

CITY OF SURREY

BYLAW NO. 20414

A bylaw to authorize the City of Surrey to enter into a Housing Agreement  
.....

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, 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, enacts as follows:

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

Guildford 104 Ave Holdings Ltd.  
1212 – 450 Marine Drive Southwest  
Vancouver, B.C. V5X 0C3

and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

Parcel Identifier: 018-078-559  
Lot 2 Section 19 Block 5 North Range 1 West New Westminster District Plan LMP8168

(14577 – 104 Avenue)

Parcel Identifier: 009-683-526  
Lot 12 Except: Parcel "Q" (Reference Plan 30163); Section 19 Block 5 North Range 1 West  
New Westminster District Plan 12286

(14585 – 104 Avenue)

Parcel Identifier: 009-486-771  
Lot 13 Except: Part on Reference Plan 30163; Section 19 Block 5 North Range 1 West  
New Westminster District Plan 10178

(14547 – 104 Avenue)

Parcel Identifier: 009-683-542  
Lot 13 Except: Parcel "R" (Reference Plan 30163); Section 19 Block 5 North Range 1 West  
New Westminster District Plan 12286

(14595 – 104 Avenue)

Parcel Identifier: 009-259-279

Lot 14 Except: Part Outlined Red on Plan with Bylaw Filed A49090; Section 19 Block 5 North Range 1 West New Westminster District Plan 10178

(14529 – 104 Avenue)

Parcel Identifier: 009-259-384

Lot 15 Except: Parcel "M" (Reference Plan 30163); Section 19 Block 5 North Range 1 West New Westminster District Plan 10178

(14509 – 104 Avenue)

(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 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.
4. This Bylaw shall be cited for all purposes as "The Guildford 104 Ave Holdings Ltd. Housing Agreement, Authorization Bylaw, 2021, No. 20414".

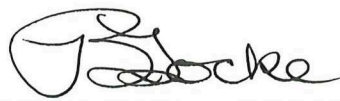
PASSED FIRST READING on the 12th day of July, 2021.

PASSED SECOND READING on the 12th day of July, 2021.

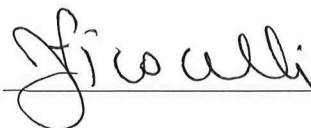
PASSED THIRD READING on the 12th day of July, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of July, 2023.





MAYOR



CLERK

CITY OF SURREY

HOUSING AGREEMENT  
(Residential Only)

THIS HOUSING AGREEMENT, made the 24 day of July, 2021<sup>3</sup>,

BETWEEN:

**CITY OF SURREY**, a municipal corporation having its  
offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “City”)

OF THE FIRST PART

AND:

**GUILDFORD 104 AVENUE HOLDINGS LTD.**  
1212 – 450 SW Marine Drive, Vancouver, B.C. V5X 0C3

(the “Owner”)

OF THE SECOND PART

WITNESSES THAT WHEREAS:

- A. The Owner is the registered owner of the Lands (as defined herein);
- B. The Owner proposes to develop the Lands by constructing 288 market rental apartment dwelling units within two separate six storey buildings and an approximately 7,411 square foot indoor amenity facility, all constructed over a two storey underground parkade together with related improvements, collectively, the “**Development**”; and
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units (as defined herein) are rented in accordance with this 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 Owner (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 purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
- (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) “**Development**” means as defined in Recital B;
- (f) “**Dwelling Unit**” means each of the 288 dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcels of land situated in the City of Surrey, British Columbia and legally described in the attached Appendix I and any parcel(s) into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*);
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
- (i) “**Rental Units**” means all of the Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means twenty (20) years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

**2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same Owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

**3. LIABILITY**

- 3.1 **Indemnity.** Save and except to the extent caused by the gross negligence or willful misconduct of the City or City Personnel, the Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

**4. NOTICE**

- 4.1 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:

City of Surrey  
13450 – 104 Avenue  
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Guildford 104 Avenue Holdings Ltd.  
1212 – 450 SW Marine Drive, Vancouver, B.C. V5X 0C3

Attention: Ross Moore

or such other address as such party may direct. 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 as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 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.

## 5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.



5.14 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

**CITY OF SURREY**

By:  \_\_\_\_\_  
Authorized Signatory

Brenda Locke,  
Mayor  
City of Surrey

By:  \_\_\_\_\_  
Authorized Signatory

~~Jennifer Ficocelli,~~ Stephanie Nichols, Deputy City Clerk  
~~City Clerk~~  
City of Surrey

**GUILDFORD 104 AVENUE HOLDINGS LTD.**

By:  \_\_\_\_\_  
Authorized Signatory

Name: *Richard Ilich*  
Title: *Owner*

## Appendix I

*Parcel Identifier: 018-078-559*

*Lot 2 Section 19 Block 5 North Range 1 West New Westminster District Plan LMP8168*

*Parcel Identifier: 009-683-526*

*Lot 12 Except: Parcel "Q" (Reference Plan 30163); Section 19 Block 5 North Range 1 West New Westminster District Plan 12286*

*Parcel Identifier: 009-486-771*

*Lot 13 Except: Part on Reference Plan 30163; Section 19 Block 5 North Range 1 West New Westminster District Plan 10178*

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*Lot 15 Except: Parcel "M" (Reference Plan 30163); Section 19 Block 5 North Range 1 West New Westminster District Plan 10178*