and plans have been reviewed on a preliminary basis by City staff and the applicant will resolve any issues prior to Final Adoption.
- The chart below provides a summary of the tree retention and removal by species:

TREE CHART Tree Species	ON-SITE TREES			OFF-SITE TREES		
	Total Trees	Retention	Removal	Total Trees	Retention	Removal
Pseudotsuga mensiezii	11	5	6	1	1	0
Grand Fir	1	1	0	-	-	-
Western red cedar	6	5	1	1	0	1
Lawson Cypress	4	1	3	-	-	-
Big Leaf Maple	5	0	5	-	-	-
Black Cottonwood	13	0	13			
Red alder	10	0	10	8	3	5
Holly	1	0	1	-	-	-
Fruit tree	2	0	2	-	-	-
Black Walnut	3	0	3	-	-	-
Colorado Spruce	1	0	1	-	-	-
Blue Spruce	1	1	0	-	-	-
Silver Maple	1	1	0	-	-	-
Scot Pine	1	0	1	-	-	-
Hazelnut	1	0	1	-	-	-
Silver Poplar	1	0	1	-	-	-
TOTAL	62	14	48	10	4	6

- The report identifies sixty-two (62) trees on the subject site with an additional ten (10) trees on the abutting properties to the west and south. A total of fourteen (14) on-site trees will be retained, while forty-eight (48) on-site trees are proposed for removal. The applicant will be required to provide cash-in-lieu for any shortfall in replacement trees.
- The report also proposes the removal of six (6) of the ten (10) off-site trees. The applicant must obtain written permission from the neighbouring property owners prior to the removal of any off-site trees.
- The initial tree assessment indicated that a raptor nest may be located in one of the trees on the subject site. As a result, the applicant submitted a nesting bird survey, which indicates that there are no raptors observed in the immediate area. The report was reviewed by the City Environmental Coordinator and found acceptable.

Landscaping

- The landscape plan shows a total of 183 trees to be planted throughout the subject site, as well as a significant number of shrubs and ground cover species. The proposed landscaping and fencing will provide additional privacy, but will also soften the interface with 84 Avenue and 164 Street helping to define the public and private space.
- The applicant proposes a 2.5-metre (8.2 ft.) landscape buffer along the west property line in accordance with the Fleetwood Town Centre Plan. Future redevelopment of the abutting commercial property to the west will also require the installation of a 2.5-metre landscape buffer along the east property line to create a full 5.0-metre (16.4 ft.) landscape buffer between the two (2) properties.
- The applicant is proposing an enhanced corner at the southwest corner of 84 Avenue and 164 Street that consists of special concrete paver units, planter urns, benches, and a 0.9-metre (3 ft.) high concrete wall with a brick face and down-lighting. Low broadleaf trees, shrubs and low-level landscaping are also proposed.

Public Art

- The proposed development application was submitted on May 12, 2011 and is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant (Corporate Report No. R051 approved by Council on March 14, 2011).
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund to satisfy the requirements of the policy.
- The Manager of Community and Recreation Services – Arts Division has stated that the monetary contribution will likely be utilized for a sculpture garden in Fleetwood Park or for another priority site in the Fleetwood Town Centre.

Parking

- The proposed 72-unit townhouse development includes a total of 144 residential parking spaces and fourteen (14) visitor spaces, which complies with the RM-30 Zone.
- Resident parking spaces will be provided in fully enclosed double garages for seventeen (17) of the units and in a fully enclosed tandem garage for thirty-four (34) of the units. The remaining resident parking spaces are provided in twenty-one (21) tandem units with one (1) enclosed parking space and one (1) behind on the external parking pad.
- To ensure that the enclosed tandem parking spaces will not be converted into livable spaces, the applicant is required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.
- Although not meeting the dimensional requirements in the Zoning By-law, there is potential for seventeen (17) small to mid-sized vehicles to park on the apron of the 17 double garages, parallel the internal drive aisle.

- There have been some concerns regarding the impact of new development on parking in the neighbourhood. As a result, the applicant worked with staff to reduce the number of tandem garage units and identified potential on-street parking spaces.
- As part of the current application, if approved, approximately 27 new on-street parking spaces will be created through frontage improvements to the south side of 84 Avenue and the west side of 164 Street (Appendix VIII).
- Currently, there is on-street parking in the area as follows:
 - North side of 84 Avenue (west of 164 Street) in front of the existing single family dwellings: approximately ten (10) parking stalls;
 - East side of 164 Street (south of 84 Avenue) in front of the Two EE's Farm and the City park: approximately twenty (20) parking stalls; and
 - 84 Avenue east of 164 Street: minimal on-street parking.
- Development Application No. 7911-0079-00 (proposed 166-unit townhouse development at 16241 – 84 Avenue), if approved by Council, will create approximately 76 additional on-street parking spaces through improvements to 84 and 85 Avenues and the construction of 163 Street.
- There are opportunities for additional on-street parking when the abutting properties to the west (commercial site at 16315 Fraser Highway) and south (designated multiple residential site at 16357 and 16379 Fraser Highway) develop in the future.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP, but was reviewed by staff and found generally satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face;
- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the building face and 3.4 metres (11.1 ft.) to the bay windows;
- To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
- To reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 4.87 metres (16 ft.) to the rear decks of proposed Building 1 only, near the southwest corner of the subject site; and

- To reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.35 metres (17.5 ft.) to the rear decks of proposed Buildings 10, 11 and 12.

Applicant's Reasons:

- The proposed setback relaxation to the north and east property lines is consistent with the streetscape in the neighbourhood and creates a strong front yard condition for the proposed units with an emphasis on “eyes on the street”.
- The setback relaxation along the south property line is a side yard condition and will still provide ample space for privacy landscaping as these are not primary yards or deck areas.
- A relaxation to the west property line for the encroachment of decks on the subject site is requested. The reduced setback will still provide generous rear yards with ample landscape screening.

Staff Comments:

- The reduced setbacks along the north and east property lines for the front yards of the proposed townhouse units will create an appropriate urban pedestrian streetscape along 84 Avenue and 164 Street.
- The proposed 3.4-metre (11.1 ft.) setback along the east property line is to accommodate main and upper floor bay windows. The setback to the main building face is 4.0 metres (13.1 ft.), which is consistent with similarly approved townhouse developments in the City. The reduced setback will contribute to a continuous urban streetscape.
- The reduced setback along the south property line to 3.0 metres (10 ft.) is for the side yards of the proposed townhouse units and will still allow significant space for trees and landscaping.
- The reduced setback along the west property line, near the southwest corner of the subject site, pertains only to proposed Building 1. The proposed 4.87-metre (16 ft.) setback is to allow for second-floor rear decks. The setback from the west property line to the building face; however, is 7.0 metres (23 ft.).
- The reduced setback to 5.35 metres (17.5 ft.) along the west property line, also for the encroachment of second-floor decks, pertains only to proposed Buildings 10, 11 and 12. The setback from the west property line to the building face is 7.5 metres (25 ft.), and is 5.0 metres (16.4 ft.) from the eastern edge of the landscape buffer to the building face.
- The reduced setbacks are in keeping with what has been approved for similar developments in Fleetwood Town Centre. Therefore, staff support the variances.

(b) Requested Variance:

- To vary the parking requirement in the RM-30 Zone to allow one (1) tandem parking space to be unenclosed for twenty-one (21) of proposed units.

Applicant's Reasons:

- The proposed variance will allow for units with a den/flex room at grade, which is highly desirable. This condition provides a home with functionality that many potential buyers are seeking.

Staff Comments:

- The proposed variance for this parking configuration does create “eyes on the street” and has been approved for other townhouse projects in the Fleetwood Town Centre.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	NCP Plan
Appendix VII	Development Variance Permit No. 7911-0109-00
Appendix VIII	On-Street Parking Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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(d) Civic Address: 8357 - 164 St
Owner: 0704174 BC Ltd., Inc. No. 0704174
Director Information:
Rod Bergen
Nick Desmarais
Michael Korenberg

Officer Information as at September 15, 2010
Rod Bergen (Vice President)
Nick Desmarais (Secretary)
Michael Korenberg (President)

PID: 009-820-841
Lot 3 Section 25 Township 2 New Westminster District Plan 13480

(e) Civic Address: 8347 - 164 Street
Owner: 0704174 BC Ltd., Inc. No. 0704174
Director Information:
Rod Bergen
Nick Desmarais
Michael Korenberg

Officer Information as at September 15, 2010
Rod Bergen (Vice President)
Nick Desmarais (Secretary)
Michael Korenberg (President)

PID: 002-253-569
Lot 4 Section 25 Township 2 New Westminster District Plan 13480

(f) Civic Address: 8389 - 164 Street
Owner: 0704174 BC Ltd., Inc. No. 0704174
Director Information:
Rod Bergen
Nick Desmarais
Michael Korenberg

Officer Information as at September 15, 2010
Rod Bergen (Vice President)
Nick Desmarais (Secretary)
Michael Korenberg (President)

PID: 012-703-346
North 70 Feet Lot 8 Section 25 Township 2 New Westminster District Plan 2425

(g) Civic Address: 8337 - 164 Street
Owner: 0704174 BC Ltd., Inc. No. 0704174

Director Information:

Rod Bergen
Nick Desmarais
Michael Korenberg

Officer Information as at September 15, 2010

Rod Bergen (Vice President)
Nick Desmarais (Secretary)
Michael Korenberg (President)

PID: 004-638-310
Parcel "A" (Explanatory Plan 14426) Lot 5 Section 25 Township 2 New Westminster
District Plan 13480

3. Summary of Actions for City Clerk's Office

- a) Introduce a By-law to rezone the property.
- b) Proceed with Public Notification for Development Variance Permit No. 7911-0109-00, and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,407 sq.m. (122,785 sq.ft.)
Road Widening area		450 sq.m. (4,840 sq.ft.)
Undevelopable area		
Net Total		10,957 sq.m. (117,945 sq.ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	41.5%
Paved & Hard Surfaced Areas		13%
Total Site Coverage		54.5%
SETBACKS (in metres)		
Front (north)	7.5 metres (25 ft.)	4.0 metres (13 ft.) to the building face
Rear (south)	7.5 metres (25 ft.)	3.0 metres (10 ft.) to the building face
Side (west for proposed Building 1)	7.5 metres (25 ft.)	4.87 metres (16 ft.) to the rear decks
Side (west for proposed Buildings 10, 11,12)	7.5 metres (25 ft.)	5.35 metres (16 ft.) to the rear decks
Side (east)	7.5 metres (25 ft.)	3.4 metres (11.1 ft.) to the bay windows
BUILDING HEIGHT (in metres/storeys)		
Principal	13 metres (43 ft.)	9.9 metres (32.5 ft.)
Accessory	11 metres (36 ft.)	2.6 metres (8.5 ft.) (mail kiosk)
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom + flex room		21
Three Bedroom +		51
Total		72
FLOOR AREA: Residential		9,861.2 sq.m. (106,150 sq.ft.)
TOTAL BUILDING FLOOR AREA	9,861.7 sq.m. (106,150.5 sq.ft.)	9,861.2 sq.m. (106,150 sq.ft.)

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 UPH (30 UPA)	65 UPH (26.6 UPA)
FAR (gross)		
FAR (net)	0.9	0.89
AMENITY SPACE (area in square metres)		
Indoor	216 sq.m. (2,304 sq.ft.)	0
Outdoor	216 sq.m. (2,304 sq.ft.)	282.5 sq.m. (3,041 sq.ft.)
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed	42	42
3-Bed	102	102
Residential Visitors	14	14
Institutional		N/A
Total Number of Parking Spaces	158	158
Number of disabled stalls		0
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		110
Size of Tandem Parking Spaces width/length		4.6 x 11.6 metres (15 x 38 ft.)

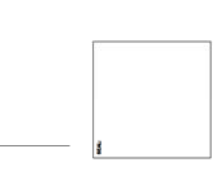
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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RIGHT RESERVED. THE DRAWING MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY LIABILITY FOR CONSTRUCTION OR FOR THE PERFORMANCE OF THE WORK.

REVISION	DATE	DESCRIPTION

ISSUE: 1/28/2021
 DATE: 1/28/2021
 DRAWN FOR DEVELOPMENT: YES
 DRAWN FOR PERMITS: YES
 DRAWN FOR CONSTRUCTION: YES



RCA
 Robert Caccari Architecture Inc.
 200 - 239 Columbia Street
 Canada V5V 3T3
 Vancouver, BC
 Tel: (604) 687-4641
 Fax: (604) 687-4641
 admin@rcaarchitecture.com

FAIRBORNE FLEETWOOD
 6339 to 6349 - 154th Street
 Surrey, BC

PROJECT	NO. / EB	REVISION	NO.
	1 - 20		00-01
SITEPLAN			
SCALE	1:100		

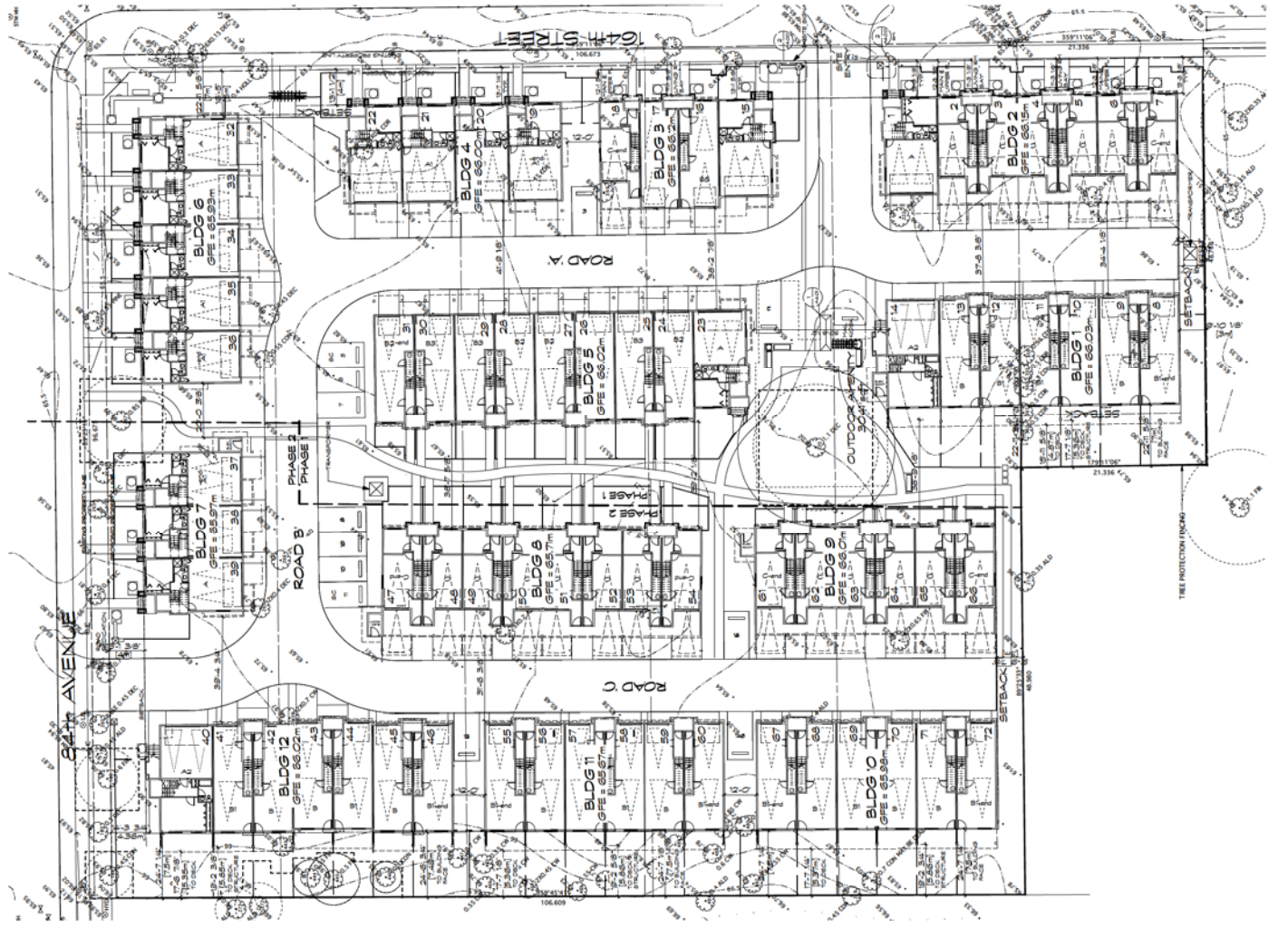
DATE: 1/28/2021
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1:100

PROJECT SUMMARY		SA	PHASE
CIVIC ADDRESS: 6337-6341 154th Street, Surrey, BC			
LEGAL DESCRIPTION: THE NORTH 1/2 LOT 6 SEC 25, TWP 2, RND, P, 205			
LOT 6, 7, 8, 9, 10, 11, 12, AND 13 SEC 25, TWP 2, RND, P, 205 AND PARCELS X (BC PLAN 1548/2015) LOT 6 SEC 25, TWP 2, RND, P, 205			
ZONING	SA	PHASE	
CURRENT ZONING	R-10		
PROPOSED ZONING	R-10		
LOT SITE AREA	14,069 sq. ft.	2.62 acres	134 Ha
TOTAL GROSS SITE AREA	44,837 sq. ft.	1.03 acres	0.04 Ha
ROAD DEDICATION	17,943 sq. ft.	0.41 acres	1.0 Ha
NET DEVELOPABLE SITE AREA	1,056.9 sq. ft.	0.024 acres	0.001 Ha
SITE COVERAGE	4.60%	0.024 acres	0.001 Ha
MAX LOT COVERAGE	4.60%	0.024 acres	0.001 Ha
PROPOSED LOT COVERAGE	4.60%	0.024 acres	0.001 Ha
SETBACKS	REQUIRED	PROPOSED	
FRONT LOT LINE	ALL YARDS	FRONT YARD	REAR YARD
NO. OF	75	40	NA
WIDTH	75	40	NA
SOUTH	75	NA	30
WEST	75	NA	30
DENSITY	0.8 FAR	0.8 FAR	0.8 FAR
MAX DENSITY (FAR)	75 UPH	75 UPH	75 UPH
MAX DENSITY (UPL)	30 UPL	30 UPL	30 UPL
PROPOSED NO. UNITS	1	1	1
PROPOSED DENSITY (FAR)	0.8 FAR	0.8 FAR	0.8 FAR
PROPOSED DENSITY (UPL)	30 UPL	30 UPL	30 UPL
RANKING	REQUIRED	PROPOSED	
RESIDENTIAL MINING	2 SPALLS PER UNIT	4.2 SPALLS	144 Spalls/Store
3 SPALLS PER UNIT	2.5 SPALLS PER UNIT	1.0 SPALLS	2.5 Spalls/Store
VEHICLE PARKING	0.2 SPALLS PER UNIT	1.0 SPALLS	14.0 Spalls
UNIT SUMMARY			
A	20 N-4 bedroom	6	
B	1 A-4 bed	2	
C	20 N-4 bedroom	2	
D	15 N-3 bedroom	2	
E	15 N-3 bedroom	2	
F	15 N-3 bedroom	2	
G	15 N-3 bedroom	2	
H	15 N-3 bedroom	1	
I	15 N-3 bedroom	1	
J	15 N-3 bedroom	1	
K	15 N-2 bedroom	1	
L	15 N-2 bedroom	1	
M	15 N-2 bedroom	1	
TOTAL		72	
AGENCY	30 m P. per	30m at	30m at
OUTDOOR AREAS REQUIRED			
OUTDOOR AREAS EXCLUDED			

⊗ PHT location -- refer also to Electrical drawings

BUILDING #	GROUND LEVEL (m)	MAIN LEVEL (m)	UPPER LEVEL (m)	NET AREA (sq. ft.)	NET AREA (sq. m)
1	66.2	66.2	66.2	2,652.2	245.2
2	66.2	66.2	66.2	2,652.2	245.2
3	66.2	66.2	66.2	2,652.2	245.2
4	66.2	66.2	66.2	2,652.2	245.2
5	66.2	66.2	66.2	2,652.2	245.2
6	66.2	66.2	66.2	2,652.2	245.2
7	66.2	66.2	66.2	2,652.2	245.2
8	66.2	66.2	66.2	2,652.2	245.2
9	66.2	66.2	66.2	2,652.2	245.2
10	66.2	66.2	66.2	2,652.2	245.2
11	66.2	66.2	66.2	2,652.2	245.2
12	66.2	66.2	66.2	2,652.2	245.2
TOTAL AREA	6,569.9 sq. ft.	48,481.1 sq. ft.	47,557.7 sq. ft.	104,591.7 sq. ft.	9,694.9 sq. m

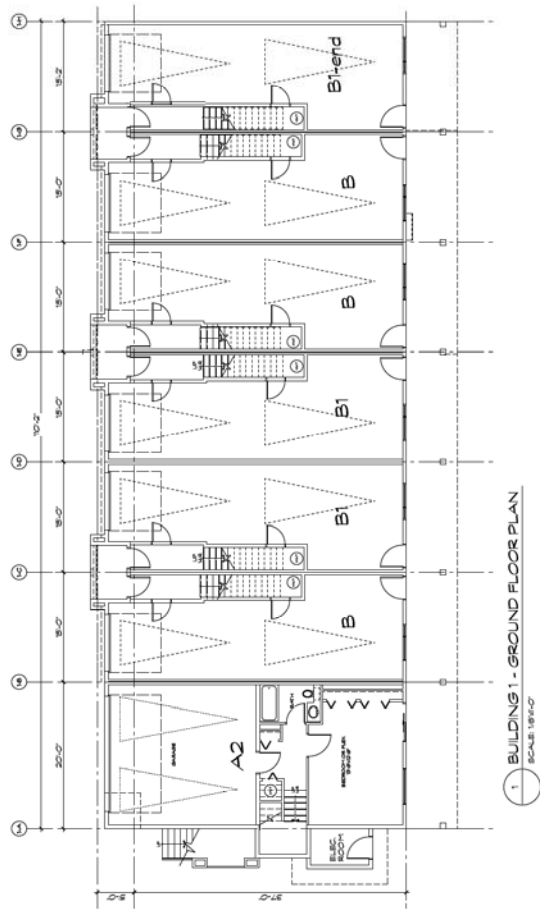
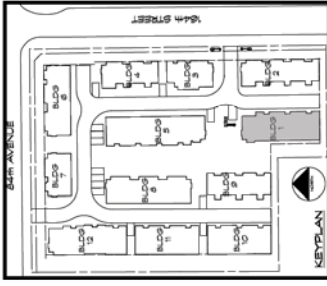
- GENERAL NOTES:**
- FOR DETAILED ON-SITE ROAD DESIGN AND SITE GRADING REFER TO CIVL DRAWINGS BY APLIN & MARTIN.
 - REFER ALSO TO LANDSCAPE DRAWINGS BY CHS FOR DETAILS INCLUDING BUT NOT LIMITED TO PLANTING (INCL. TREE REPLACEMENT), SITE SURFACE TREATMENTS, LANDSCAPE STEPS, SITE FENCING & TRELLIS.
 - FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS.



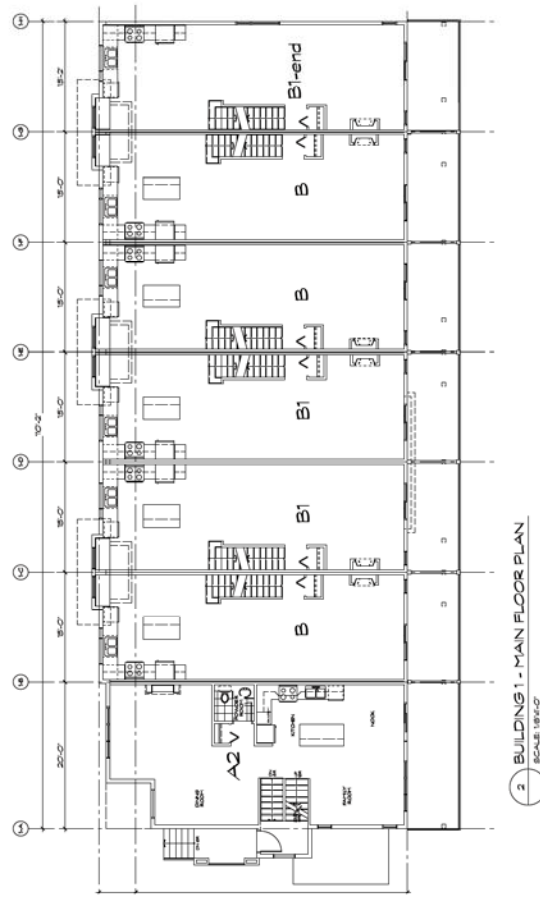
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NO.	DATE	DESCRIPTION

ISSUE:	REVISION:
DATE:	DESCRIPTION:



1 BUILDING 1 - GROUND FLOOR PLAN
SCALE 1/8"=1'-0"



2 BUILDING 1 - MAIN FLOOR PLAN
SCALE 1/8"=1'-0"

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PROJECT:
FAIRBORNE FLEETWOOD
4389 - 154th Street
Surrey, BC

DESIGN:	SCALE:	DATE:

ISSUE NO.:
BUILDING 1 FLOOR PLANS

REVISION:	DATE:

BUILDING 1	AREA 1 (SQ. FT.)	AREA 2 (SQ. FT.)	AREA 3 (SQ. FT.)
GROUND FLOOR	1,500.00	1,500.00	1,500.00
MAIN FLOOR	1,500.00	1,500.00	1,500.00
MECH. FLOOR	1,500.00	1,500.00	1,500.00
ROOF FLOOR	1,500.00	1,500.00	1,500.00
TOTAL	6,000.00	6,000.00	6,000.00



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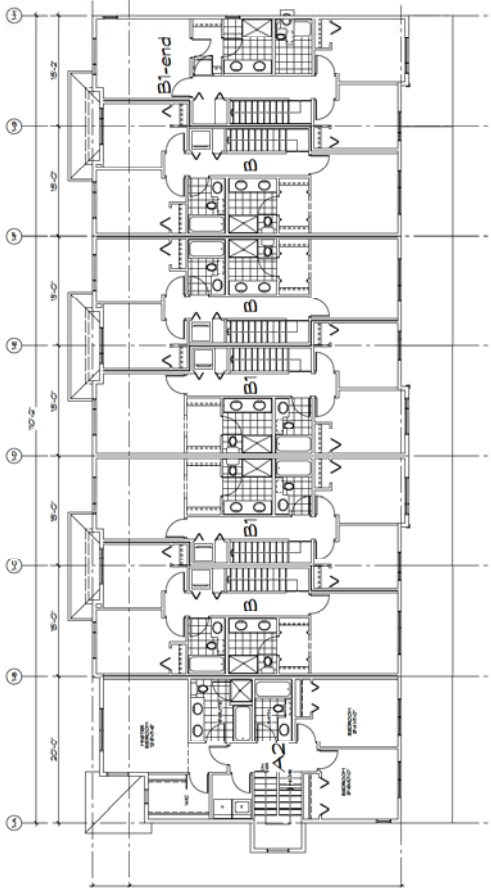
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FAIRBORNE FLEETWOOD
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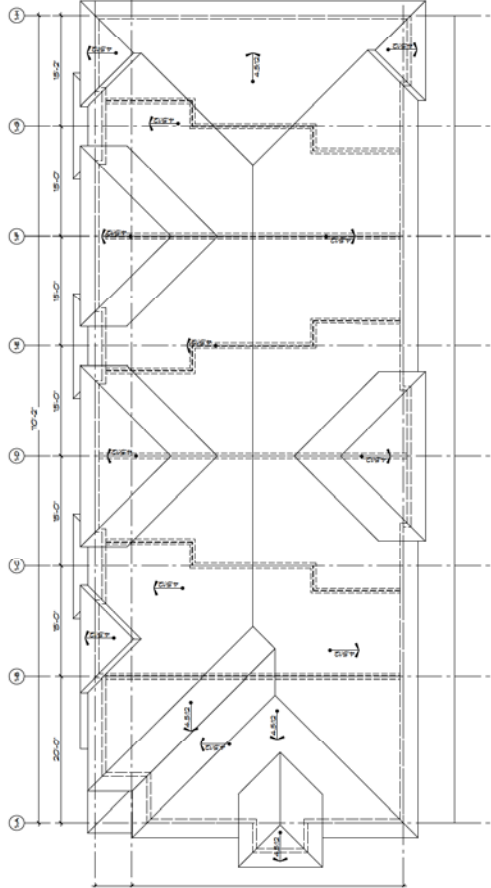
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BUILDING 1 FLOOR PLANS

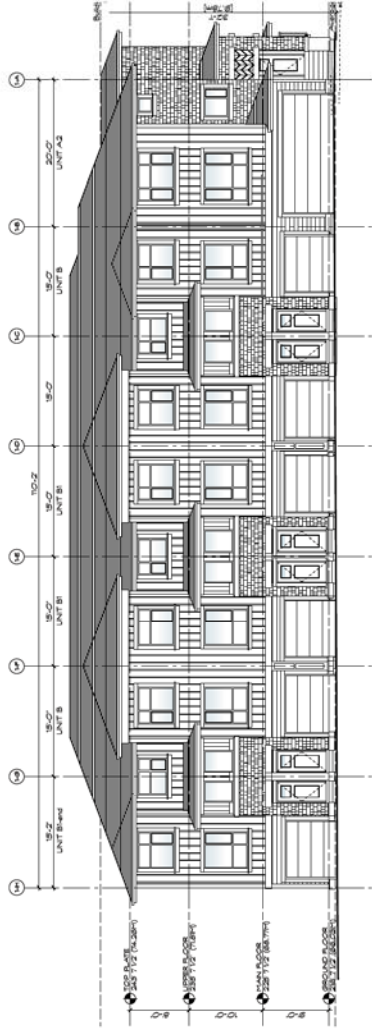
PROJECT NO.:	DATE:



1 BUILDING 1 - UPPER FLOOR PLAN
 SCALE: 1/8"=1'-0"



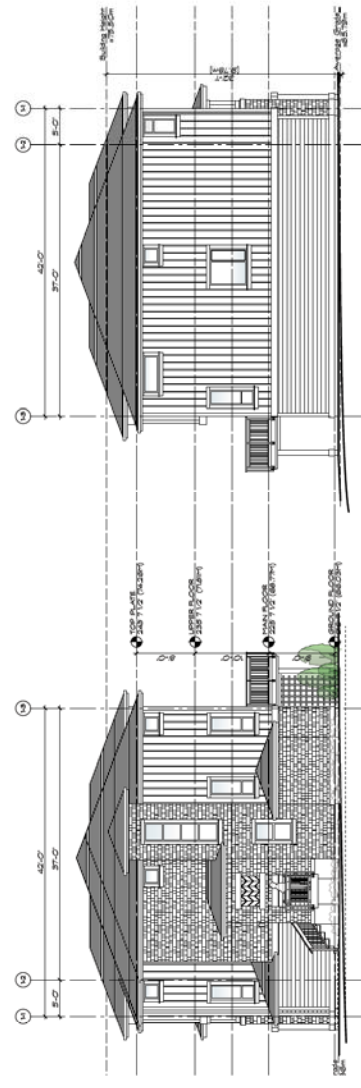
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 SCALE: 1/8"=1'-0"



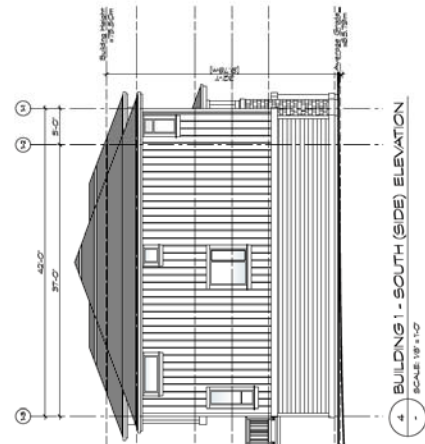
1. BUILDING 1 - EAST ELEVATION
SCALE 1/8" = 1'-0"



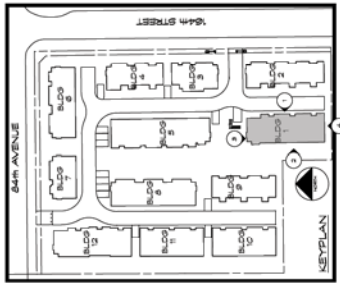
2. BUILDING 1 - WEST ELEVATION
SCALE 1/8" = 1'-0"



3. BUILDING 1 - NORTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"



4. BUILDING 1 - SOUTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"



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REVISION:	DATE:	DESCRIPTION:

ISSUE: 18-07-2020
 DATE: 18-07-2020
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 DRAWING: RESUBMIT FOR D.P.A.



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NO.	DATE	BY	NO.	DATE	BY
1	18-07-20	SCA/STP	1	18-07-20	SCA/STP

BUILDING 1 ELEVATIONS

PROJECT NO.: -
 DRAWING NO.: A2.02

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 TITLE: []
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 PROJECT: []
 ADDRESS: []
 DRAWING NO.: []



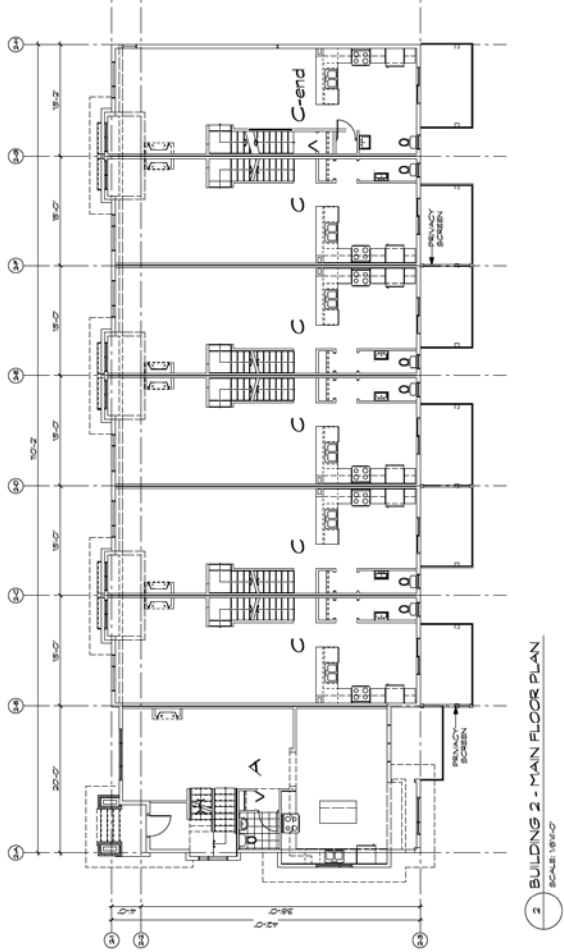
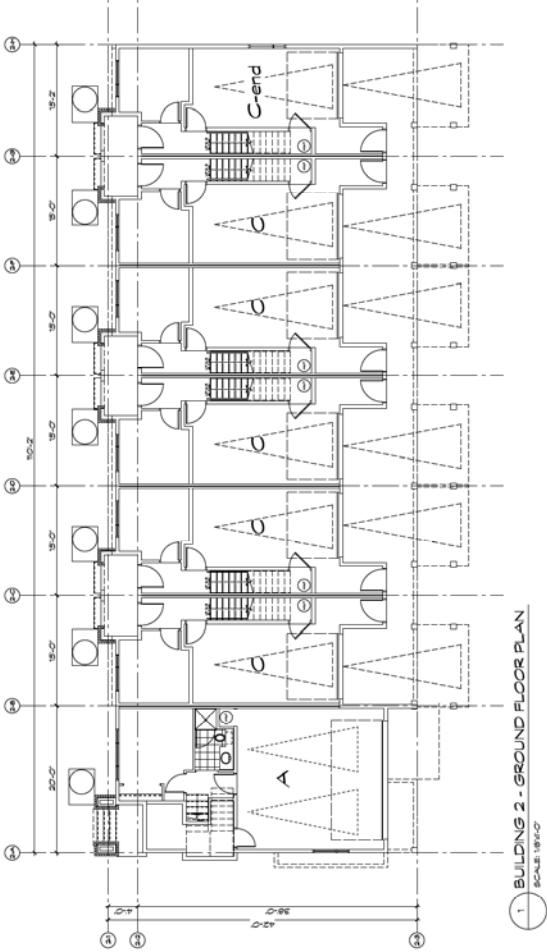
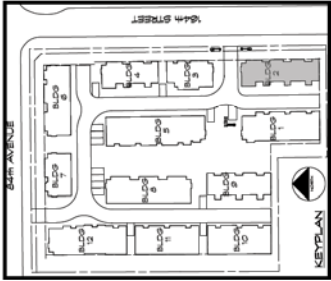
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PROJECT:
FAIRBORNE FLEETWOOD
 4389 - 154th Street
 Surrey, BC

DRAWN:	KJS	DESIGNED BY:	BC
SCALE:	1/8" = 1'-0"	PROJECT NO.:	BC-2017-0001
DATE FILED:			

BUILDING 2 FLOOR PLANS

REVISION:
 -
 SHEET NO.:
A2.10



BLDG 2	AREA (SQ.M)	AREA (SQ.FT)
GROUND LEVEL	1022.8 M ²	10978.8 M ²
1ST FLOOR	289.0 M ²	3108.0 M ²
2ND FLOOR	289.0 M ²	3108.0 M ²
NET AREA	1600.8 M ²	17194.8 M ²
PERMITTED AREA	1600.8 M ²	17194.8 M ²

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REVISION:

NO.	DATE	DESCRIPTION

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 DATE: _____
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 CHECKED BY: _____
 APPROVED BY: _____
 PROJECT NO.: _____



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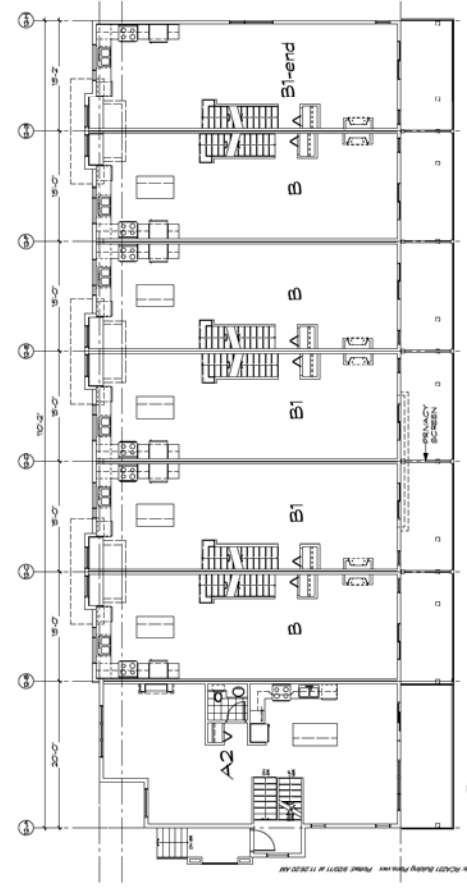
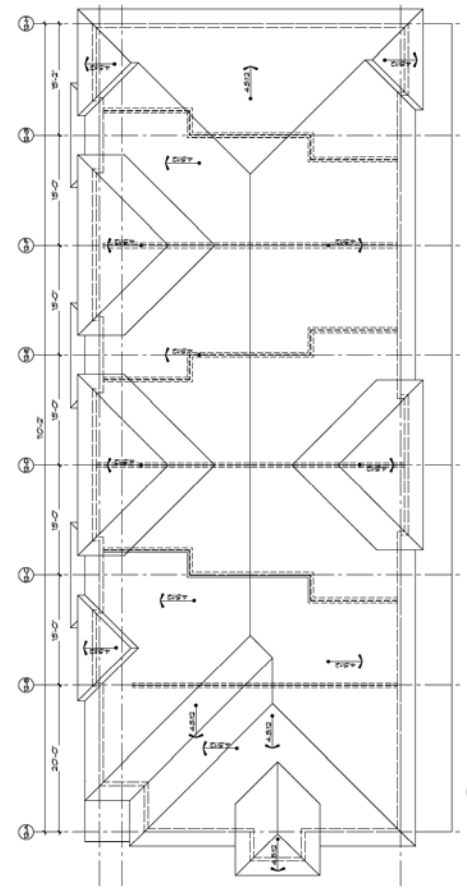
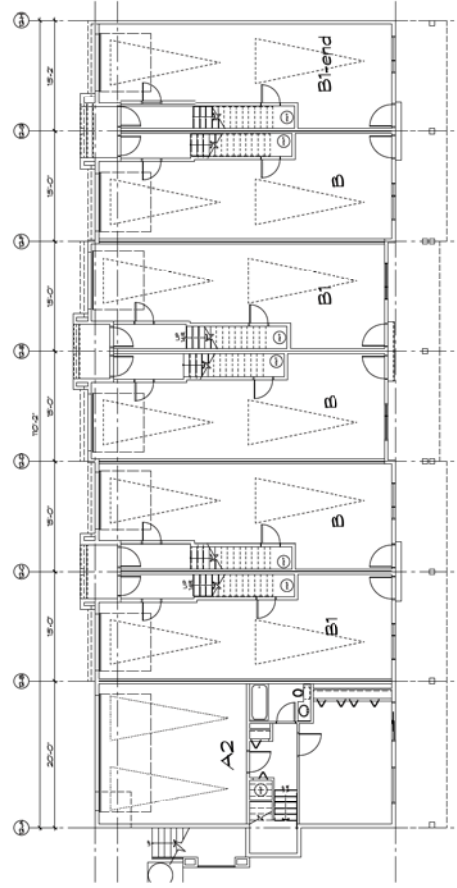
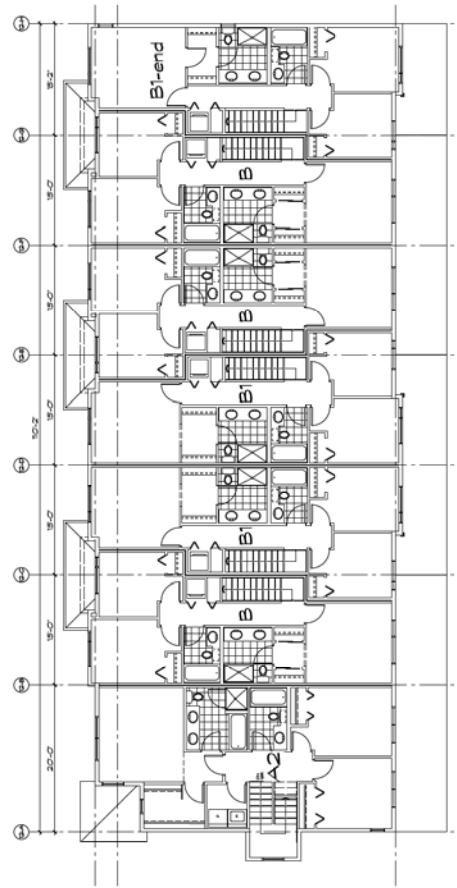
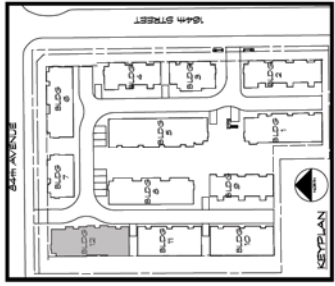
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DATE:	18/11/2017	SCALE:	AS SHOWN
PROJECT TITLE:	BUILDING 12 - FLOOR PLANS		

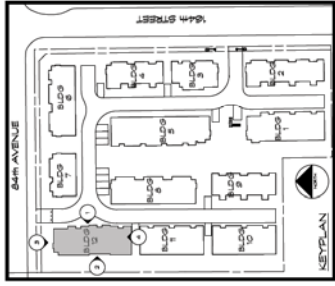
PROJECT NO.: _____
 SHEET NO.: _____
 SCALE: **A2:100**



BUILDING 12

DESCRIPTION	AREA (SQ. M)
GROUND LEVEL	4,600.00
FIRST FLOOR	4,600.00
SECOND FLOOR	4,600.00
ROOF	4,600.00
TOTAL	18,400.00





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REVISION	DATE	DESCRIPTION

ISSUE:
 DATE: 1.28.15
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 DRAWN BY: RESUBMIT FOR EPA
 CHECKED BY: RESUBMIT FOR EPA
 SCALE: 1/8"=1'-0"



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NO.	NS	NUMBER OF	SC

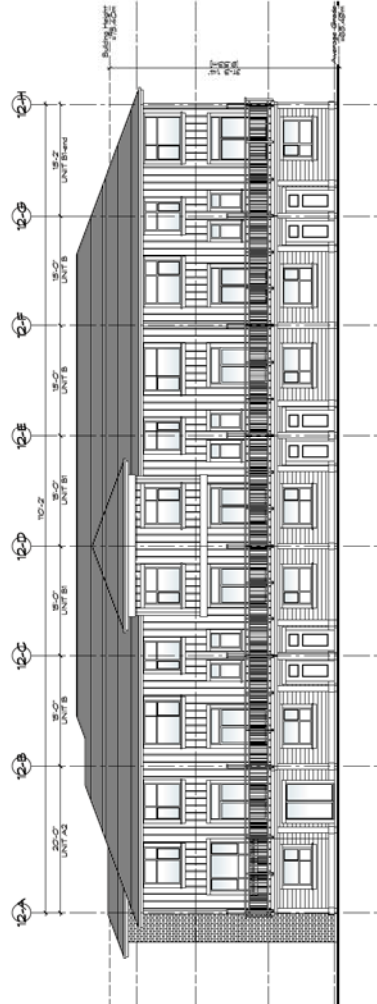
BUILDING 12 ELEVATIONS

PROJECT NO.	SCALE

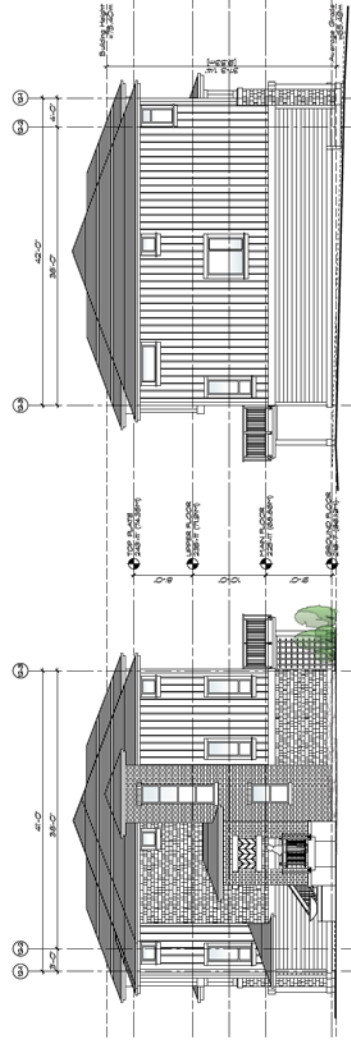
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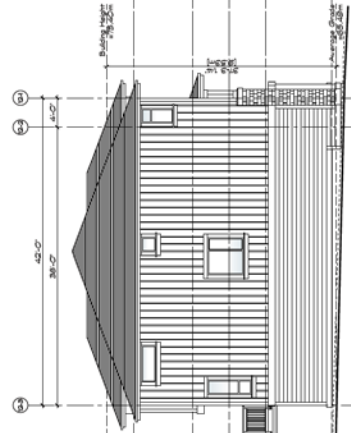
1 BUILDING 12 - EAST (FRONT) ELEVATION
 SCALE 1/8" = 1'-0"



2 BUILDING 12 - WEST (REAR) ELEVATION
 SCALE 1/8" = 1'-0"



3 BUILDING 12 - NORTH (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"



4 BUILDING 12 - SOUTH (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"



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ISSUE:	DESCRIPTION:
1	ISSUED FOR DEVELOPMENT PERMIT
2	ISSUED FOR PERMITTING
3	ISSUED FOR C.P.

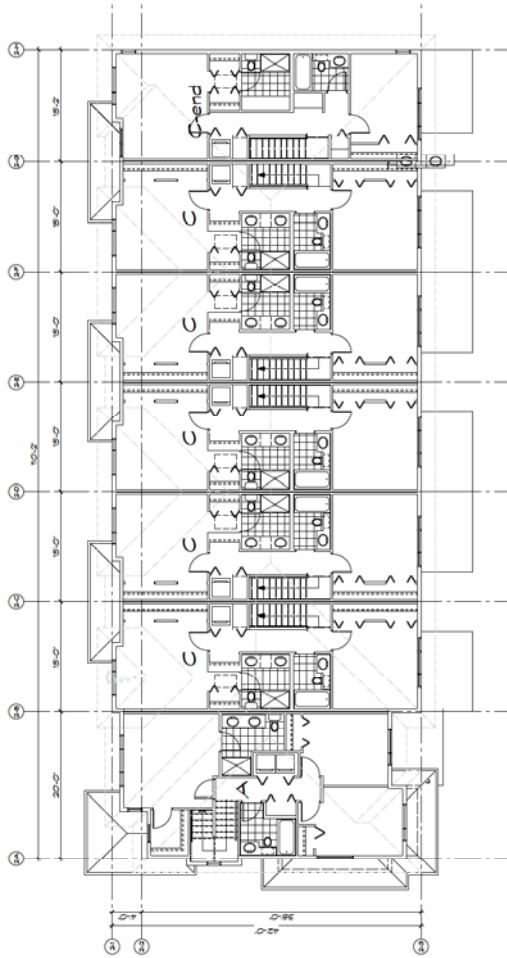


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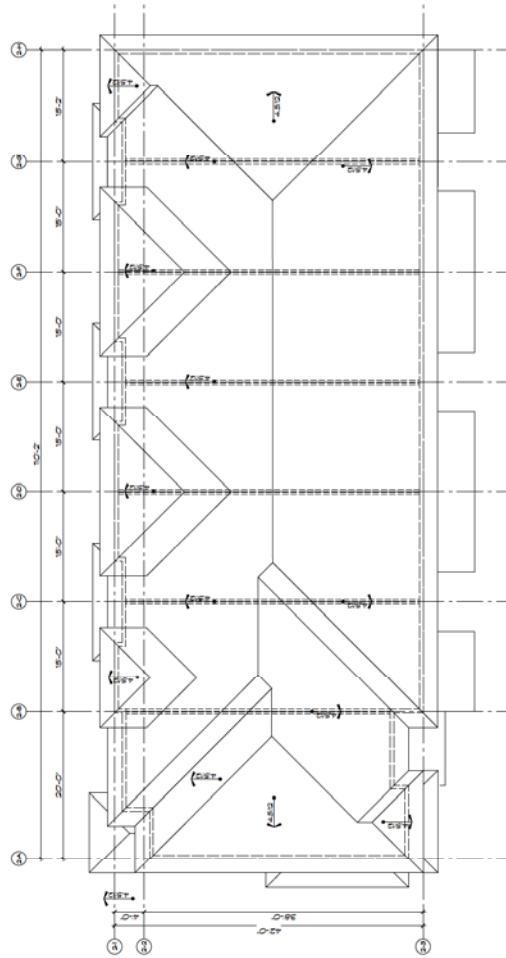
FAIRBORNE FLEETWOOD
 8388 - 164th Street
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PROJECT:	DATE:
FAIRBORNE FLEETWOOD	18/11/20
DESIGNED BY:	RCA
DRAWN BY:	RCA
CHECKED BY:	RCA
SCALE:	1:1
DATE:	18/11/20

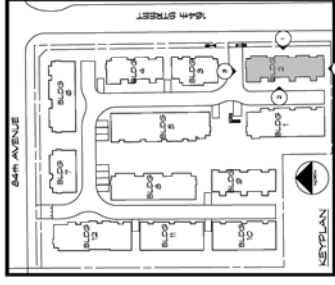
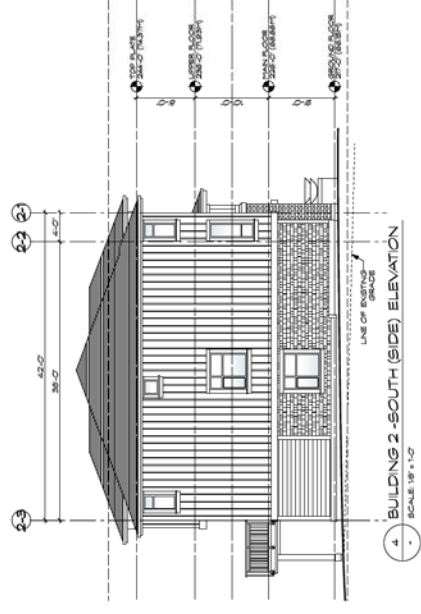
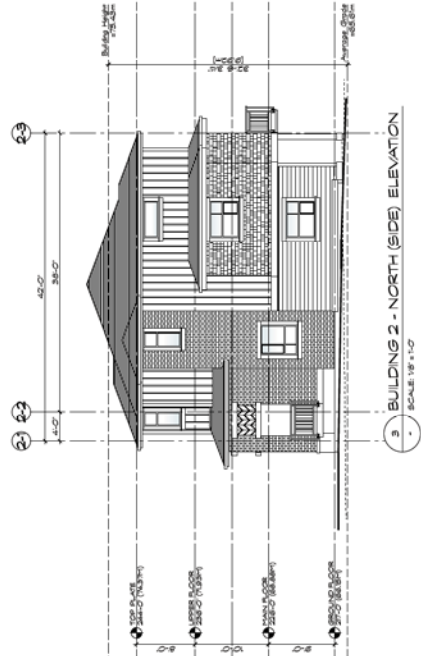
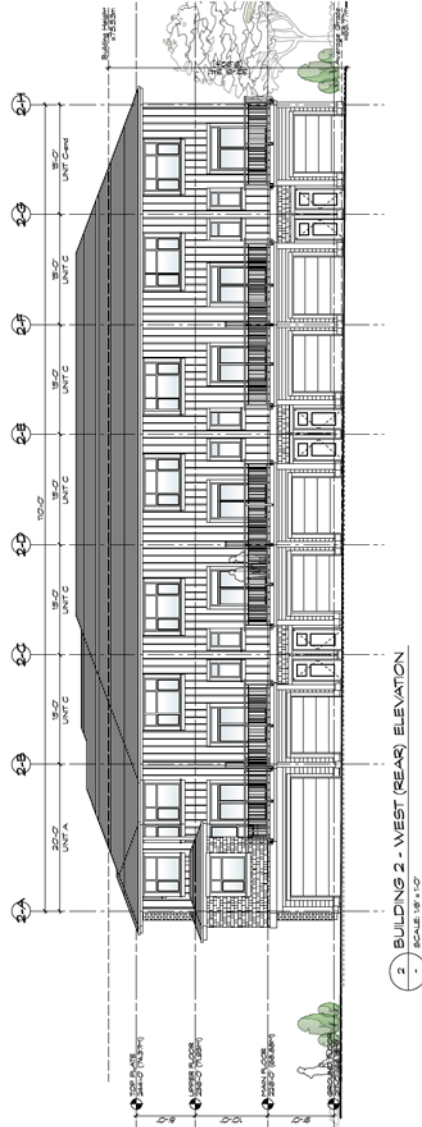
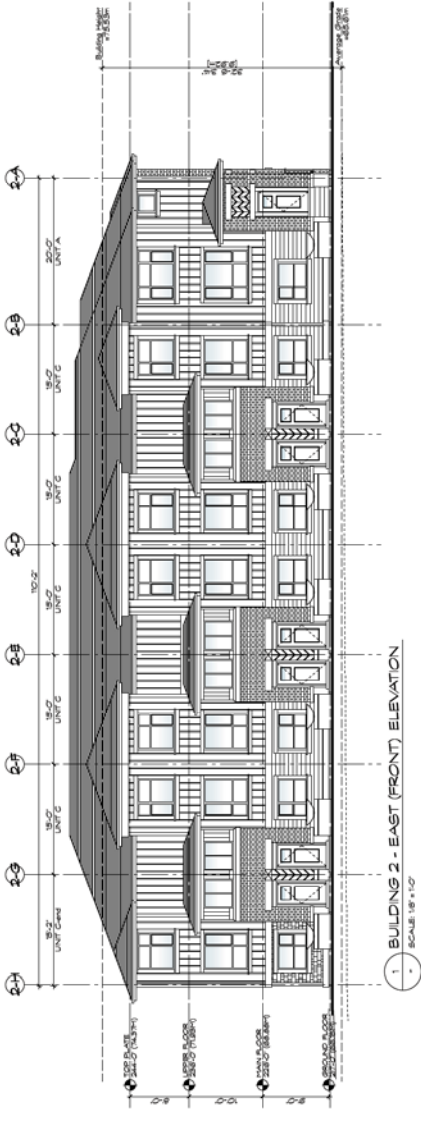
PROJECT:	DATE:
FAIRBORNE FLEETWOOD	18/11/20
DESIGNED BY:	RCA
DRAWN BY:	RCA
CHECKED BY:	RCA
SCALE:	1:1
DATE:	18/11/20



1. BUILDING 2 - UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"



2. BUILDING 2 - ROOF PLAN
 SCALE 1/8"=1'-0"



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ISSUE:

DATE: 18-11-2017
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 CHECKED BY: [Name]
 PROJECT NO: [Number]
 DRAWING NO: [Number]



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FAIRBORNE FLEETWOOD
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 Surrey, BC

NO.	DATE	DESCRIPTION

BUILDING 2 ELEVATIONS

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

A2.12

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ISSUE:

DATE: 18/11/2017
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 USER: R. GIBSON
 PROJECT: 2008040001
 DRAWING NO.: 2008040001

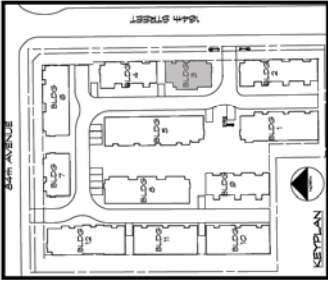


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PROJECT: FAIRBORNE FLEETWOOD
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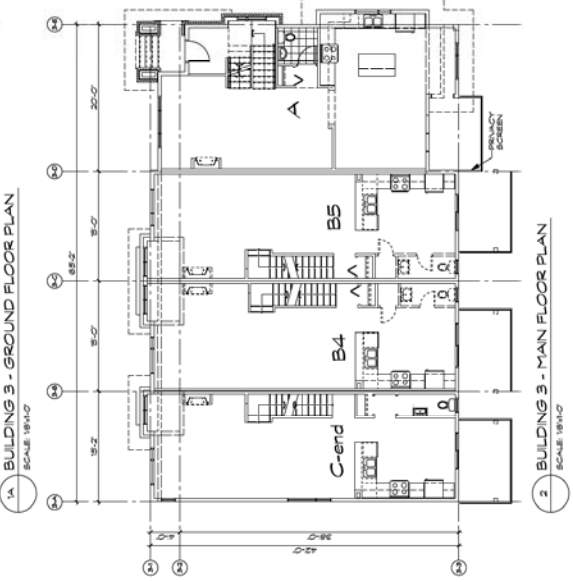
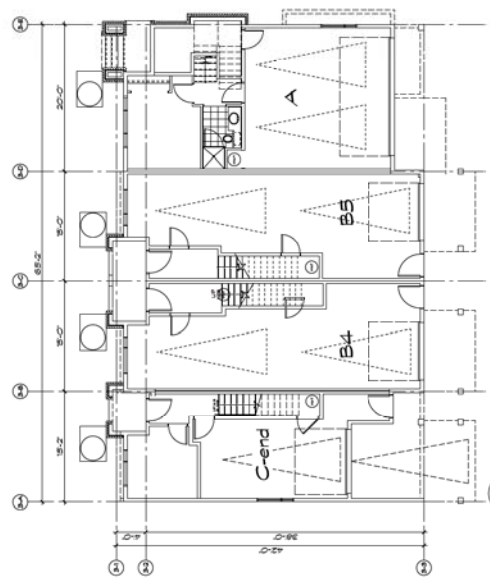
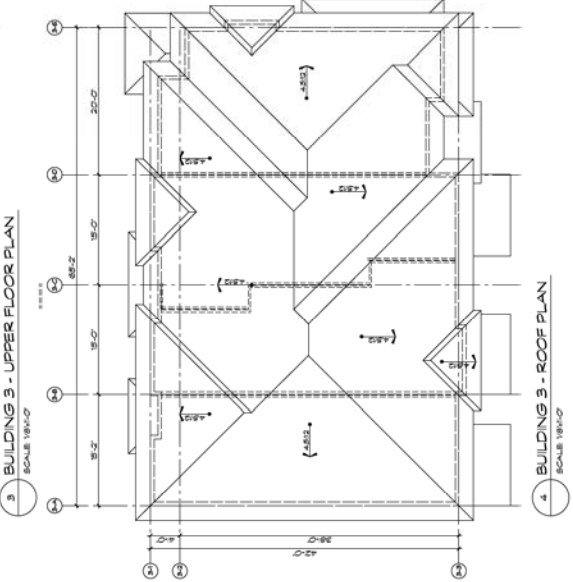
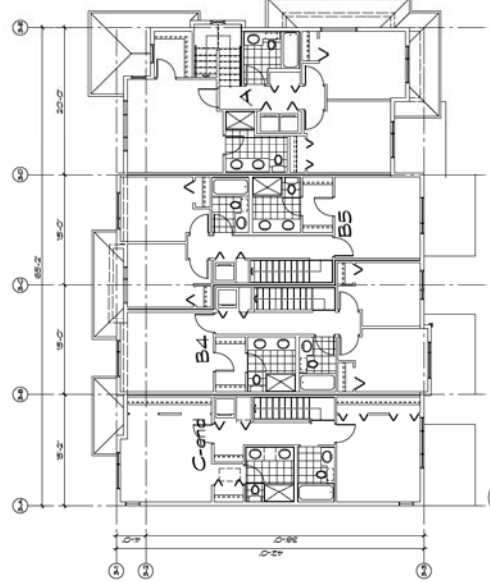
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SCALE: 1/8"=1'-0"	PROJECT NO.: 2008040001
SHEET TITLE: BUILDING 3 FLOOR PLANS	

REVISION: -
 SHEET NO.: A2.20



BUILDING 3

GRIDLINE	ASBIA (Project)	ASBIA (Drawing)
GROUND LEVEL	458.02 A.M.S.L.	458.3 A.M.S.L.
1ST FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
2ND FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
3RD FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
4TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
5TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
6TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
7TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
8TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
9TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
10TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
11TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
12TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
13TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
14TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
15TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
16TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
17TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
18TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
19TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
20TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
21TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
22TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
23TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
24TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
25TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
26TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
27TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
28TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
29TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
30TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
31TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
32TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
33TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
34TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
35TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
36TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
37TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
38TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
39TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
40TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
41TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
42TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
43TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
44TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
45TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
46TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
47TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
48TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
49TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
50TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
51TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
52TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
53TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
54TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
55TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
56TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
57TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
58TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
59TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
60TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
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63TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
64TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
65TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
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68TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
69TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
70TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
71TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
72TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
73TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
74TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
75TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
76TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
77TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
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79TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
80TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
81TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
82TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
83TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
84TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
85TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
86TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
87TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
88TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
89TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
90TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
91TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
92TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
93TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
94TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
95TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
96TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
97TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
98TH FLOOR	458.02 A.M.S.L.	458.3 A.M.S.L.
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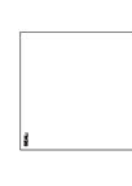
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 18/01/2018
 USER: RBC
 DRAWING FOR DEVELOPMENT PERMIT
 PROJECT: 18-01-01
 ADDRESS: 4399 154th Street
 20000



RCA
 Robert Ciccozzi Architecture Inc.
 200 - 2039 Columbia Street
 Canada V5V 3T3
 Tel: (604) 875-7441
 Fax: (604) 875-4411
 admin@rcaarchitecture.com

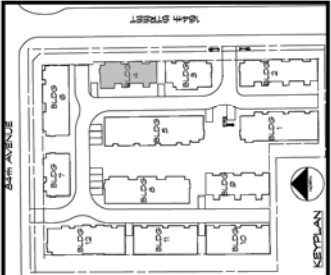
PROJECT: FAIRBORNE FLEETWOOD
 4399 - 154th Street
 Surrey, BC

DATE	NO.	ISSUED BY	REV.
18/01/2018	1	RBC	

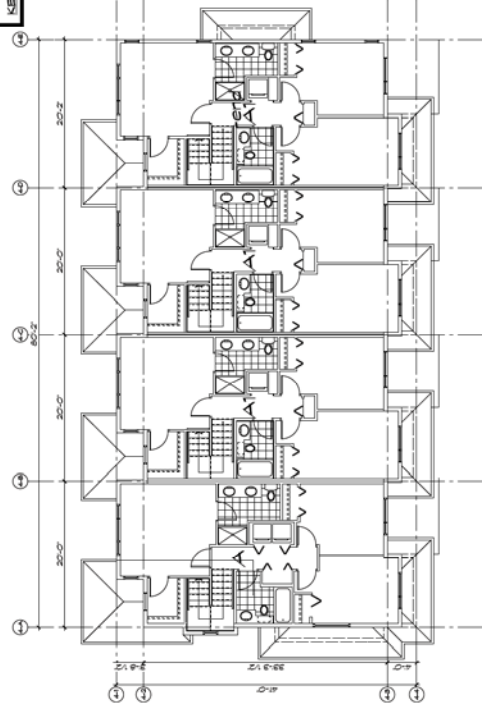
SCALE: 1/8"=1'-0"

PROJECT TITLE: BUILDING 4 - FLOOR PLANS

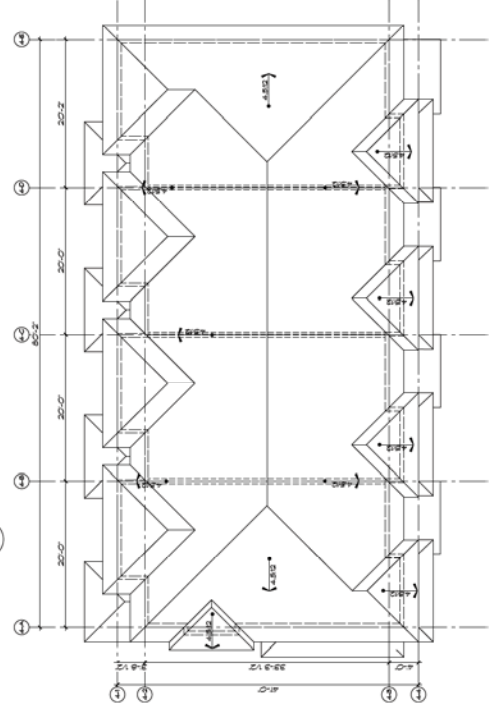
REVISION: -
 SHEET NO.: A2.30



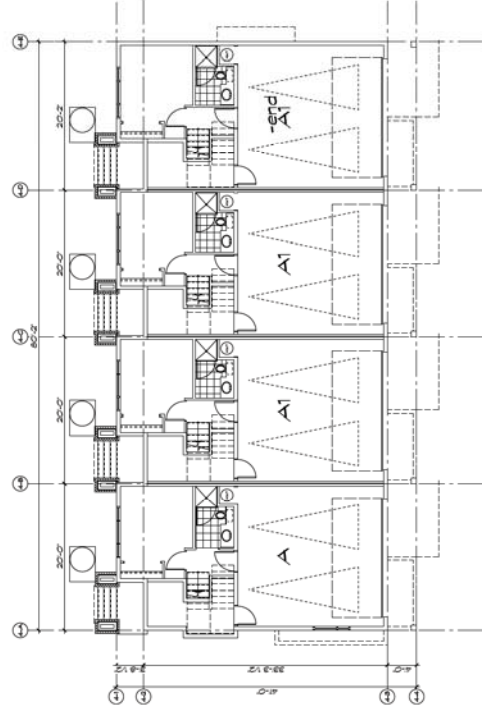
DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
GROUND FLOOR	437.00	40.40
UPPER FLOOR	279.00	25.80
TOTAL AREA	716.00	66.20
PERMITTED AREA	1538.00	142.00
PERMITTED AREA	1538.00	142.00



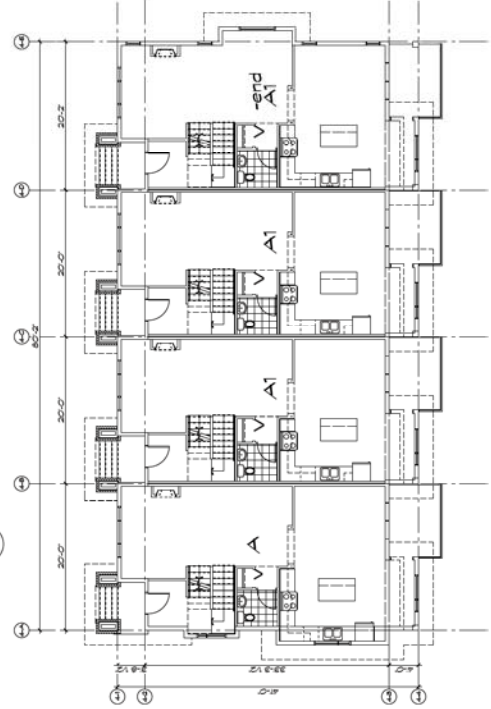
3 BUILDING 4 - UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"



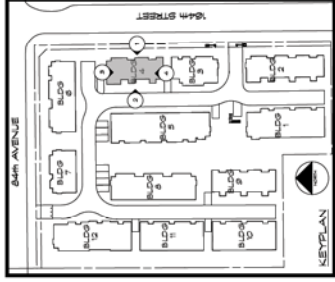
4 BUILDING 4 - ROOF PLAN
 SCALE 1/8"=1'-0"



1 BUILDING 4 - GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"



2 BUILDING 4 - MAIN FLOOR PLAN
 SCALE 1/8"=1'-0"



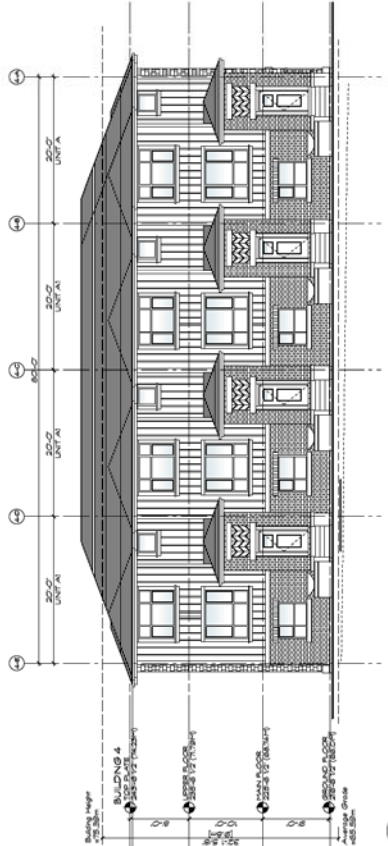
CONTRACTOR REQUIRED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO THE DRAWING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF ROBERT CUSCOZZI ARCHITECTURE INC. AND CANNOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF ROBERT CUSCOZZI ARCHITECTURE INC. AND CANNOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION.

NO.	DATE	DESCRIPTION

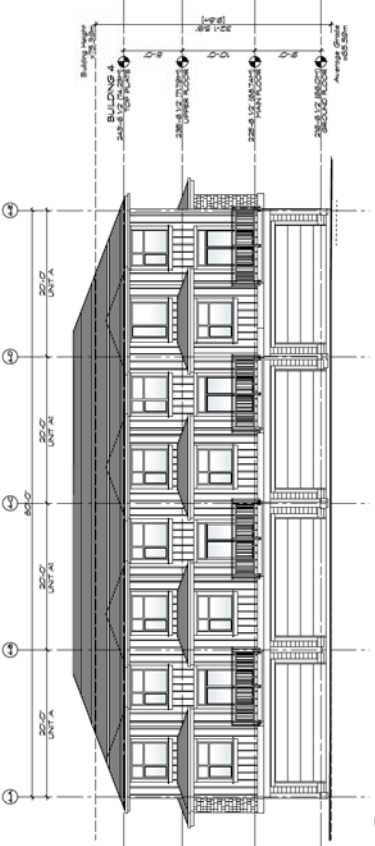
ISSUE: 1
 DATE: 18/11/27
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



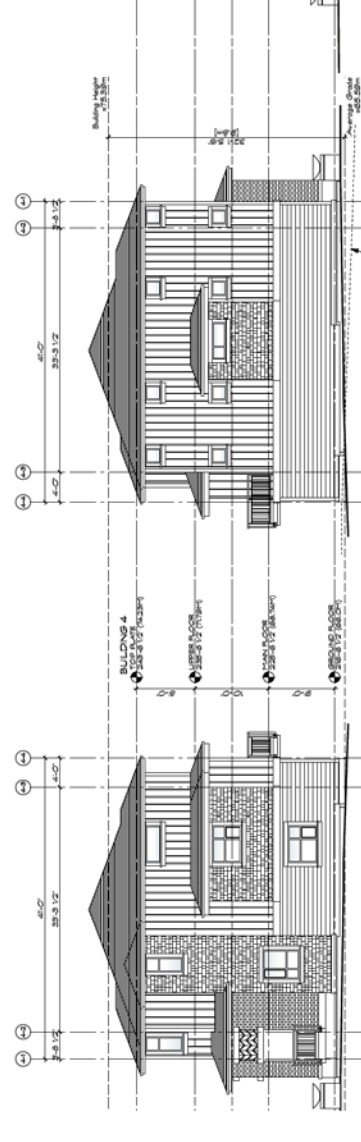
ROCA
 Robert Cuscozzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, BC
 Canada V5T 3V3
 Tel: (604) 687-4741
 Fax: (604) 687-4742
 admin@roca.ca/rocaarchitecture.com



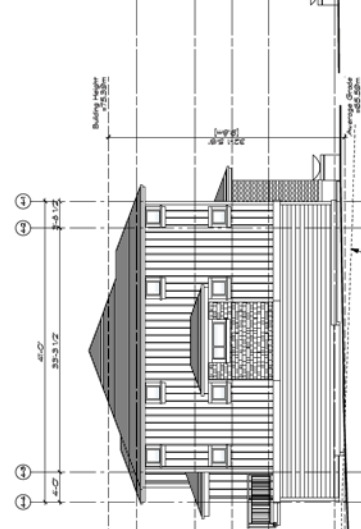
1 BUILDING 4 - EAST (FRONT) ELEVATION
 SCALE 1/8" = 1'-0"



2 BUILDING 4 - WEST (REAR) ELEVATION
 SCALE 1/8" = 1'-0"



3 BUILDING 4 - NORTH (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"



4 BUILDING 4 - SOUTH (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"

FAIRBORNE
FAIRBORNE FLEETWOOD
 6959 - 164th Street
 Surrey, BC

NO.	NS	NO. OF SHEETS	NS
DATE	18/11/27	PROJECT NO.	BC-A231

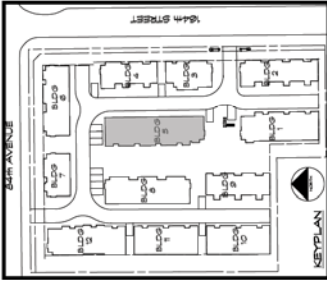
BUILDING 4 ELEVATIONS

NO.	-
SCALE	A231

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NO.	DATE	REVISIONS

ISSUE:
 NAME: [REDACTED]
 USER: [REDACTED]
 TITLE: [REDACTED]
 PROJECT: [REDACTED]
 SHEET NO.: [REDACTED]
 SHEET TOTAL: [REDACTED]



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 200 - 2888 Columbia Street
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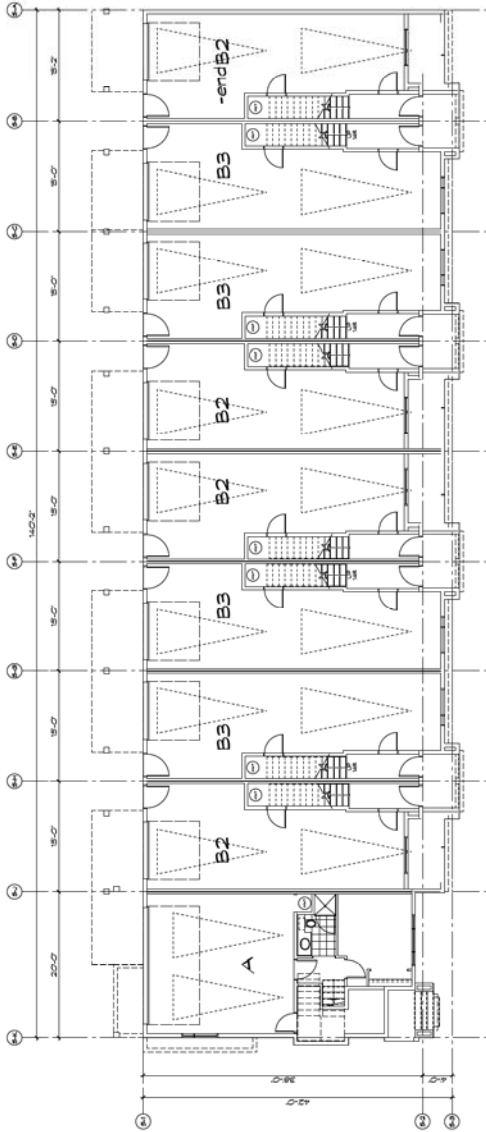
FAIRBORNE FLEETWOOD
 8389 - 184th Street
 Surrey, BC

NO.	DATE	REVISIONS

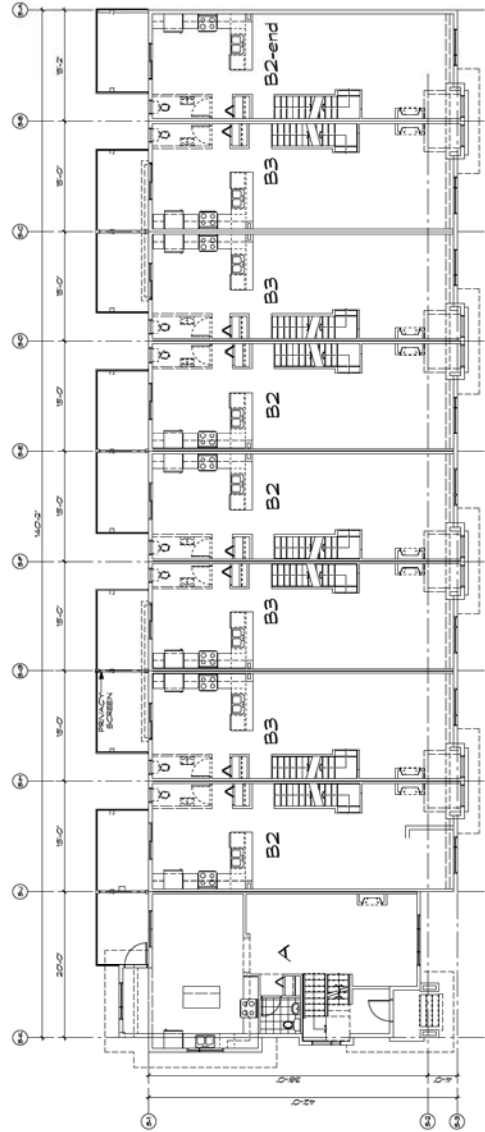
PROJECT: [REDACTED]
 SHEET NO.: [REDACTED]
 SHEET TOTAL: [REDACTED]

PROJECT NO.: [REDACTED]
 DRAWING NO.: [REDACTED]
 SCALE: [REDACTED]

SHEET NO.	AREA (SQ.M)	AREA (SQ.FT)
BLDG 1	1023.4	11002.4
BLDG 2	1023.4	11002.4
BLDG 3	1023.4	11002.4
BLDG 4	1023.4	11002.4
BLDG 5	1023.4	11002.4
BLDG 6	1023.4	11002.4
BLDG 7	1023.4	11002.4
BLDG 8	1023.4	11002.4
BLDG 9	1023.4	11002.4
BLDG 10	1023.4	11002.4



1 BUILDING 5 - GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"



2 BUILDING 5 - MAIN FLOOR PLAN
 SCALE: 1/8"=1'-0"



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NO.	DATE	DESCRIPTION

ISSUE	REVISION

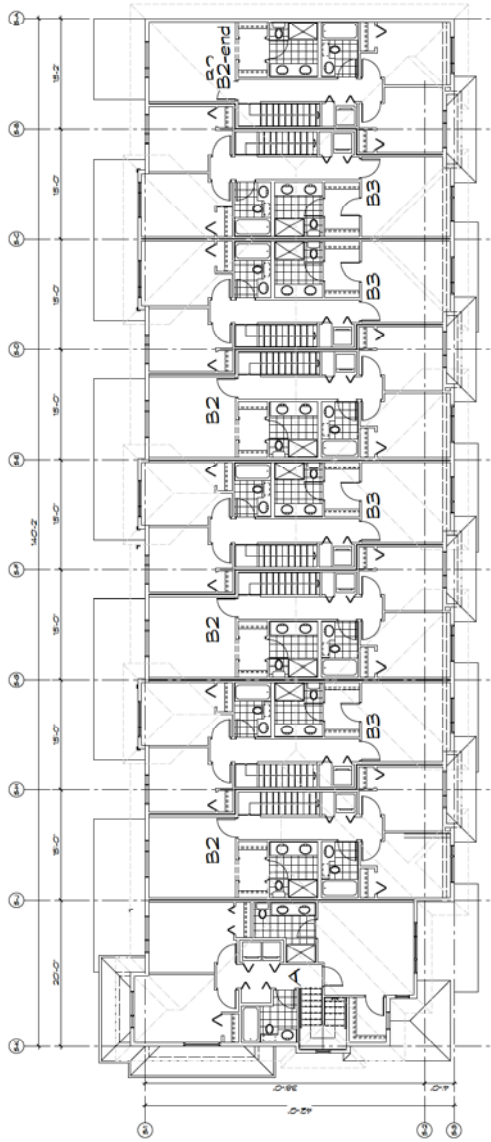


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 admin@ciccocioppoarchitecture.com

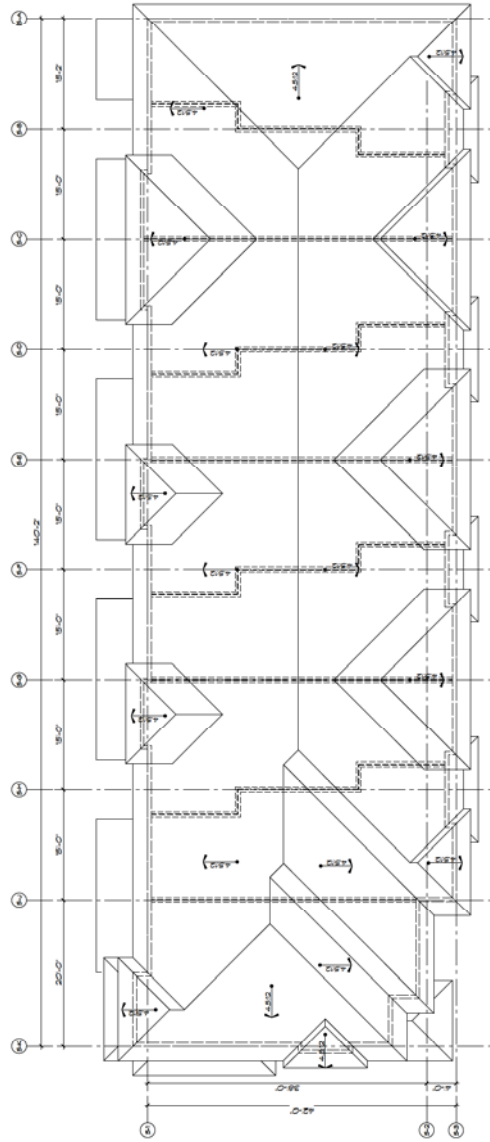
FAIRBORNE FLEETWOOD
 8388 - 164th Street
 Surrey, BC

DESIGNER	ALB	DESIGNED BY	BC
SCALE	1/8" = 1'-0"	PROJECT NO.	BCA2011
SHEET TITLE		BUILDING 5 FLOOR PLANS	

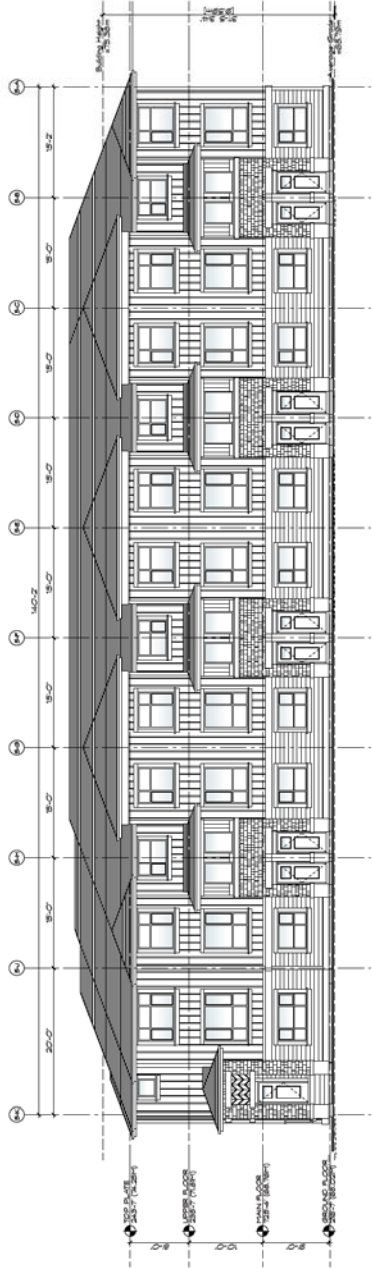
REVISIONS	-
SCALE	A2.41



1 BUILDING 5 - UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"



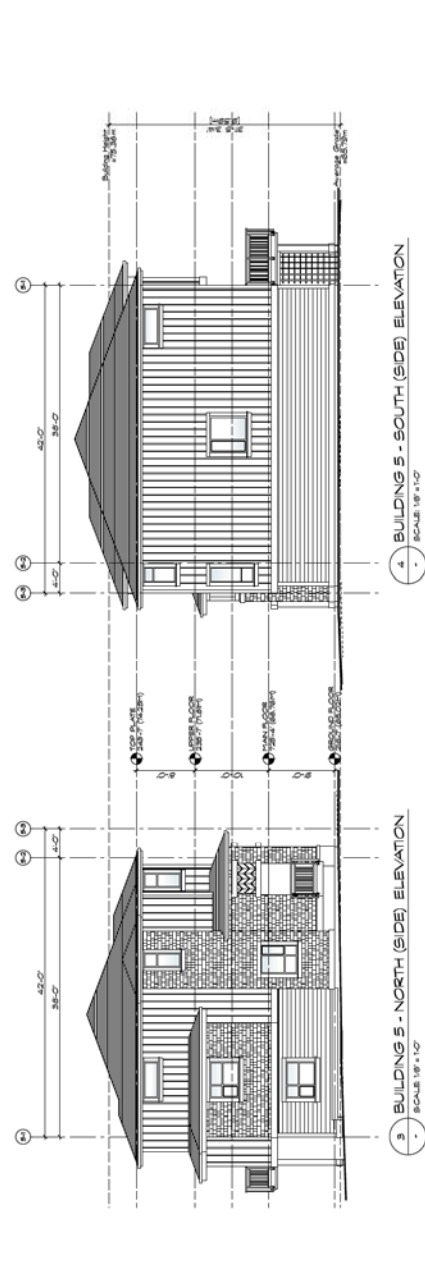
2 BUILDING 5 - ROOF PLAN
 SCALE 1/8"=1'-0"



1. BUILDING 5 - WEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

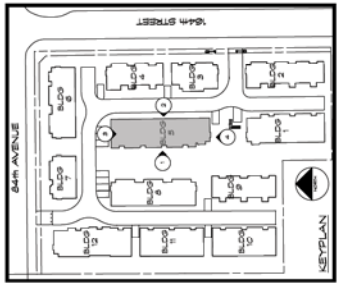


2. BUILDING 5 - EAST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



3. BUILDING 5 - NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

4. BUILDING 5 - SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



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REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
07/07	ISSUED FOR DEVELOPMENT PERMIT
07/08	REVISION FOR D/A
07/08	REVISION FOR D/A



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rocaarch.com

PROJECT: FAIRBORNE FLEETWOOD
5959 - 164th Street
Surrey, BC

DATE: 18/11/27
SCALE: 1/8" = 1'-0"
SHEET NO.: 5
PROJECT NO.: R24231
BUILDING 5 ELEVATIONS

REVISION NO.: -
DRAWING NO.: A2.42

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REVISION:
 NO. DATE DESCRIPTION

ISSUE:
 TITLE: BUILDING 6 - DEVELOPMENT PERMIT
 USER: R. COZZO
 DATE: 2023
 REVISION: FOR C.P.

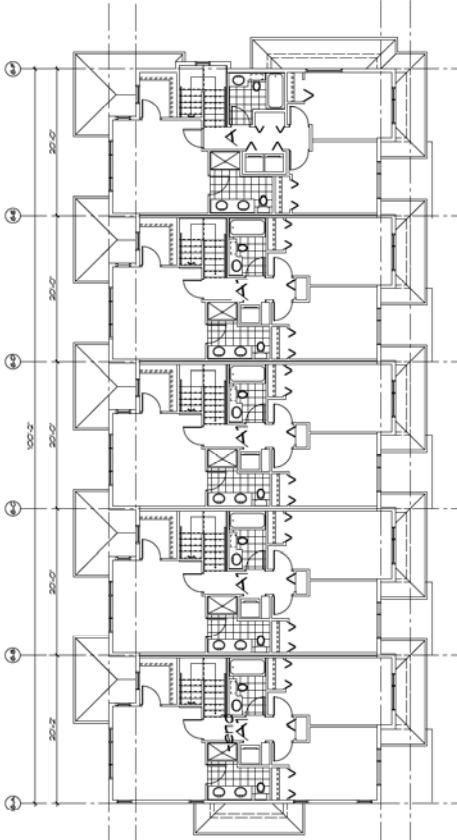


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 Robert Cozzo Architecture Inc.
 200 - 2539 Columbia Street
 Canada V5V 3T3
 Tel: (604) 957-4411
 Fax: (604) 957-4411
 admin@rcozcoarchitecture.com

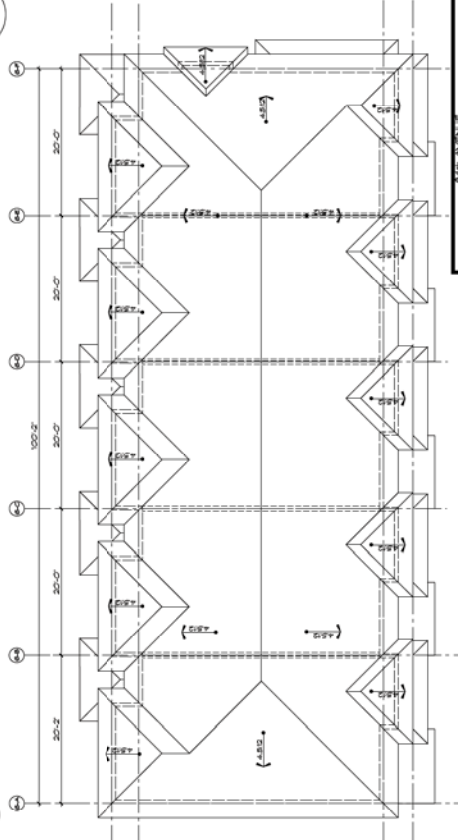
FAIRBORNE FLEETWOOD
 6389 - 164th Street
 Surrey, BC

PROJECT: K5
 DRAWN BY: RC
 SCALE: 1/8"=1'-0"
 SHEET NO.: RCO-031
BUILDING 6 FLOOR PLANS

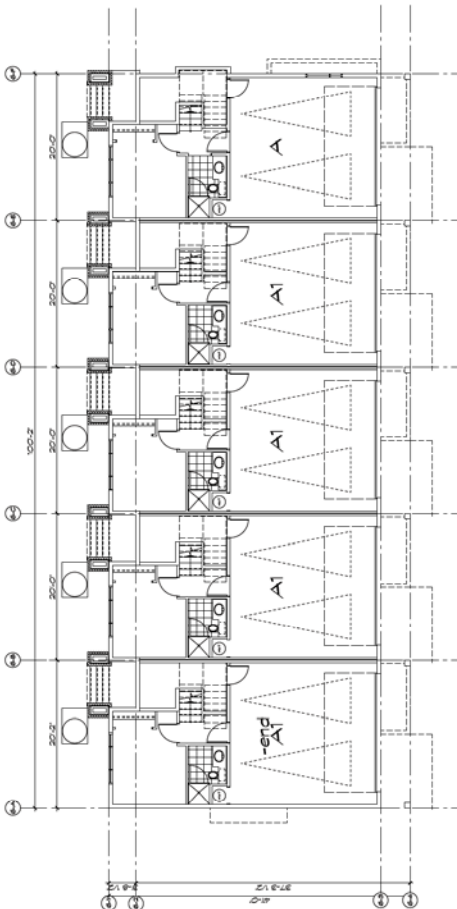
REVISION: -
 SHEET NO.: **A2.50**



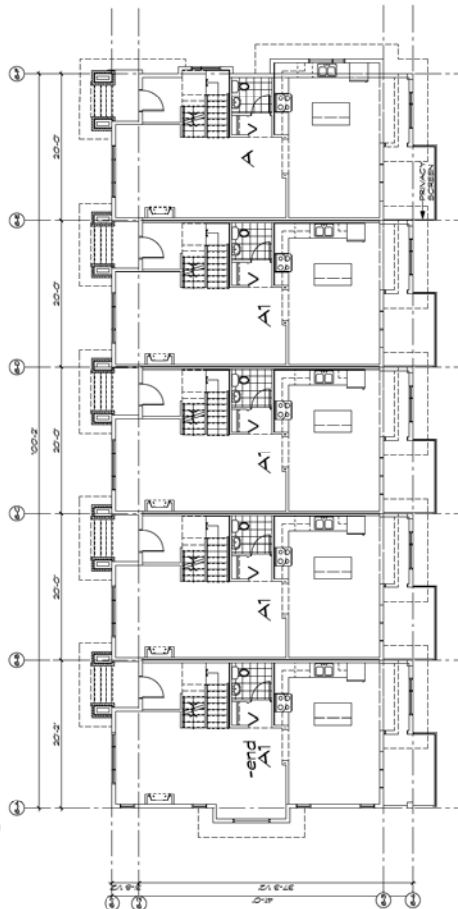
3 BUILDING 6 - UPPER FLOOR PLAN
 SCALE: 1/8"=1'-0"



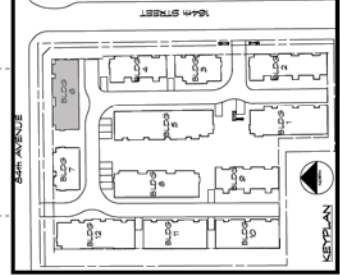
4 BUILDING 6 - ROOF PLAN
 SCALE: 1/8"=1'-0"



1 BUILDING 6 - GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"



2 BUILDING 6 - MAIN FLOOR PLAN
 SCALE: 1/8"=1'-0"



BLDG #	AREA (SQ. FT.)	AREA (SQ. M.)
BLDG 1	3,367.2	310.2
BLDG 2	3,367.2	310.2
BLDG 3	3,367.2	310.2
BLDG 4	3,367.2	310.2
BLDG 5	3,367.2	310.2
BLDG 6	3,367.2	310.2
BLDG 7	3,367.2	310.2
BLDG 8	3,367.2	310.2
BLDG 9	3,367.2	310.2
BLDG 10	3,367.2	310.2
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0
TOTAL AREA	33,672.0	3,102.0

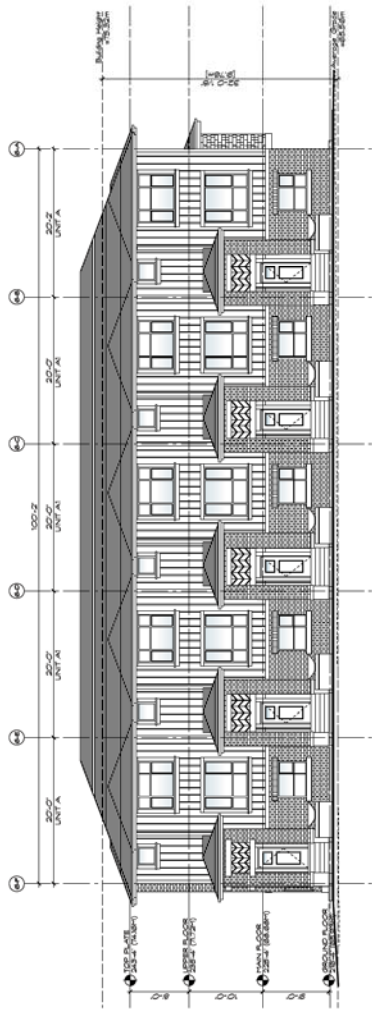
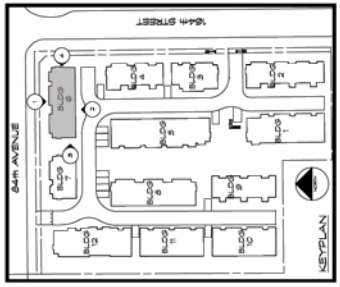
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NO.	DATE	DESCRIPTION

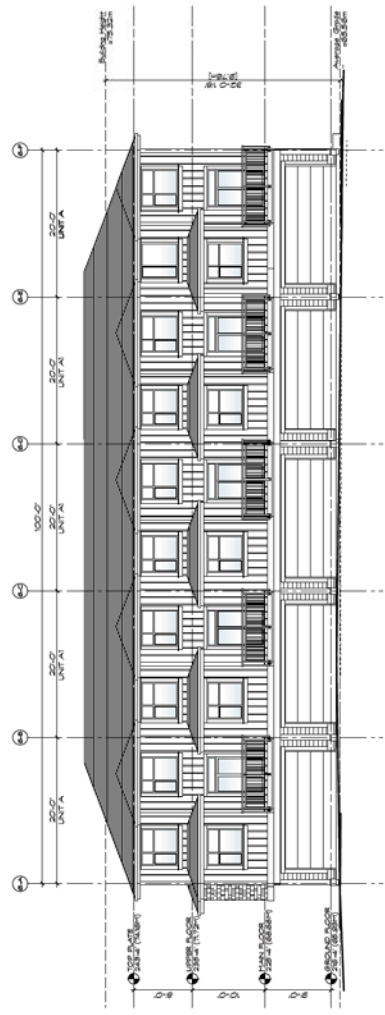
ISSUE:
 DATE: 10/17/2017
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT NO.: 18-017
 DRAWING NO.: 2008
 REVISION FOR: D/A
 REVISION FOR: D/A



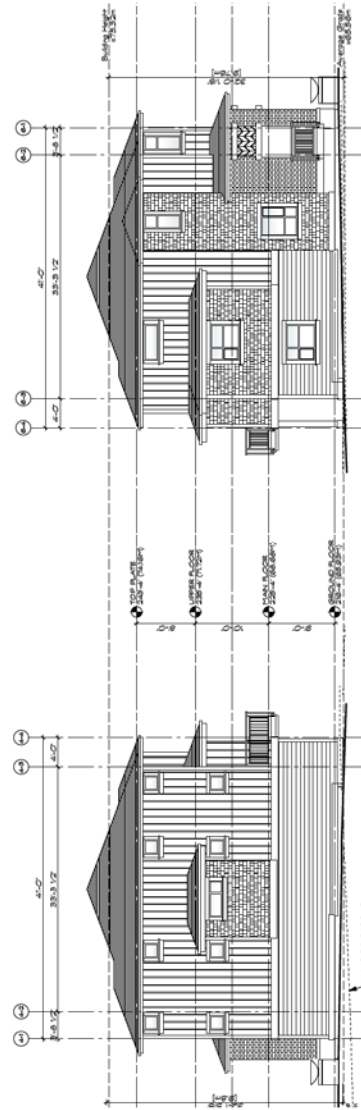
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 Canada V5T 3V3
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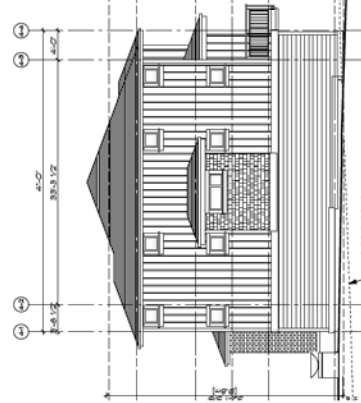
1. BUILDING 6 - NORTH (FRONT) ELEVATION
 SCALE: 1/8" = 1'-0"



2. BUILDING 6 - SOUTH (REAR) ELEVATION
 SCALE: 1/8" = 1'-0"



4. BUILDING 6 - EAST (SIDE) ELEVATION
 SCALE: 1/8" = 1'-0"



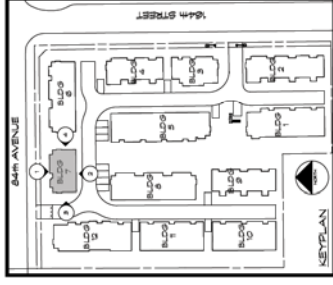
3. BUILDING 6 - WEST (SIDE) ELEVATION
 SCALE: 1/8" = 1'-0"

FAIRBORNE FLEETWOOD
 8939 - 164th Street
 Surrey, BC

NO.	DATE	DESCRIPTION

PROJECT NO.: 18-017
 DRAWING NO.: 2008
 BUILDING 6 ELEVATIONS
 SCALE: 1/8" = 1'-0"

DATE: 10/17/2017
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT NO.: 18-017
 DRAWING NO.: 2008
 REVISION FOR: D/A
 REVISION FOR: D/A



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REVISION	DATE	DESCRIPTION

ISSUE NO. 1.02.15
 DATE 15.02.15
 DRAWN FOR DEVELOPMENT PERMIT
 REVISION FOR CIP
 20.02.15
 REVISION FOR CIP



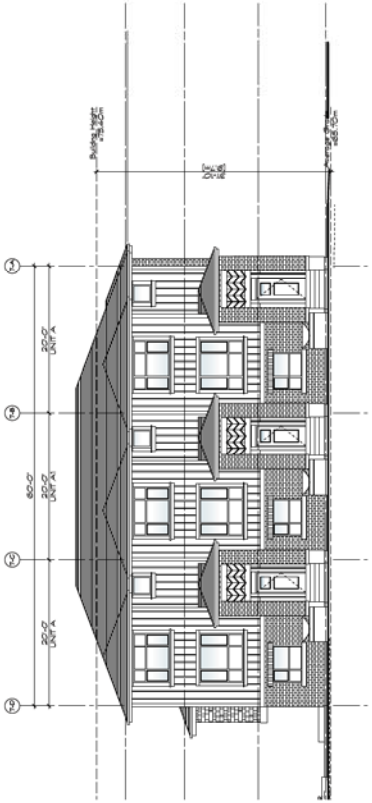
RCA
 Robert Girouard Architecture Inc.
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 admin@rcaarchitect.com

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 Surrey, BC

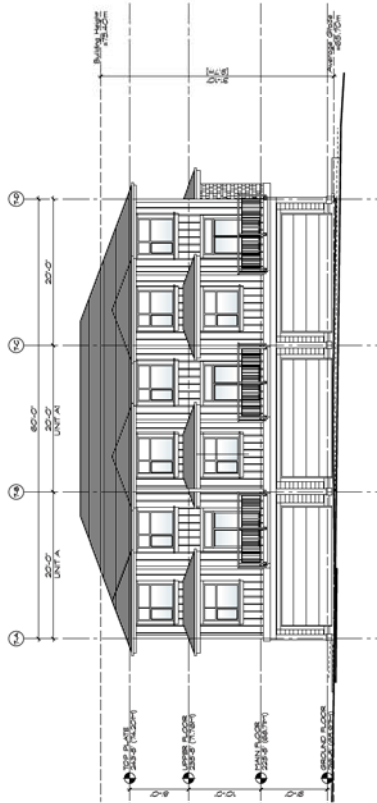
NO.	NS	NUMBER OF	SC

PROJECT NO. RC-23P
 SHEET NO. BUILDING 7 ELEVATIONS

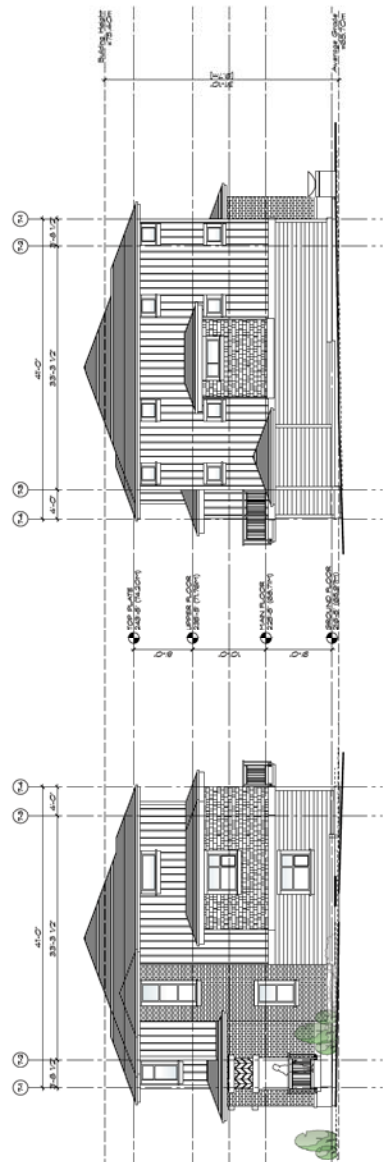
PROJECT NO. -
 SHEET NO. A2.61



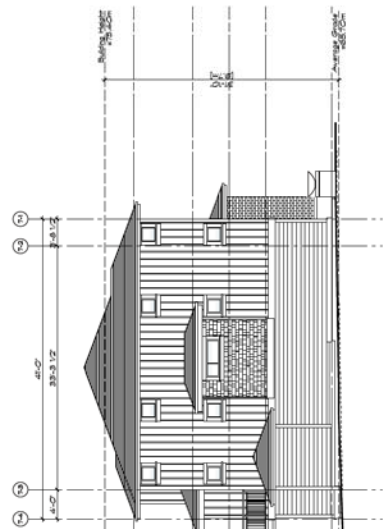
1 BUILDING 7 - NORTH (FRONT) ELEVATION
 SCALE 1/8" = 1'-0"



2 BUILDING 7 - SOUTH (REAR) ELEVATION
 SCALE 1/8" = 1'-0"



3 BUILDING 7 - WEST (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"



4 BUILDING 7 - EAST (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"

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REVISION:
NO. DATE DESCRIPTION

ISSUE:
DATE: 18/11/2018
PROJECT: 18-0107
SHEET NO: 02/03



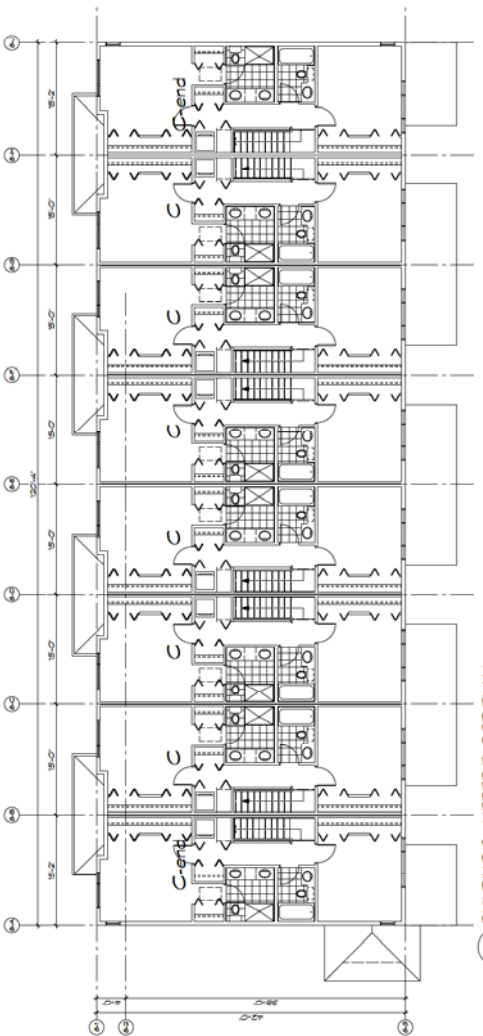
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PROJECT:
**FAIRBORNE
FLEETWOOD**
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Surrey, BC

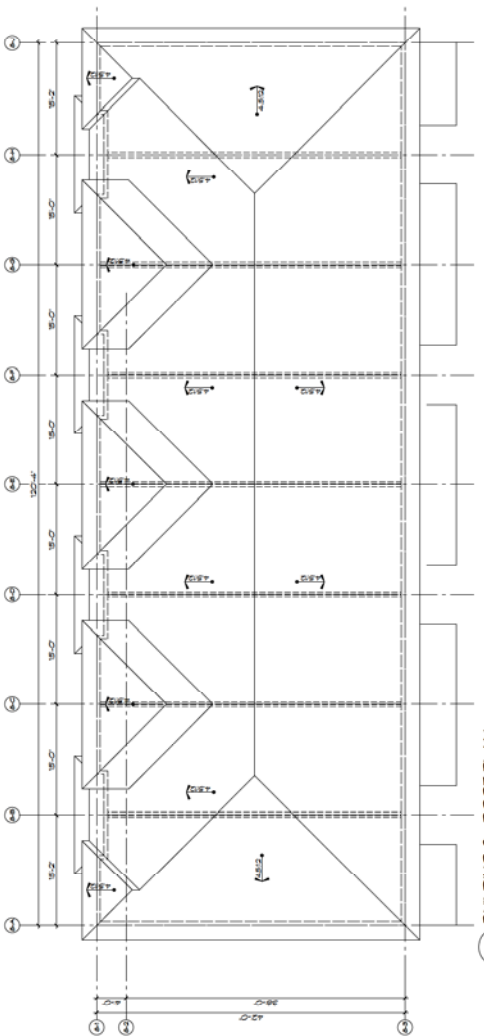
DATE:	18/11/2018
SCALE:	1/8" = 1'-0"
PROJECT NO.:	18-0107
PROJECT NAME:	FAIRBORNE FLEETWOOD

BUILDING 8
FLOOR PLANS

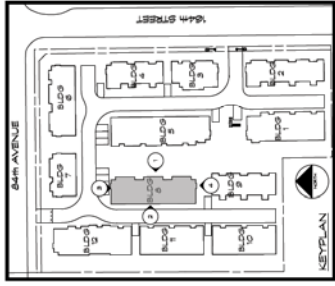
SHEET NO.:
-
A2.71



3 BUILDING 8 - UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"



4 BUILDING 8 - ROOF PLAN
SCALE 1/8" = 1'-0"



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REVISION	DATE	DESCRIPTION

ISSUE NO. 1.02.15
 DATE 15/02/15
 FOR 164th Street Development Permit
 PROJECT 07-0711
 REVISION FOR EPA
 DRAWING 20-0301

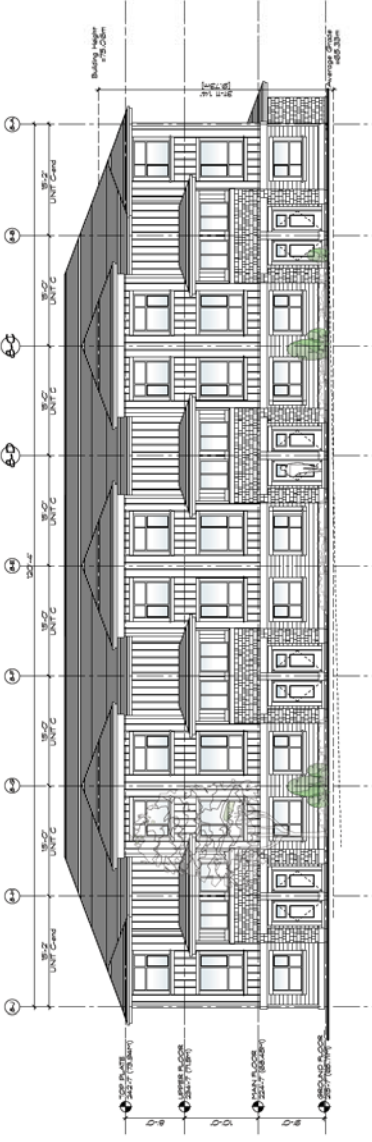


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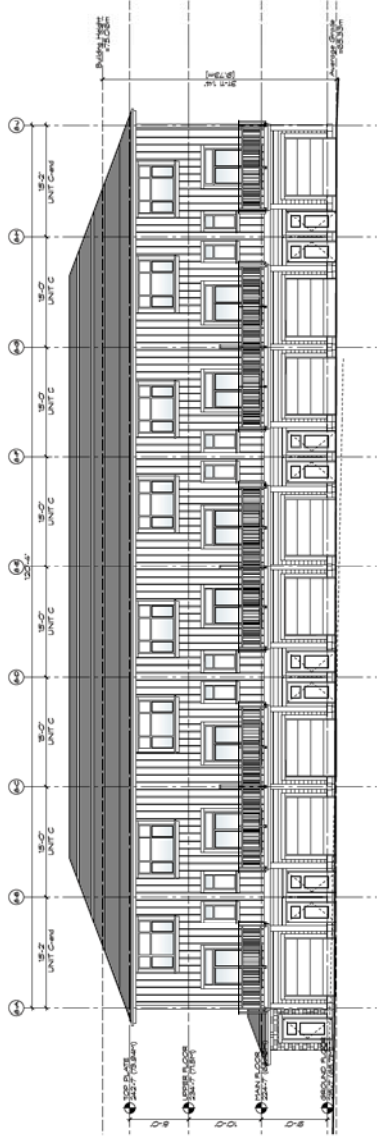
FAIRBORNE FLEETWOOD
 6555 - 164th Street
 Surrey, BC

DATE	15/02/15	ISSUED BY	SC
SCALE	1/8" = 1'-0"	PROJECT NO.	SC-023
BUILDING 5 ELEVATIONS			

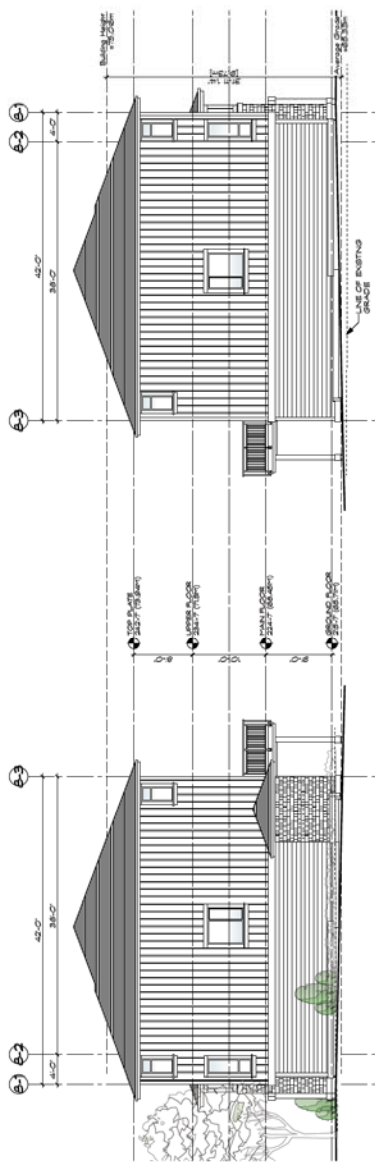
ISSUE NO. -
 DRAWING NO. **A2.72**



1 BUILDING 5 - EAST (FRONT) ELEVATION
 SCALE 1/8" = 1'-0"



2 BUILDING 5 - WEST (REAR) ELEVATION
 SCALE 1/8" = 1'-0"



3 BUILDING 5 - NORTH (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"

4 BUILDING 5 - SOUTH (SIDE) ELEVATION
 SCALE 1/8" = 1'-0"



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 10/20/2023
 DRAWN BY: R. GAZDAR
 CHECKED BY: R. GAZDAR
 APPROVED BY: R. GAZDAR



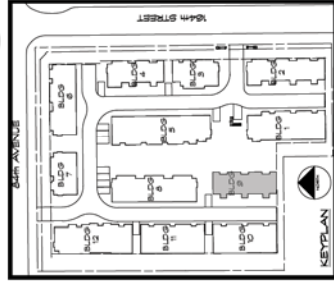
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FAIRBORNE FLEETWOOD
 6369 - 164th Street
 Surrey, BC

BUILDING 9 FLOOR PLANS

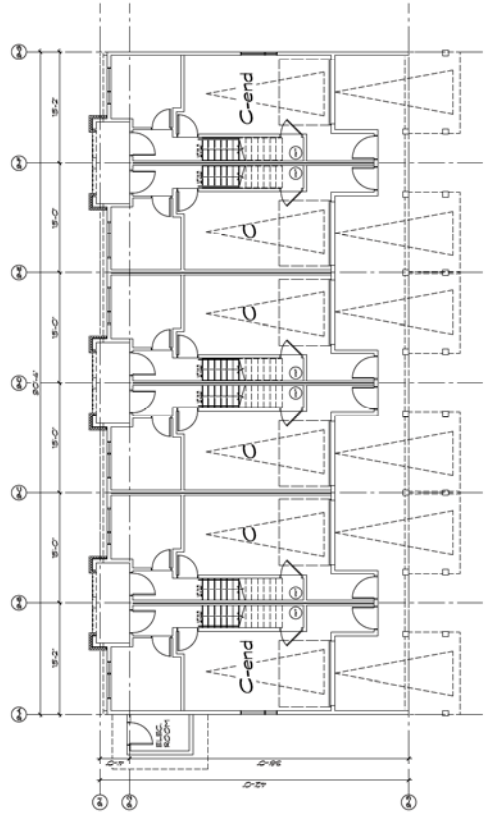
DATE:	REVISED BY:	REVISION:
10/20/2023	RG	SCALED

PROJECT NO.: -
SCALE: A2.80

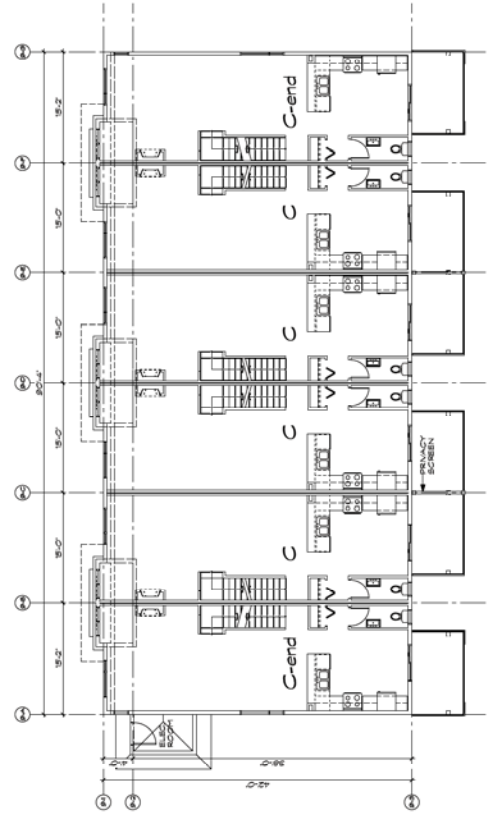


BUILDING 9

AREA	AREA (SQ. FT.)	AREA (SQ. M.)
GROUND LEVEL	8502 SQ. FT.	785.2 SQ. M.
MEZZANINE	8502 SQ. FT.	785.2 SQ. M.
UPPER LEVEL	8502 SQ. FT.	785.2 SQ. M.
NET AREA	25506 SQ. FT.	2365.6 SQ. M.
PERMITTED AREA	104412 SQ. FT.	9702.8 SQ. M.



1. BUILDING 9 - GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"



2. BUILDING 9 - MAIN FLOOR PLAN
 SCALE 1/8"=1'-0"

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ISSUE: _____
 DATE: _____
 TOLER: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____



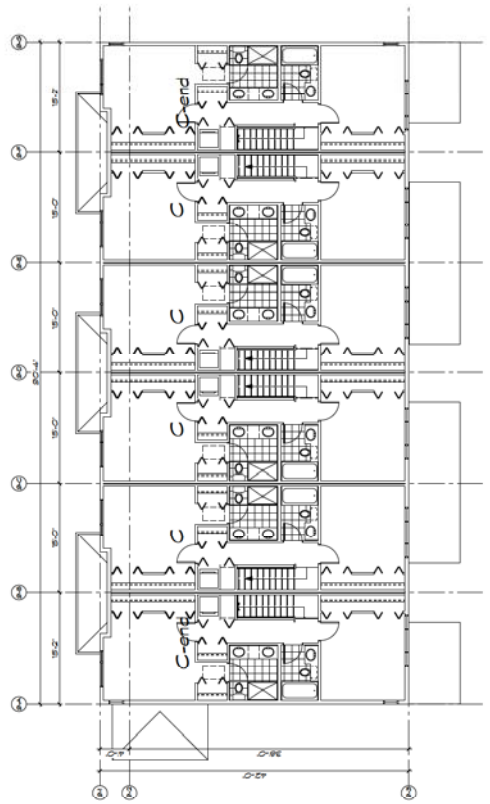
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PROJECT: **FAIRBORNE FLEETWOOD**
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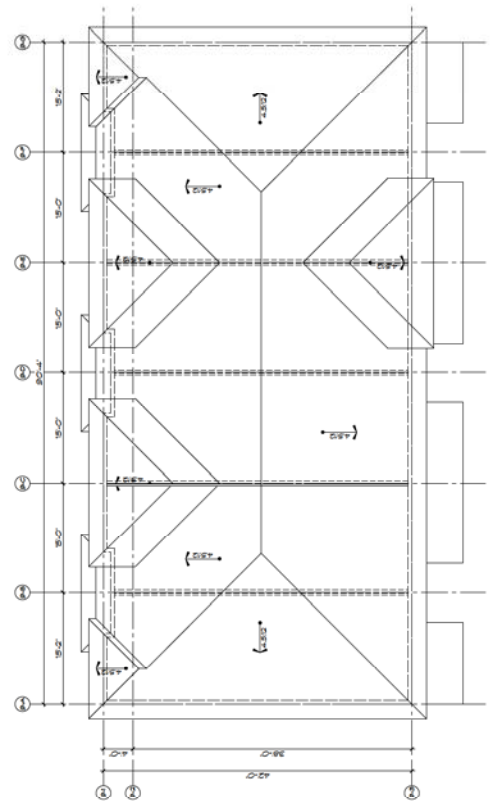
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SCALE: 1/8"=1'-0"	DATE: 03/20/11

SHEET TITLE: **BUILDING 9 FLOOR PLANS**

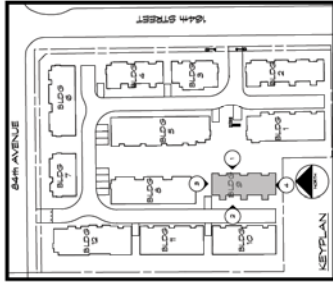
REVISIONS: -	SHEET NO.: A2.61
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1. BUILDING 9 - UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"



2. BUILDING 9 - ROOF PLAN
 SCALE 1/8"=1'-0"



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REVISION	DATE	DESCRIPTION

ISSUE:
DATE: 12/03/18
FOR: RESIDENTIAL DEVELOPMENT PERMIT
PROJECT: RESIDUAL FOR EPA
SCALE: AS SHOWN



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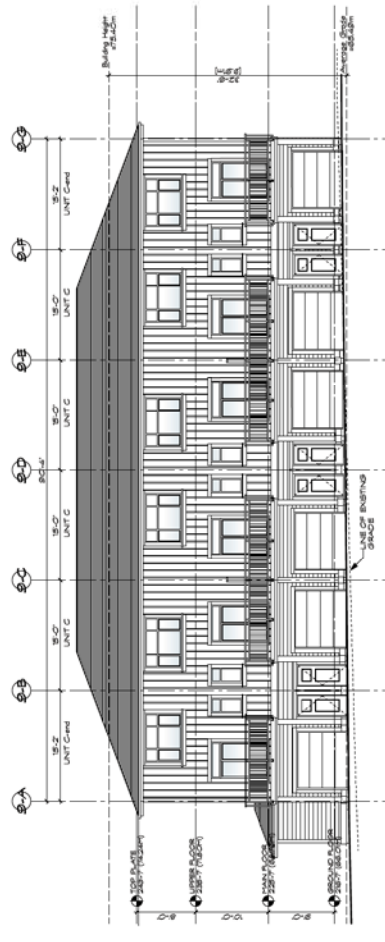
NO.	NS	ISSUED BY	ISC

BUILDING 9 ELEVATIONS

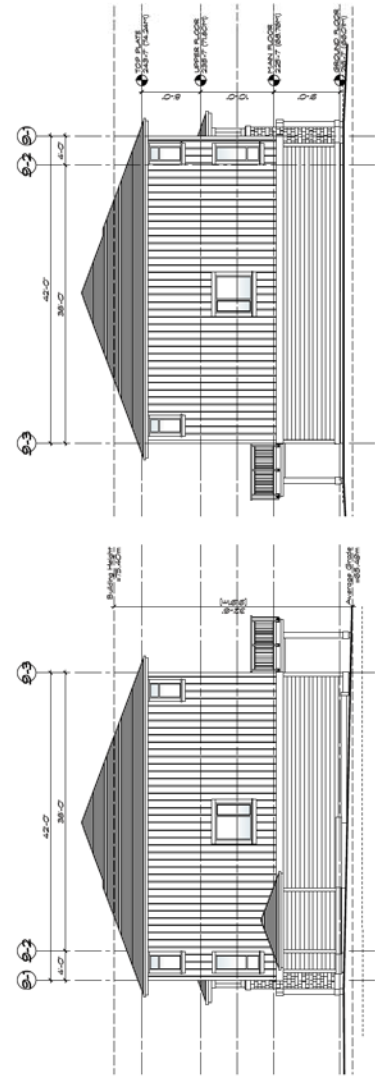
DATE: -
SCALE: A2.82



1 BUILDING 9 - EAST (FRONT) ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 9 - WEST (REAR) ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDING 9 - NORTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"

4 BUILDING 9 - SOUTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE: 02/03/2018

DESIGNER: ROBERT CIOCCAZZI

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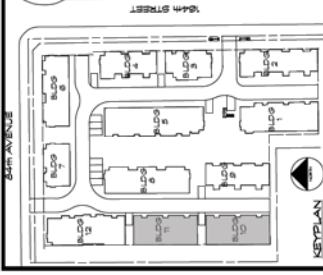
PROJECT: FAIRBORNE FLEETWOOD
 8389 - 164th Street
 Surrey, BC

OWNER: A.S.	DESIGNED BY: R.C.
SCALE: 1/8"=1'-0"	DATE: 02/03/18

BUILDING 10
 FLOOR PLANS
 (BLDG 11 MIRROR)

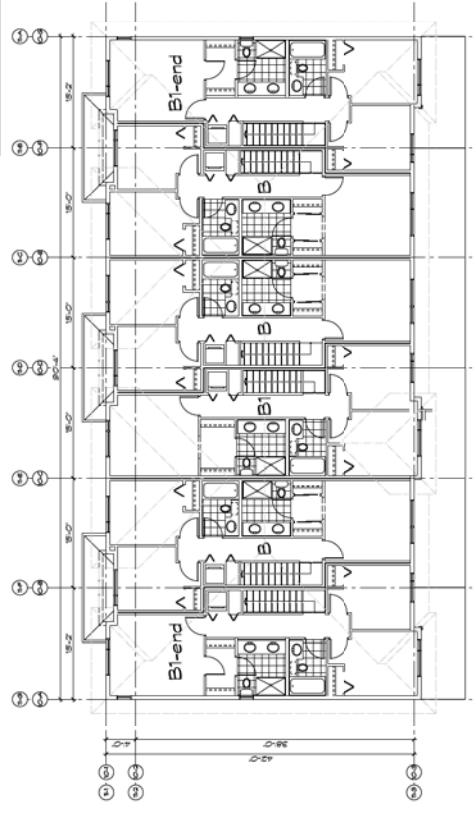
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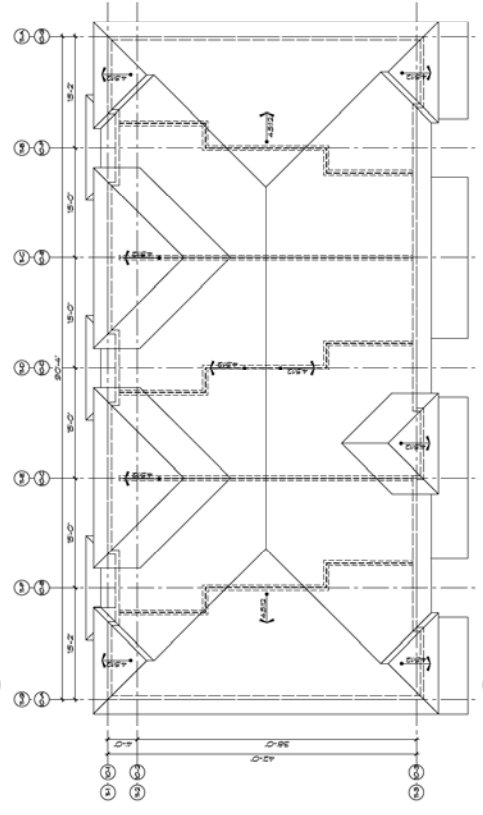


BLDG 10		AREA (SQM)	
GROUND LEVEL	2,428.84	29.0	44.0
1ST FLOOR	3,328.74	33.0	44.0
2ND FLOOR	3,328.74	33.0	44.0
NET AREA	9,086.32	95.0	132.0
PERMITS AREA	3,328.74	33.0	44.0
PERMITS AREA	3,328.74	33.0	44.0

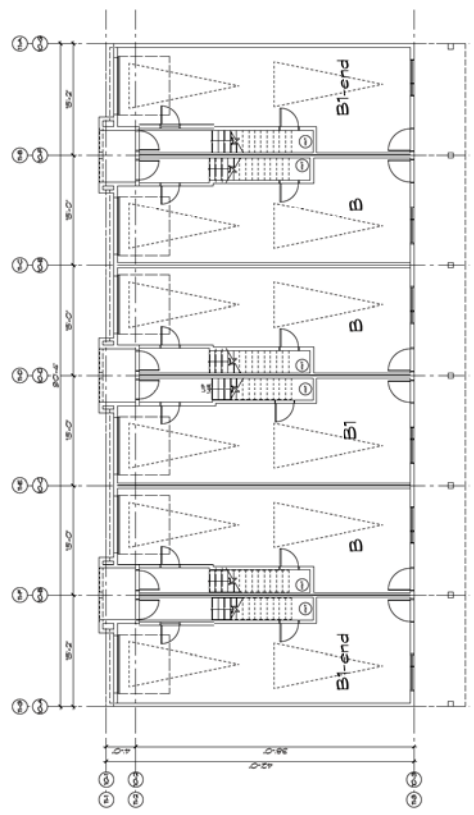
BLDG 11		AREA (SQM)	
GROUND LEVEL	2,428.84	29.0	44.0
1ST FLOOR	3,328.74	33.0	44.0
2ND FLOOR	3,328.74	33.0	44.0
NET AREA	9,086.32	95.0	132.0
PERMITS AREA	3,328.74	33.0	44.0
PERMITS AREA	3,328.74	33.0	44.0



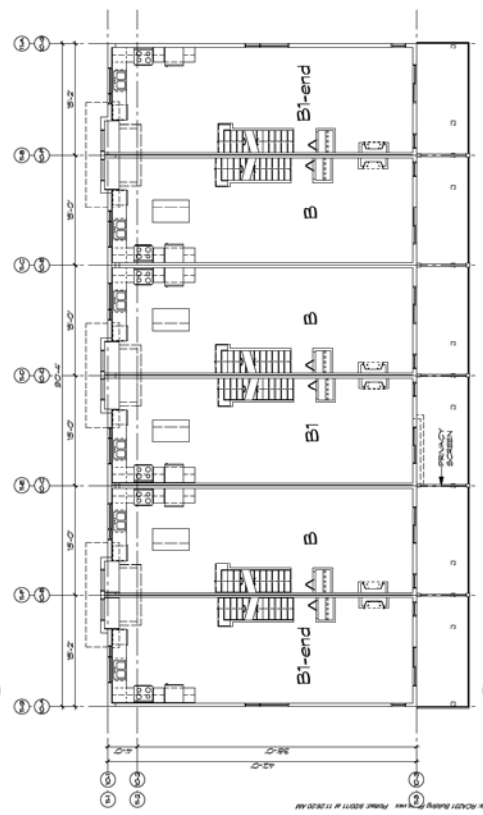
3. BUILDING 10 - UPPER FLOOR PLAN
SCALE 1/8"=1'-0"



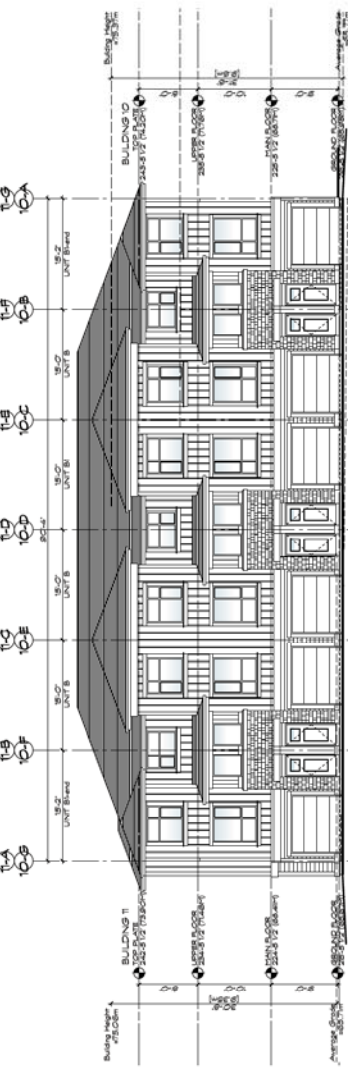
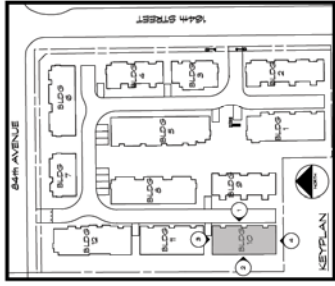
4. BUILDING 10 - ROOF PLAN
SCALE 1/8"=1'-0"



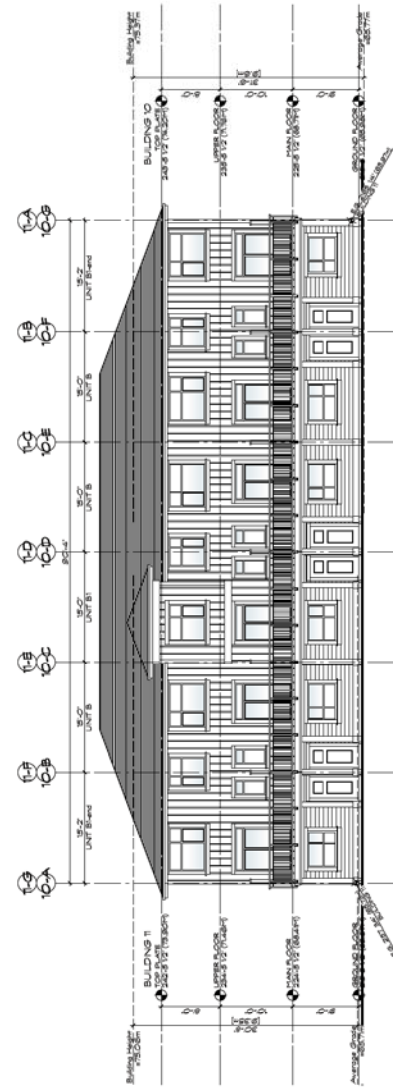
1. BUILDING 10 - GROUND FLOOR PLAN
SCALE 1/8"=1'-0"



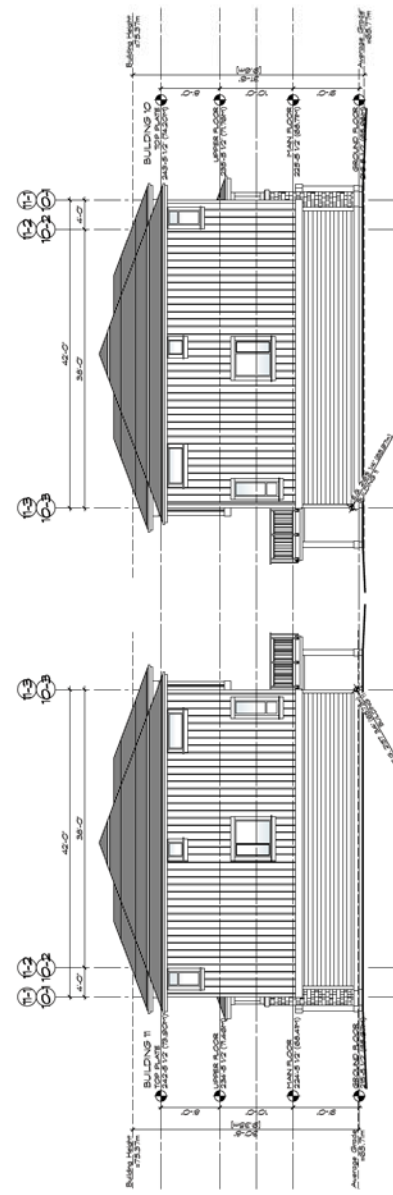
2. BUILDING 10 - MAIN FLOOR PLAN
SCALE 1/8"=1'-0"



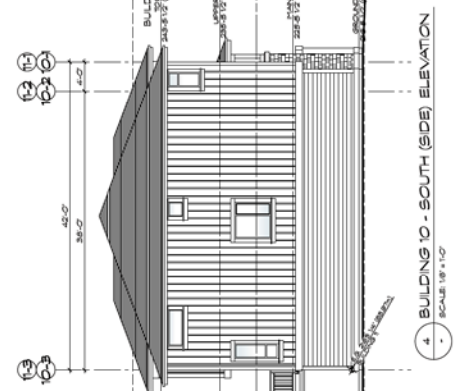
1. BUILDING 10 - EAST (FRONT) ELEVATION
SCALE 1/8" = 1'-0"



2. BUILDING 10 - WEST (REAR) ELEVATION
SCALE 1/8" = 1'-0"



3. BUILDING 10 - NORTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"



4. BUILDING 10 - SOUTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"

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REVISION	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
1.0	18-03-18	ISSUED FOR DEVELOPMENT PERMIT
01.07.18	18-03-18	REVISION FOR CIP
02.08.18	18-03-18	REVISION FOR CIP



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FAIRBORNE FLEETWOOD
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NO.	NS	PROJECT NO.	SC
1	18-11-07	18-0232	

BUILDING 10 ELEVATIONS (BLDG 11 MIRRORED)

NO.	SCALE
1	1/8" = 1'-0"

DATE: 18-03-18
 DRAWING NO.: A2.01

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ISSUE	DATE	DESCRIPTION



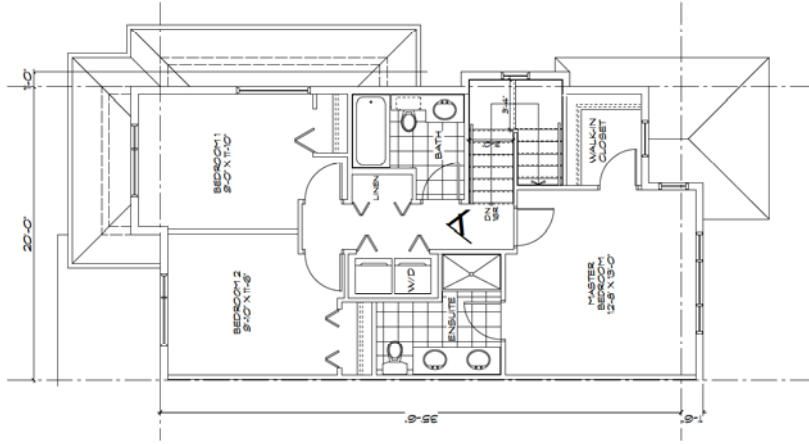
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 Surrey, BC

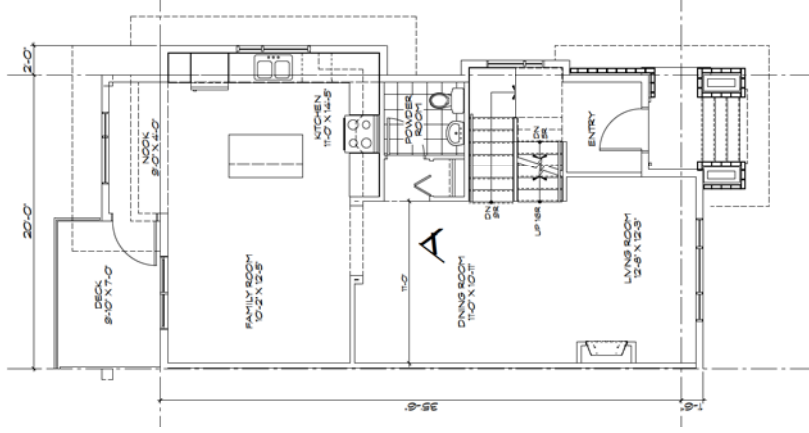
OWNER	DESIGNER	PROJECT NO.
FB / FS	BC	
DATE	SCALE	
14-11-07	RCA-23	

PROJECT NO.	
-	
PRICE NO.	
A3.00	

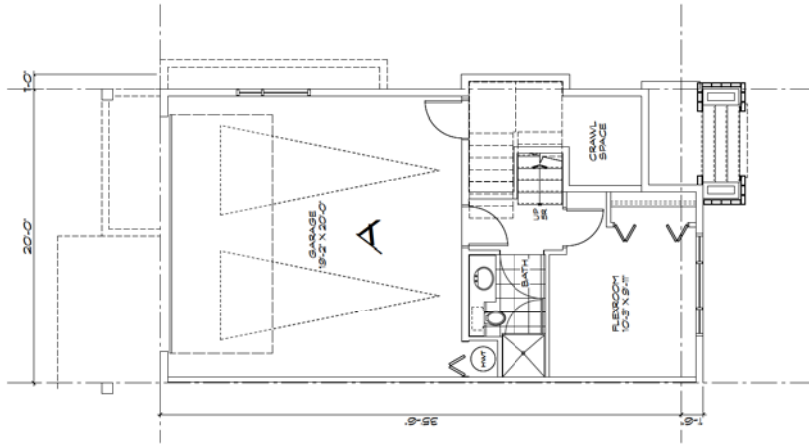
UNIT TYPE	A	B
UNIT TYPE A DATA		
GROUND LEVEL	673.4	723.4
MAIN LEVEL	73.8	124.3
UPPER LEVEL	681.4	731.9
GROSS AREA	200.1	280.9
NET AREA	162.9	243.9



1 UNIT A - UPPER FLOOR
 SCALE: 1/8"=1'-0"



1 UNIT A - MAIN FLOOR
 SCALE: 1/8"=1'-0"



1 UNIT A - GROUND FLOOR
 SCALE: 1/8"=1'-0"

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REVISION	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

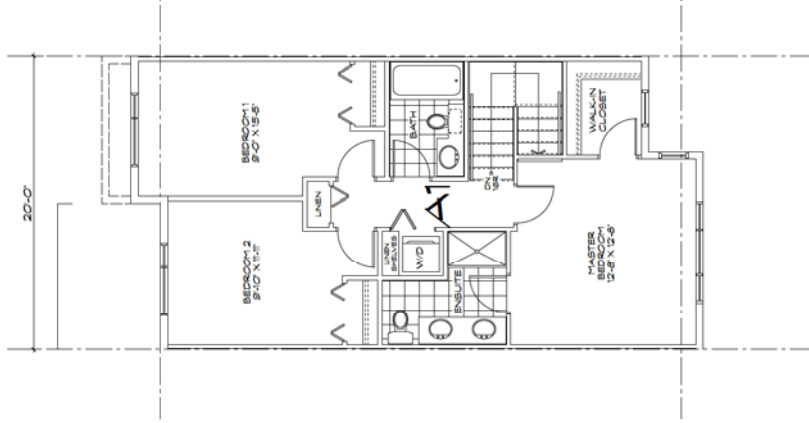


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 Robert Clelland Architecture Inc.
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 Canada V5Y 3T3
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 Fax: (604) 687-4742
 admin@rcocaa.com

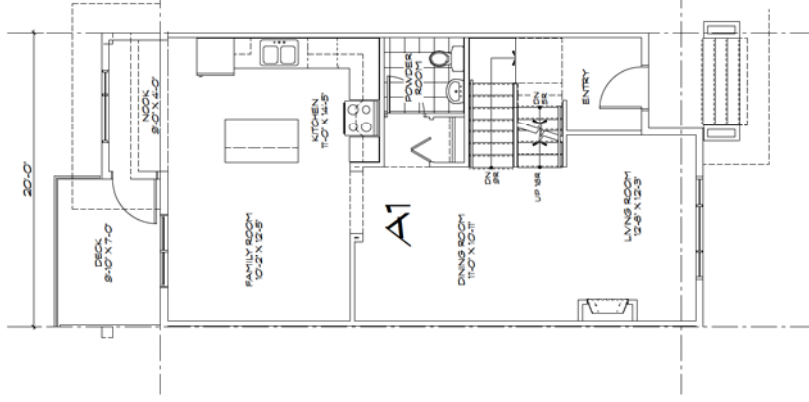
FAIRBORNE FLEETWOOD
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 Surrey, BC

OWNER	BS / AS
PROJECT NO.	RCOA-23
DATE	14-11-07
PROJECT	Unit A1 Plans

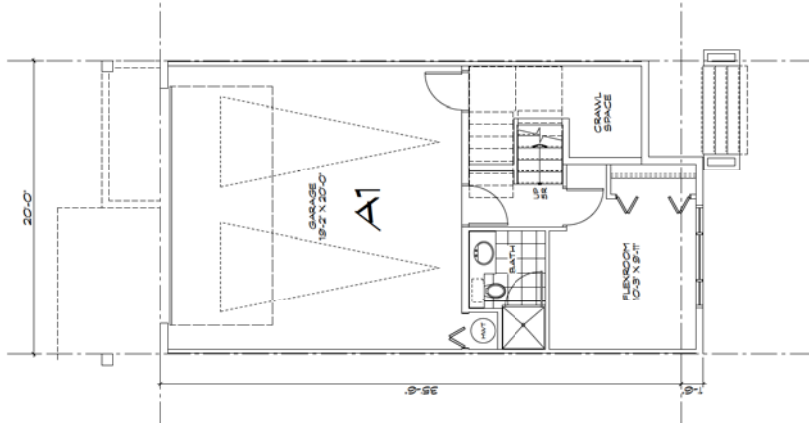
PROJECT NO.	-
SCALE	A3.01



1 UNIT A1 - UPPER FLOOR
 SCALE: 1/8"=1'-0"



1 UNIT A1 - MAIN FLOOR
 SCALE: 1/8"=1'-0"



1 UNIT A1 - GROUND FLOOR
 SCALE: 1/8"=1'-0"

UNIT TYPE	AREA	PERCENT
UNIT TYPE A1 DATA	141	5.1
UPPER LEVEL	65.4	25.9
MAIN LEVEL	70.1	27.5
UPPER LEVEL	66.4	25.9
GROSS AREA	208.1	79.3
NET AREA	158.1	59.8

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ISSUE	DATE	DESCRIPTION

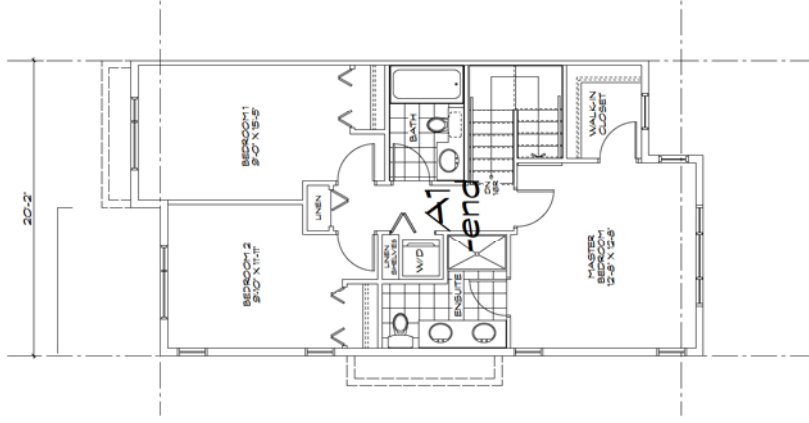


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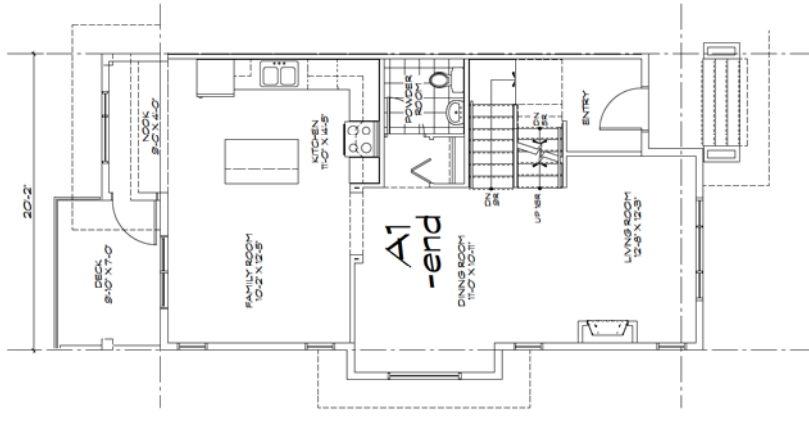
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 6339 to 6369 - 154th Street
 Surrey, BC

NO.	REV.	DATE	BY	CHK.

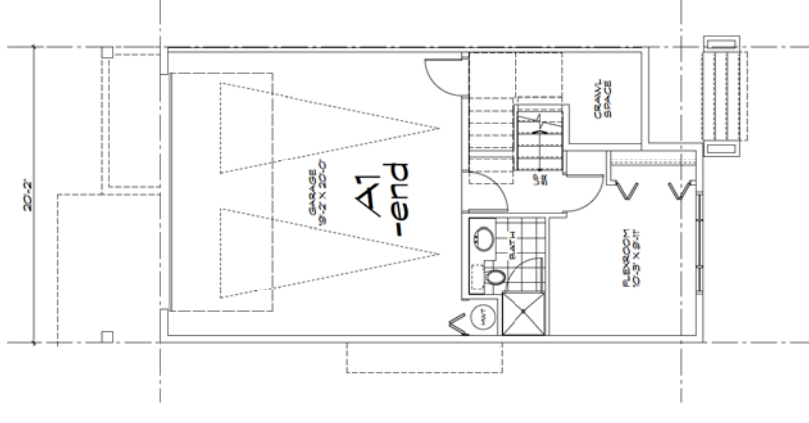
UNIT TYPE: Unit A1 End Plans
 SCALE: 1/4" = 1'-0"
 SHEET NO.: A3.02



1 UNIT A1 END - UPPER FLOOR
 SCALE: 1/4" = 1'-0"



1 UNIT A1 END - MAIN FLOOR
 SCALE: 1/4" = 1'-0"



1 UNIT A1 END - GROUND FLOOR
 SCALE: 1/4" = 1'-0"

UNIT TYPE A1 END DATA	
UNIT TYPE	100
MAIN LEVEL	671
UPPER LEVEL	72.8
GROSS AREA	668.9
NET AREA	589.0

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ISSUE	DATE	DESCRIPTION

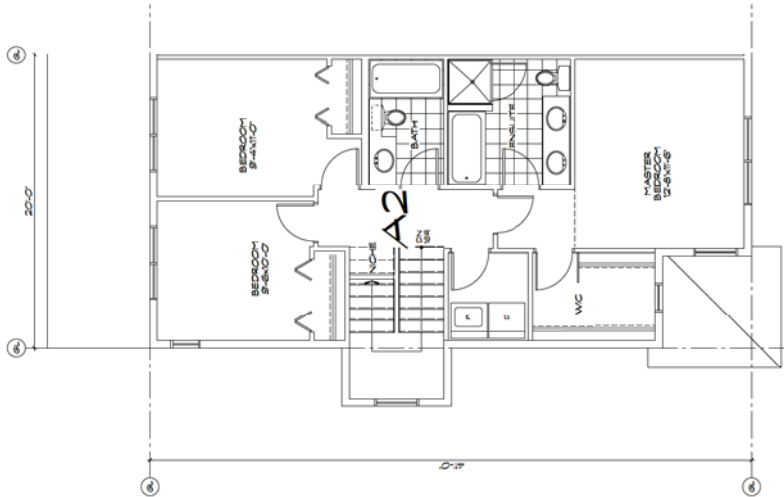


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 admin@rcaarchitecture.com

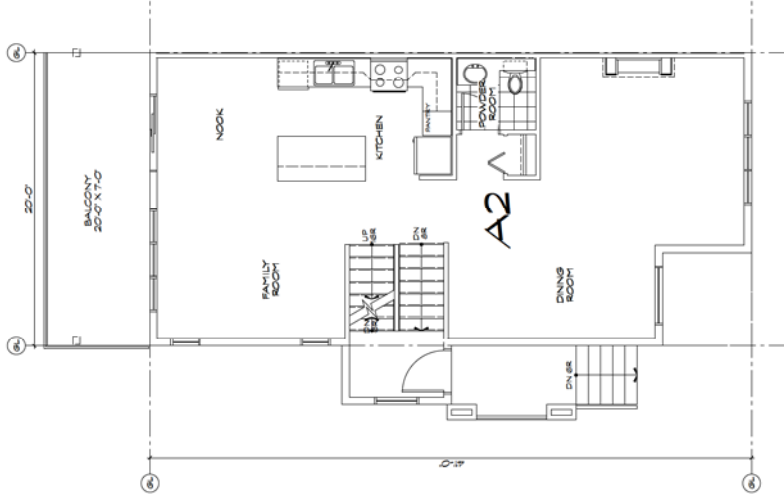
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NO.	REV.	DATE	DESCRIPTION

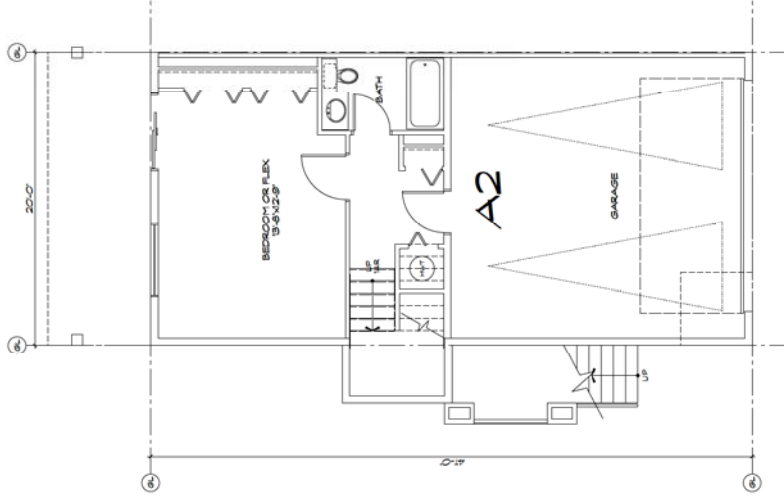
UNIT A2 Plans
 PROJECT NO. -
 DRAWING NO. A3.03



1 UNIT A2 - UPPER FLOOR
 SCALE: 1/8"=1'-0"



1 UNIT A2 - MAIN FLOOR
 SCALE: 1/8"=1'-0"



1 UNIT A2 - GROUND FLOOR
 SCALE: 1/8"=1'-0"

UNIT TYPE A2 DATA		1/2	3/4
GRAND LEVEL		78.0 M ²	84.95 M ²
MAIN LEVEL		78.4 M ²	81.5 M ²
UPPER LEVEL		78.4 M ²	81.5 M ²
GARAGE AREA		42.8 M ²	45.8 M ²
NET AREA		197.1 M ²	204.0 M ²

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REVISION	DATE	DESCRIPTION

ISSUE:
 1.01:11 ISSUED FOR DEVELOPMENT PERMIT
 2.01:11 REVISION FOR DR
 2.02:11 REVISION FOR DR



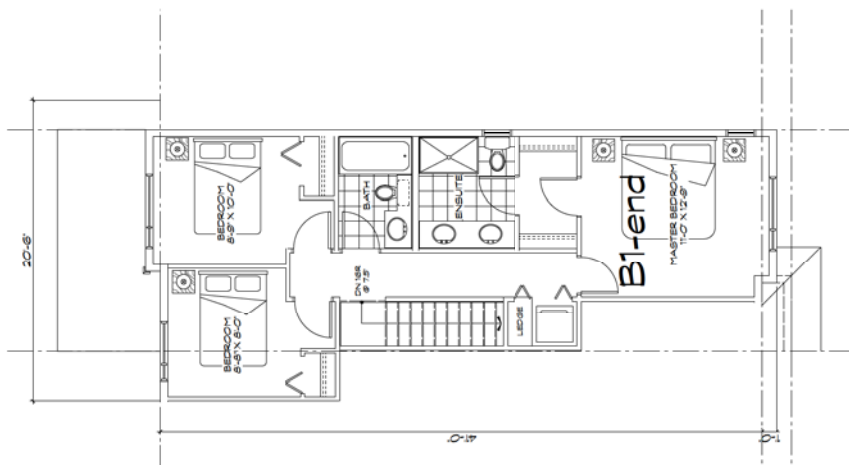
BCA
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 admin@bcacozziarchitecture.com

FAIRBORNE FLEETWOOD
 6339 to 6369 - 154th Street
 Surrey, BC

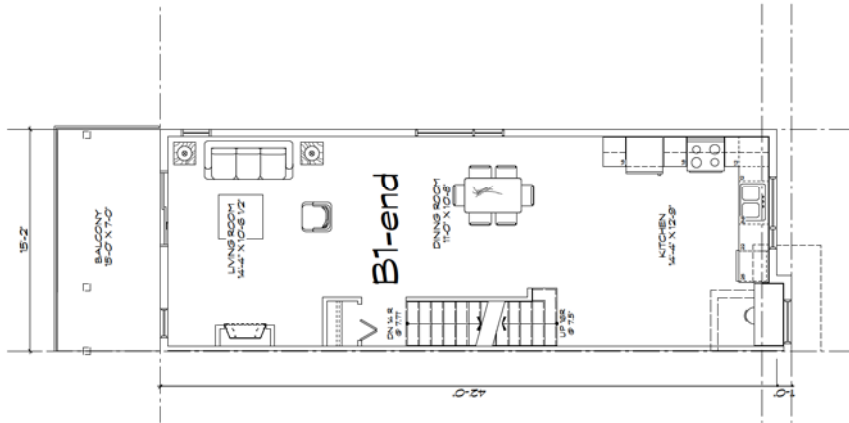
OWNER	BS / AS	DESIGNED BY	BC
SCALE	1/4" = 1'-0"	PROJECT NO.	BCA-239

UNIT B1 End Plans

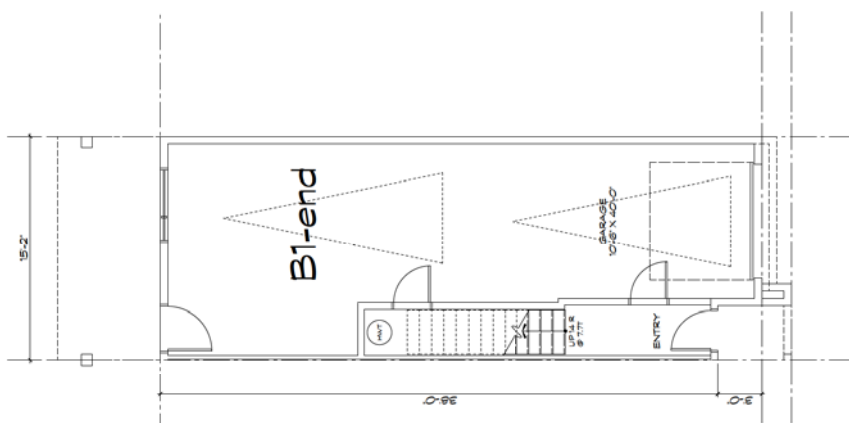
PROJECT NO.	-
DATE	A3.05



3 UNIT B1-END - UPPER FLOOR
 SCALE 1/8" = 1'-0"



2 UNIT B1-END - MAIN FLOOR
 SCALE 1/8" = 1'-0"



1 UNIT B1-END - GROUND FLOOR
 SCALE 1/8" = 1'-0"

UNIT TYPE	B1	B2
GROUND LEVEL	59.0	59.5
MAIN LEVEL	59.7	60.2
UPPER LEVEL	61.0	61.5
GROSS AREA	179.7	193.7
NET AREA	124.7	134.6

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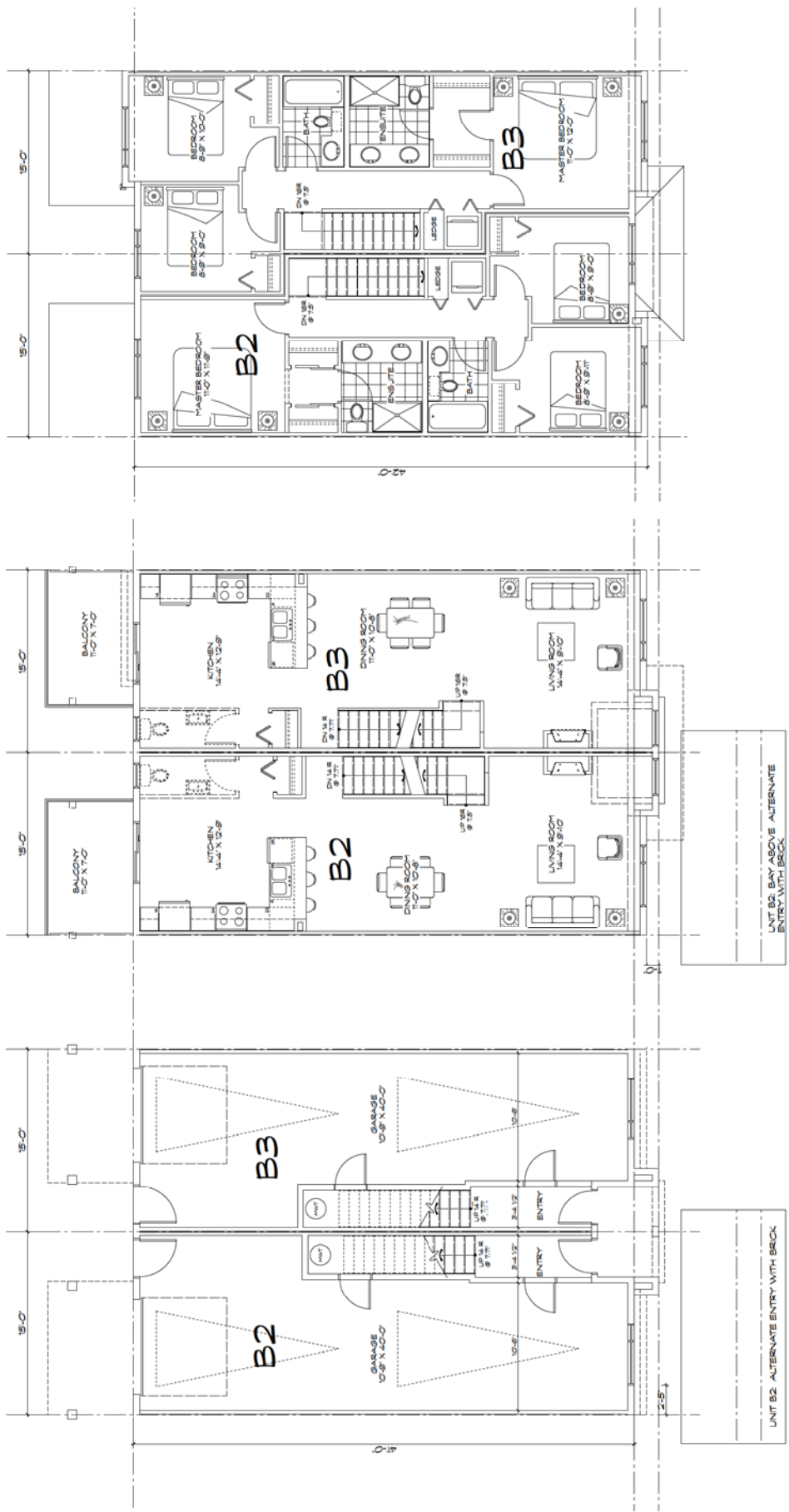
ISSUE
 DATE: 11/07/11
 DRAWN BY: R. B. B. / R. B. B.
 CHECKED BY: R. B. B. / R. B. B.
 APPROVED BY: R. B. B. / R. B. B.



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FAIRBORNE FLEETWOOD
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PROJECT NO.	BB / B3
DATE	11/11/11
REVISION NO.	12
REVISION DATE	12-1-11
UNIT	Unit B2/B3 Plans
SCALE	1:100
PROJECT NO.	-
DATE	-
SCALE	A3.06



- 1 UNIT B2 - GROUND FLOOR SCALE 1/8"=1'-0"
- 2 UNIT B3 - GROUND FLOOR SCALE 1/8"=1'-0"
- 3 UNIT B2 - MAIN FLOOR SCALE 1/8"=1'-0"
- 4 UNIT B3 - MAIN FLOOR SCALE 1/8"=1'-0"
- 5 UNIT B2 - UPPER FLOOR SCALE 1/8"=1'-0"
- 6 UNIT B3 - UPPER FLOOR SCALE 1/8"=1'-0"

UNIT TYPE	B2 DATA	B3 DATA
UNIT TYPE	B2	B3
UPPER LEVEL	551.12	550.12
MAIN LEVEL	550.12	550.12
UPPER LEVEL	551.12	550.12
GROSS AREA	1733.12	1741.12
NET AREA	1522.12	1533.12

UNIT TYPE	B2 DATA	B3 DATA
UNIT TYPE	B2	B3
UPPER LEVEL	551.12	550.12
MAIN LEVEL	550.12	550.12
UPPER LEVEL	551.12	550.12
GROSS AREA	1733.12	1741.12
NET AREA	1522.12	1533.12

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REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
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02/02/18	REVISED FOR D.R.
02/02/18	REVISED FOR D.R.



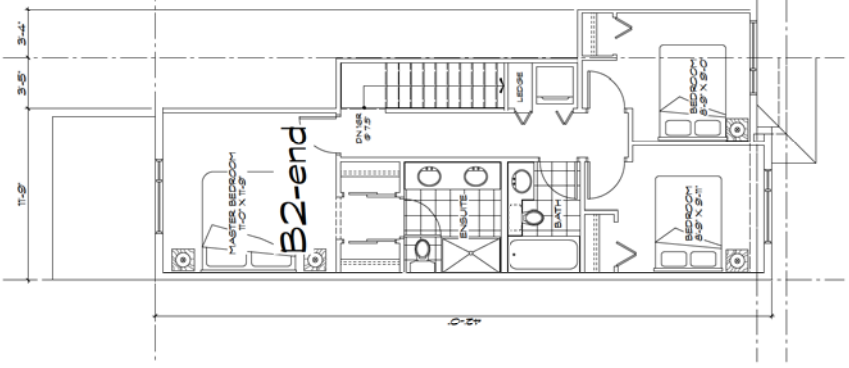
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 Surrey, BC

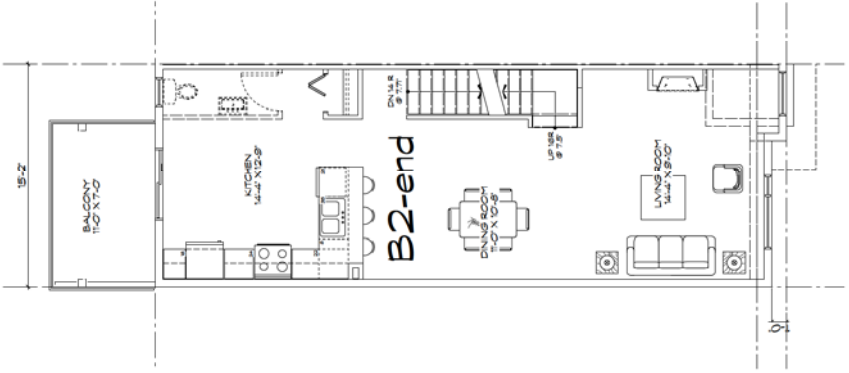
PROJECT:	6339 to 6349 - 164th Street
DATE:	11/17/17
SCALE:	1/4" = 1'-0"
DESIGNED BY:	RC
DRAWN BY:	RC/AB

Unit B2 End Plans

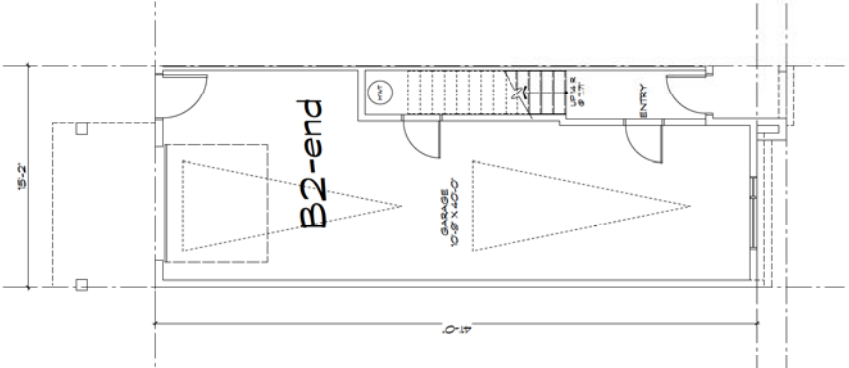
DATE:	-
SCALE:	-
PROJECT:	A3.07



3 UNIT B2 END - UPPER FLOOR
 SCALE 1/8" = 1'-0"



2 UNIT B2 END - MAIN FLOOR
 SCALE 1/8" = 1'-0"



1 UNIT B2 END - GROUND FLOOR
 SCALE 1/8" = 1'-0"

UNIT TYPE B2-End D1	M2	SF
GROUND LEVEL	56.7 M2	609.8 SF
MAN LEVEL	59.7 M2	644.2 SF
UPPER LEVEL	56.7 M2	609.8 SF
PANTRY AREA	82.8 M2	893.2 SF
GARAGE	422.8 M2	4532.1 SF
NET AREA	122.3 M2	1316.2 SF

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NO.	DATE	DESCRIPTION

ISSUE: _____
 DATE: _____
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 2023/11/15
 2023/11/15
 2023/11/15

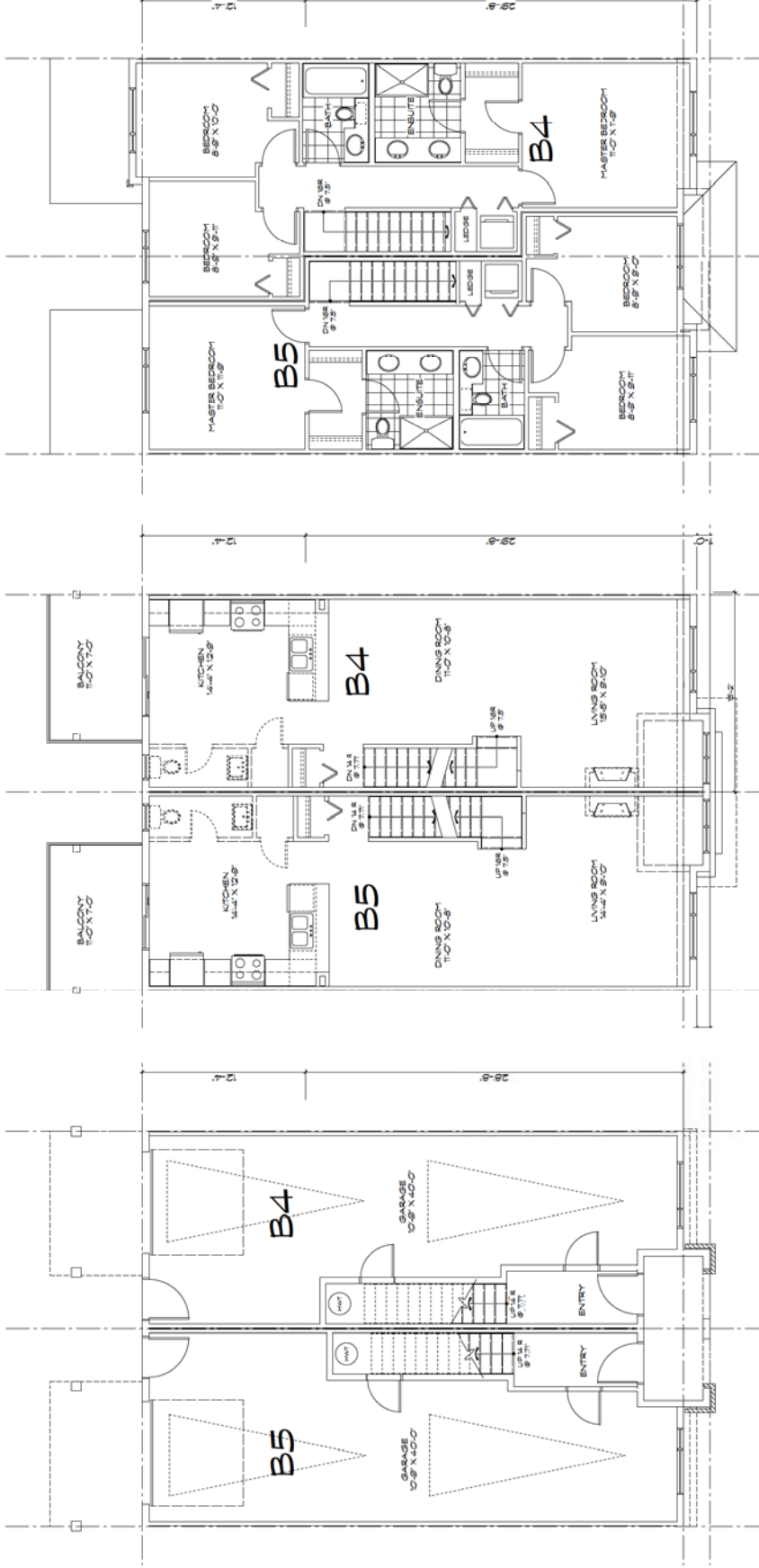


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FAIRBORNE FLEETWOOD
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 Surrey, BC

PROJECT:	ES / AS	DESIGNED BY:	RC
DATE:	11/15/23	PROJECT NO.:	RC-238
SCALE:	1/4" = 1'-0"	DATE:	11/15/23

Unit B4/B5 Plans
 SHEET NO.: -
 PROJECT NO.: A3.08



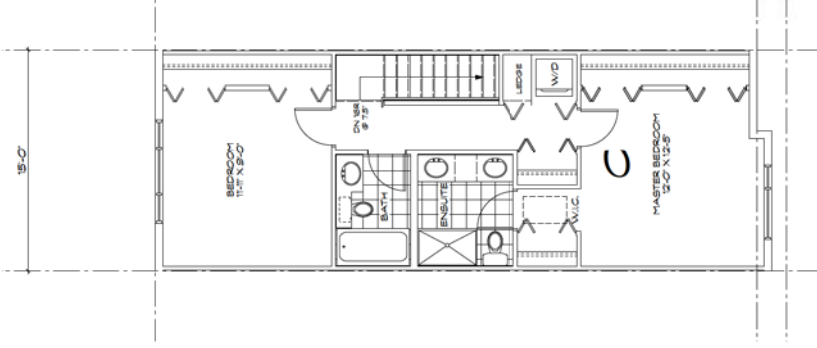
1. UNIT B5 - GROUND FLOOR SCALE 1/8" = 1'-0"
 2. UNIT B4-END - GROUND FLOOR SCALE 1/8" = 1'-0"
 3. UNIT B5 - MAIN FLOOR SCALE 1/8" = 1'-0"
 4. UNIT B4-END - MAIN FLOOR SCALE 1/8" = 1'-0"
 5. UNIT B5 - UPPER FLOOR SCALE 1/8" = 1'-0"
 6. UNIT B4-END - UPPER FLOOR SCALE 1/8" = 1'-0"

UNIT TYPE B5 DATA		UNIT TYPE B4 DATA	
MAN. LEVEL	55.6 M	MAN. LEVEL	55.2 M
UPPER LEVEL	58.1 M	UPPER LEVEL	59.0 M
GROSS AREA	179.7 M ²	GROSS AREA	173.7 M ²
NET AREA	151.9 M ²	NET AREA	152.7 M ²

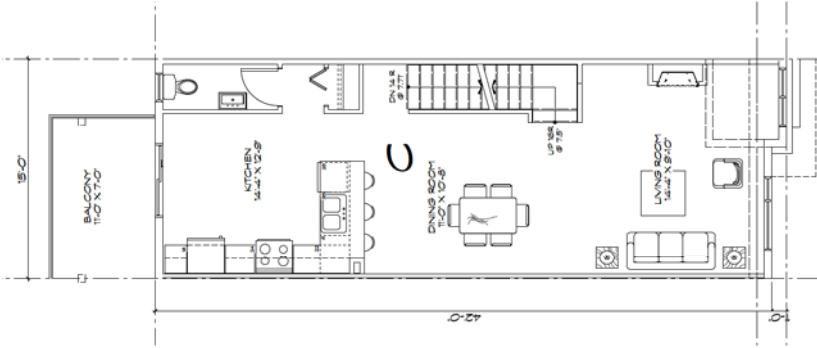
UNIT TYPE B5 DATA		UNIT TYPE B4 DATA	
MAN. LEVEL	55.6 M	MAN. LEVEL	55.2 M
UPPER LEVEL	58.1 M	UPPER LEVEL	59.0 M
GROSS AREA	179.7 M ²	GROSS AREA	173.7 M ²
NET AREA	151.9 M ²	NET AREA	152.7 M ²

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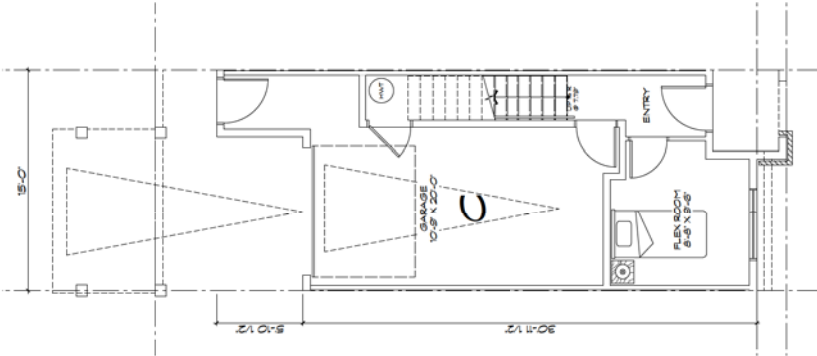
REVISION	DATE	DESCRIPTION



3 UNIT C - UPPER FLOOR
SCALE 1/4"=1'-0"



2 UNIT C - MAIN FLOOR
SCALE 1/4"=1'-0"



1 UNIT C - GROUND FLOOR
SCALE 1/4"=1'-0"

RCA

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FAIRBORNE FLEETWOOD
6339 to 6369 - 154th Street
Surrey, BC

OWNER	BS / AS	DRAWING NO.	BC
SCALE	1/4"=1'-0"	PROJECT NO.	RC-A-23

UNIT C Plans

DATE	-	SCALE	A3.09
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UNIT TYPE	C DATA	UNIT NO.	BE
GROUND FLOOR	10'0" X 22'0"	411	471.5
MAIN FLOOR	14'0" X 12'0"	581	631.5
UPPER FLOOR	11'0" X 9'0"	651	701.5
GROSS AREA	1513	1734.5	1948.5
NET AREA	1027	1427	1627



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 13, 2011** PROJECT FILE: **7811-0109-00**

RE: **Engineering Requirements
Location: 8337 164 St.**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942 metres on 84 Avenue;
- Dedicate 1.942 metres on 164 Street; and
- Dedicate 5.0m x 5.0m corner cut at the intersection of 84 Avenue and 164 Street.

Works and Services

- Construct 84 Avenue to Major Collector standard;
- Construct 164 Street to Major Collector standard;
- Provide restrictive covenants for on-site detention and Form P phasing.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.

Bob Ambardar, P.Eng.
Development Project Engineer

HB



Monday, July 04, 2011
Planning

THE IMPACT ON SCHOOLS
APPLICATION #: 7911 0109 00

SUMMARY

The proposed 75 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	12
Secondary Students:	6

September 2010 Enrolment/School Capacity

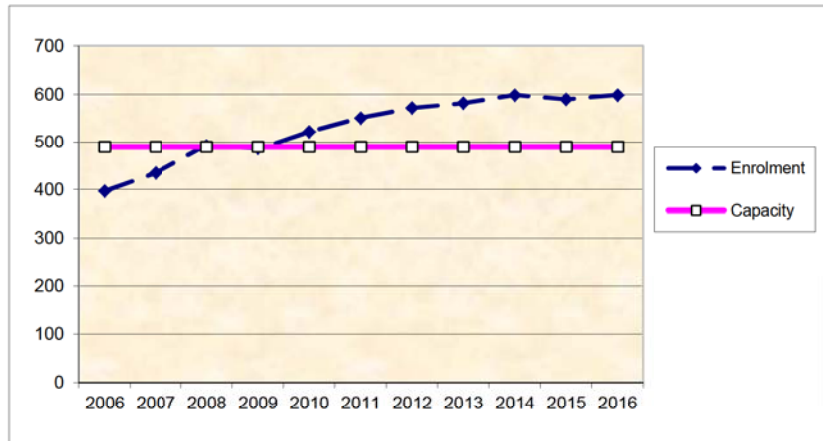
Frost Road Elementary	
Enrolment (K/1-7):	69 K + 453
Capacity (K/1-7):	40 K + 450
North Surrey Secondary	
Enrolment (8-12):	1528
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:

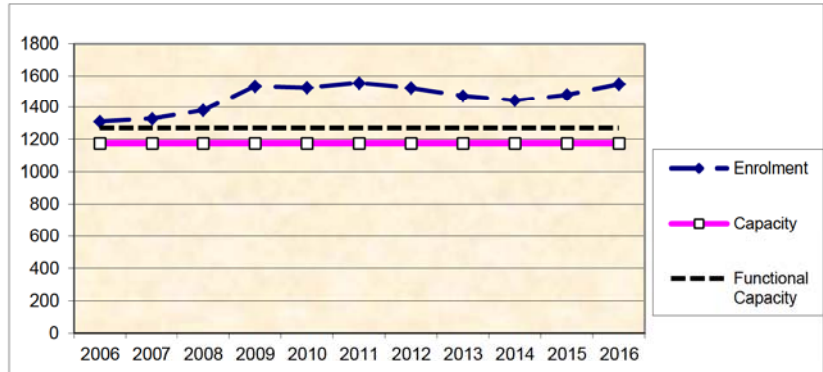
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The elementary school capacity below is adjusted to full day K implementation (full day K implementation in 2011 may result in two modular classrooms added to Frost Road Elementary). There are no new capital space projects proposed at Frost Road Elementary and no new capital projects identified for North Surrey Secondary. The school district has a future secondary school planned in North Clayton Area (priority #30 in the 2010-2014 Five Year Capital Plan), which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Frost Road Elementary



North Surrey Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

TREE PRESERVATION SUMMARY

Surrey Project #:
 Project Location: 84th Avenue and 164th Street, Surrey
 DMG Project #: 11-039
 Register Landscape Architect / Arborist Meredith Mitchell DMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal in March 4, 2011. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located one block north of Fraser Highway and two blocks west of Surrey Sport and Leisure Complex.
- b. The site has previously excavated lots and 1 untouched lot by demolition at this time.
- c. The site has road widening ROW to east, and possibly road improvements to the north.
- d. The majority of the existing tree resources are mature Alder and Douglas Fir.
- e. A total of 12 Douglas Fir were noted on-site.

2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	62 (A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0 (B)
○	Number of Protected Trees to be Removed	48 (C)
○	Number of Trees to be Retained (A-B-C)	14 (D)
○	Number of Replacement Trees Required @ 2:1 (25 trees)	50 (E1)
○	Number of Replacement Trees Required @ 1:1	23 (E2)
○	Total Number of Replacement Trees Required	73 (E3)
○	Number of Replacement Trees Proposed	- n/a (F)
○	Number of Replacement Trees in Deficit (E – F)	- n/a (G)
○	Total Number of Protected and Replacement Trees (D+F)	- n/a(H)
○	Number of Lots Proposed in Project	N/A (I)
○	Average Number of Trees / Lot (H/I)	N/A

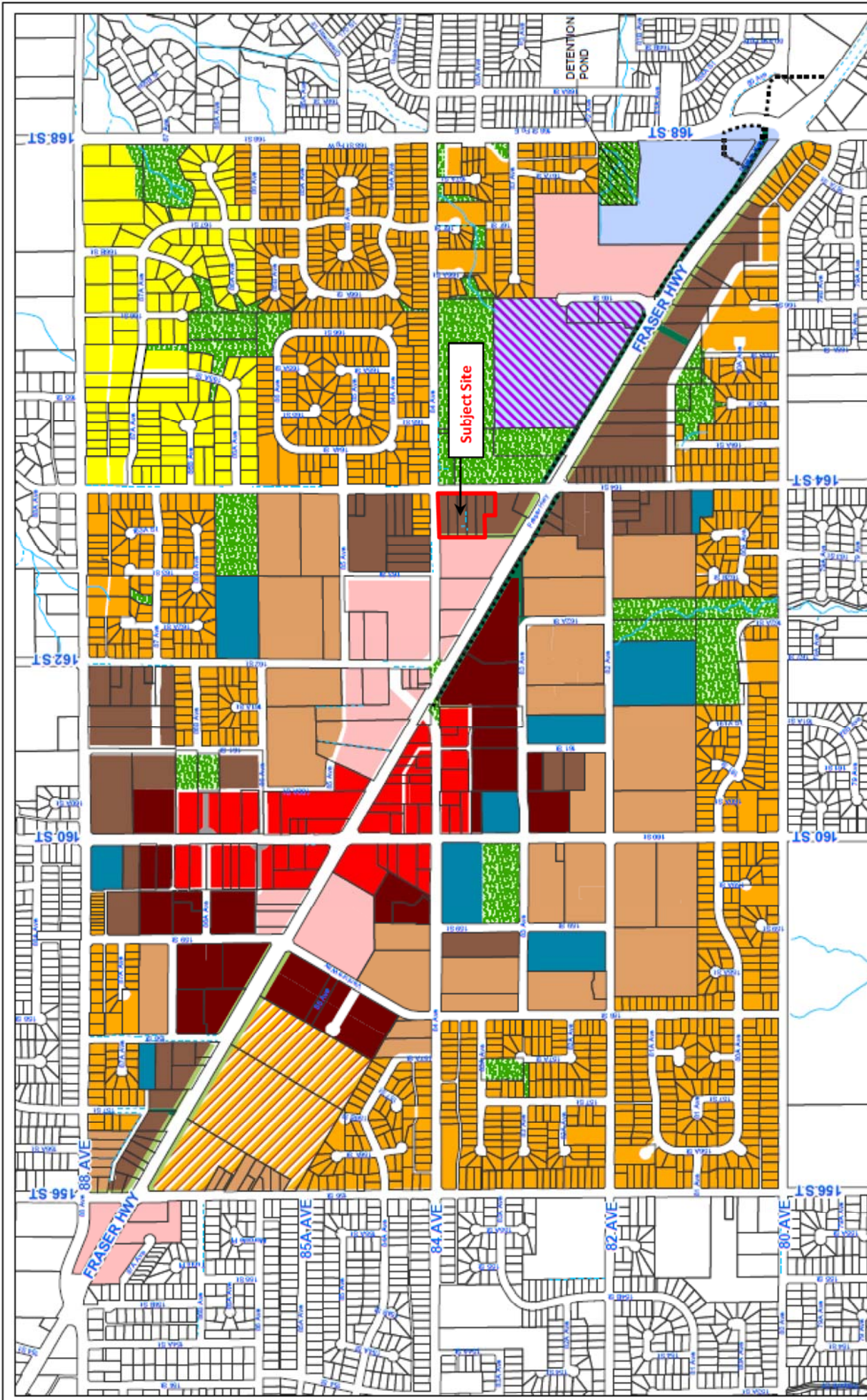
3. Tree Survey and Preservation Plan

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Meredith Mitchell**
ISA Certified Arborist #PN-6089A
DMG Landscape Architects
March 15 2011





CITY OF SURREY

MAP II

FLEETWOOD TOWN CENTRE LAND USE PLAN

Approved by Council Nov. 1, 2000 - Amended Dec. 17, 2004 - Last printed September 16, 2008

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

Legend:

- Community Commercial
- Highway Commercial
- Apartments and/or High Density Townhouses
- Medium Density Townhouses
- Low Density Townhouses
- Single Family Urban
- Single Family Suburban
- Manufactured Homes
- Industrial
- Institutional
- Parks & Linear Corridors
- 4m Wide Paved Path
- Institutional / Commercial
- Multise Corridor / Landscape Buffer
- Buffer Within Private Land

Scale: 0, 12.5, 25.0, 50.0 Meters

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0109-00

Issued To: 0704174 BC Ltd., Inc. No. 0704174
("the Owner")

Address of Owner: c/o Chris Kay
Fairborne Fleetwood Homes Ltd.
Suite 1450, 1090 West Georgia Street
Vancouver BC V6E 3V7

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-777-072
Lot 1 Section 25 Township 2 New Westminster District Plan 13480
8379 - 164 Street

Parcel Identifier: 009-820-817
Lot 2 Section 25 Township 2 New Westminster District Plan 13480
8369 - 164 Street

Parcel Identifier: 009-820-841
Lot 3 Section 25 Township 2 New Westminster District Plan 13480
8357 - 164 Street

Parcel Identifier: 002-253-569
Lot 4 Section 25 Township 2 New Westminster District Plan 13480
8347 - 164 Street

Parcel Identifier: 012-703-346
North 70 Feet Lot 8 Section 25 Township 2 New Westminster District Plan 2425
8389 - 164 Street

Parcel Identifier: 004-638-310
Parcel "A" (Explanatory Plan 14426) Lot 5 Section 25 Township 2
New Westminster District Plan 13480
8337 - 164 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- a) To reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face;
 - b) To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the building face and 3.4 metres (11.1 ft.) to the bay windows;
 - c) To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
 - d) To reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 4.87 metres (16 ft.) to the rear decks of proposed Building 1 only, near the southwest corner of the subject site;
 - e) To reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.35 metres (17.5 ft.) to the rear decks of proposed Buildings 10, 11 and 12;
 - f) to vary the tandem parking requirements in the RM-30 Zone to allow one (1) tandem parking space to be unenclosed for 21 of the proposed tandem units.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to

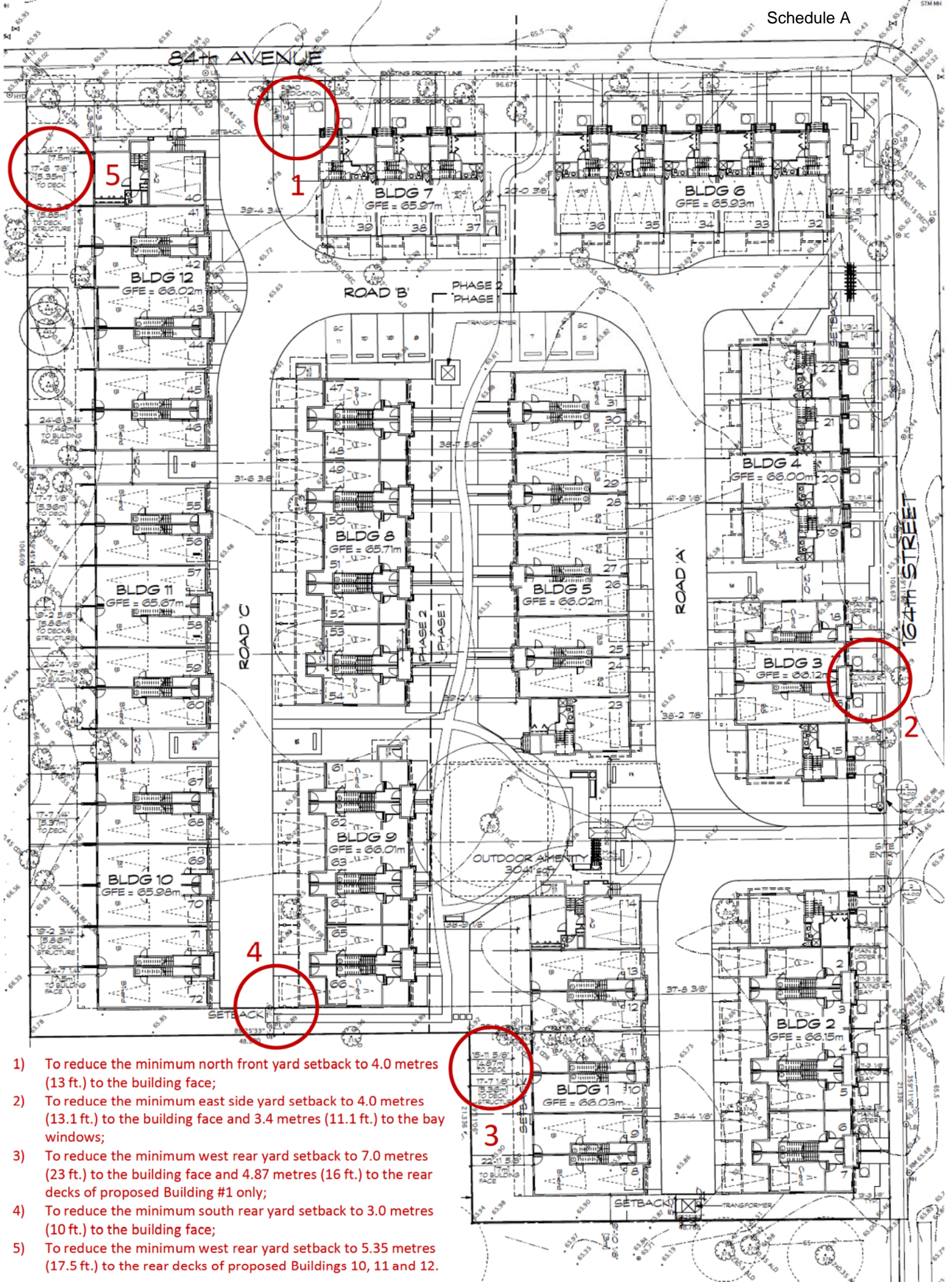
additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



- 1) To reduce the minimum north front yard setback to 4.0 metres (13 ft.) to the building face;
- 2) To reduce the minimum east side yard setback to 4.0 metres (13.1 ft.) to the building face and 3.4 metres (11.1 ft.) to the bay windows;
- 3) To reduce the minimum west rear yard setback to 7.0 metres (23 ft.) to the building face and 4.87 metres (16 ft.) to the rear decks of proposed Building #1 only;
- 4) To reduce the minimum south rear yard setback to 3.0 metres (10 ft.) to the building face;
- 5) To reduce the minimum west rear yard setback to 5.35 metres (17.5 ft.) to the rear decks of proposed Buildings 10, 11 and 12.



STREET PARKING CALCULATION

LENGTH OF STANDARD PARALLEL PARKING SPACE 22'0" (6.7 meters)

NO PARKING WITHIN 9m (29.5') OF INTERSECTIONS OR WITHIN 3m (9.84') OF DRIVEWAYS.

LOCATION	LENGTH	# OF STALLS
84TH AVE, NORTH SIDE, WEST OF DRIVEWAYS	84'8"	3
84TH AVE, NORTH SIDE EAST OF DRIVEWAYS	58'1 1/2"	3
84TH AVE, SOUTH SIDE, WEST OF SITE ENTRY	125'5 1/2"	5
84TH AVE, SOUTHSIDE, EAST OF SITE ENTRY	205'11 1/2"	9
164TH ST, EAST SIDE	572'1 1/2"	26
164TH ST, WEST SIDE, NORTH OF SITE ENTRY	234'9 1/2"	10
164TH ST, EAST SIDE, SOUTH OF SITE ENTRY	185'1"	8
164TH ST, EAST SIDE, SITE TO SOUTH	207'10"	9
TOTAL ONSTREET PARKING		73