

CITY OF SURREY

BY-LAW NO. 16331

A by-law to authorize the City of Surrey to enter into a housing agreement
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WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 905 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended (the "*Local Government Act*") empowers the Council or the City of Surrey to enter into a housing agreement;

NOW THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. The City of Surrey is hereby authorized and empowered to enter into a housing agreement in the form attached hereto as Schedule A and forming part of this By-law (the "Housing Agreement") with the following parties:

PROVINCIAL RENTAL HOUSING CORPORATION
Inc. No. 52129 of 601 - 4555 Kingsway, Burnaby, B.C. V5H 4V8

and

HOWE SOUND REHABILITATION SERVICES SOCIETY
Inc. No. S-0023603 of #700 - 595 Howe Street, Vancouver, B.C. V6C 2T5

and with respect to those certain parcels or tracts of lands and premises, situate, lying and being in the City of Surrey, in the Province of British Columbia and being more particularly known and described as:

Parcel Identifier: 010-526-382
Lot 9 Section 29 Block 5 North Range 1 West New Westminster District Plan 19549

10324 - 148 Street

Parcel Identifier: 010-344-675
Lot 2 Section 29 Block 5 North Range 1 West New Westminster District Plan 18004

10338 - 148 Street

Parcel Identifier: 000-586-358
Lot 1 Section 29 Block 5 North Range 1 West New Westminster District Plan 18004

10344 – 148 Street

(the "Lands")

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.
3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 905 of the Local Government Act, that the Lands are subject to the Housing Agreement.
4. This By-law shall be cited for all purposes as "Provincial Rental Housing Corporation Housing Agreement, Authorization By-law, 2007, No. 16331".

PASSED THREE READINGS on the 12th day of March, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of May, 2007.

DIANNE L. WATTS, MAYOR

MAYOR

Margaret Jones, City Clerk

CLERK

SCHEDULE A

CITY OF SURREY

HOUSING AGREEMENT

THIS AGREEMENT made the 4 day of April, 2007.

BETWEEN:

HOWE SOUND REHABILITATION SERVICES SOCIETY

Inc. no. S-0023603 of #700 – 595 Howe Street, Vancouver,
B.C. V6C 2T5

(the “Society”)

OF THE FIRST PART

AND:

CITY OF SURREY, a Municipal Corporation having its municipal
Offices at 14245 – 56th Avenue, Surrey, British Columbia V3X 3A2

(the “City”)

OF THE SECOND PART

AND:

PROVINCIAL RENTAL HOUSING CORPORATION

Inc. No. 52129 of 601 - 4555 Kingsway, Burnaby, B.C. V5H 4V8

(“PRHC”)

OF THE THIRD PART

WHEREAS:

- A. Provincial Rental Housing Corporation (“PRHC”) is the current registered owner of those certain lands and premises located at 10324, 10338 & 10344 148th Street, in the City of Surrey, in the Province of British Columbia, legally described as:

NO PID Number

Lot 1
Section 29
Block 5 North Range 1 West
New Westminster District
Plan BCP _____

(collectively, the “Lands”);

- A. The Society will lease the Lands from PRHC for a term of 60 years to construct a development on the Lands with buildings having 20 units of assisted living units for occupancy by Qualified Occupants (the “Development”);
- B. Section 905 of the *Local Government Act*, R.S.B.C. 1996, Chapter 323, as amended, authorized the City by bylaw to enter into a housing agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Society (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

- 1.1 In and for the purposes of this Agreement, the following terms shall have the following meanings:
 - (a) “Agreement” means this Housing Agreement and any amendments to or modifications of the same;
 - (b) “Dwelling Unit” means any dwelling unit in the Development that is constructed by the Society upon the Lands and is occupied and/or available for occupancy by either:
 - (i) a Resident Manager, or
 - (ii) a Qualified Occupant.
 - (c) “Qualified Occupant” means an adult, who in the written opinion of a medical doctor or registered psychologist, has a significant permanent disability that cannot be significantly permanently improved by medical treatment, and that produces a loss or impairment of physical or mental ability, and who may require medical and/or other Support Services;
 - (d) “Registered Owner of the Leasehold Interest in the Lands” means, at any given time, the then registered owner of the leasehold interest, or if more than one registered owner of the leasehold interest, the then registered owners of the leasehold interest in the Lands;

- (e) “Resident Manager” means a person who is employed by the Registered Owner of the Leasehold Interest in the Lands to manage the Dwelling Units, and for whom a maximum of one Dwelling Unit may be designated as a residence;
 - (f) “Support Services” means any type of assistance and/or services provided to a Qualified Occupant including but not limited to housing, counselling, child care and medical services on an out-patient basis; and
 - (g) “Term” shall mean the period commencing on the date of this Agreement and continuing in full force and effect in perpetuity.
- 1.2 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope of intent of this Agreement or in any way affect this Agreement.
- 1.3 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa, and words importing persons shall include firms and corporations and vice versa.
- 1.4 Unless otherwise stated, a reference in this Agreement to a numbered or lettered articles, section, paragraph or clause refers to the articles, section, paragraph or clause bearing that number or letter in this Agreement.
- 1.5 The words “hereof”, “herein”, “hereunder” and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term, only a Resident Manager or Qualified Occupant, a Spouse of a Qualified Occupant, or a Care-giver may occupy any Dwelling Unit.
- 2.2 The City may from time to time request the Registered Owner of the Leasehold Interest in the Lands to provide written proof of compliance with section 2.1 and the Registered Owner of the Leasehold Interest in the Lands agrees to provide the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, no Dwelling Unit shall be stratified.

3. ENFORCEMENT

- 3.1 If the Registered Owner of the Leasehold Interest of the Lands fails to enforce compliance with the terms and conditions of Part 2, then it is specifically understood and agreed that the City will be entitled, but will not obliged, to enforce the terms and conditions of Part 2.

3.2 For the purpose of this Agreement, the Registered Owner of the Leasehold Interest in the Lands, without the need for further authorization, writings, or documents, hereby irrevocably appoints the City as its agent with respect to the enforcement of this Agreement and with respect to exercising all remedies set out in this Agreement and all other remedies available at law to the Registered Owner of the Leasehold Interest in the Lands.

4. **LIABILITY**

4.1 The Registered Owner of the Leasehold Interest in the Lands will indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Registered Owner of the Leasehold Interest in the Lands to comply with the terms and conditions of this Agreement.

4.2 Provided the City is in compliance with the terms and conditions of this Agreement, the Registered Owner of the Leasehold Interest in the Lands hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Registered Owner of the Leasehold Interest in the Lands now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

5. **NOTICE**

5.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) as to the City of Surrey:

14245 – 56th Avenue
Surrey, British Columbia V3X 3A2

Attention: General Manager, Planning and Development Department

(b) as to the Society :

Howe Sound Rehabilitation Services Society
#203 – 218 Blue Mountain Street
Coquitlam, BC V3K 4H2

Attention: President, Board of Directors

(c) as to PRHC:

Provincial Rental Housing Corporation
601 – 4555 Kingsway
Burnaby, British Columbia V5H 4V8

Attention: Manager, Real Estate Services

or such other address as such party may direct by five (5) business days notice in writing to the other parties. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party at its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

5.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

6. GENERAL

6.1 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the uses or subdivision of land; or
- (b) relieves the Registered Owner of the Leasehold Interest in the Lands from complying with any enactment, including the City's Bylaws.

6.2 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

6.3 Time is of the essence of this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to the other party.

6.4 This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia.

6.5 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.


- 6.6 Upon request by the City, the Registered Owner of the Leasehold Interest in the Lands will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.
- 6.7 This is the entire Agreement between and among the parties concerning the subject matter of this Agreement and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- 6.8 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.
- 6.9 This Agreement shall enure to the benefit of and be binding upon PRHC, the Registered Owner of the Leasehold Interest in the Lands and its successors and assigns and all parties claiming through them and this Agreement shall enure to the benefit of and be binding upon the City and its successors and assigns. This Agreement shall charge and run with the Lands.
- 6.10 No previous registered owner of the leasehold interest of the Lands will be liable for any default in the performance or observance of this Agreement occurring after such party ceases to hold an ownership in the Lands.

IN WITNESS WHEREOF Howe Sound Rehabilitation Services Society, the City of Surrey and Provincial Rental Housing Corporation have executed this Agreement under seal of their duly authorized officers as of the reference date of this Agreement.

HOWE SOUND REHABILITATION SERVICES SOCIETY

by its authorized signatory(ies):


Name: ANDREW BROWN

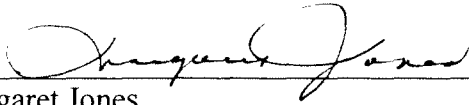

Name: TONNAR G. BRACE

CITY OF SURREY

by its authorized signatory(ies):



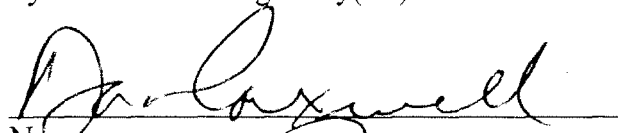
Murray Dinwoodie
General Manager
Planning and Development Department



Margaret Jones
City Clerk

PROVINCIAL RENTAL HOUSING CORPORATION

by its authorized signatory(ies):



Name: Dan Maxwell



Name: AGNES ROSS