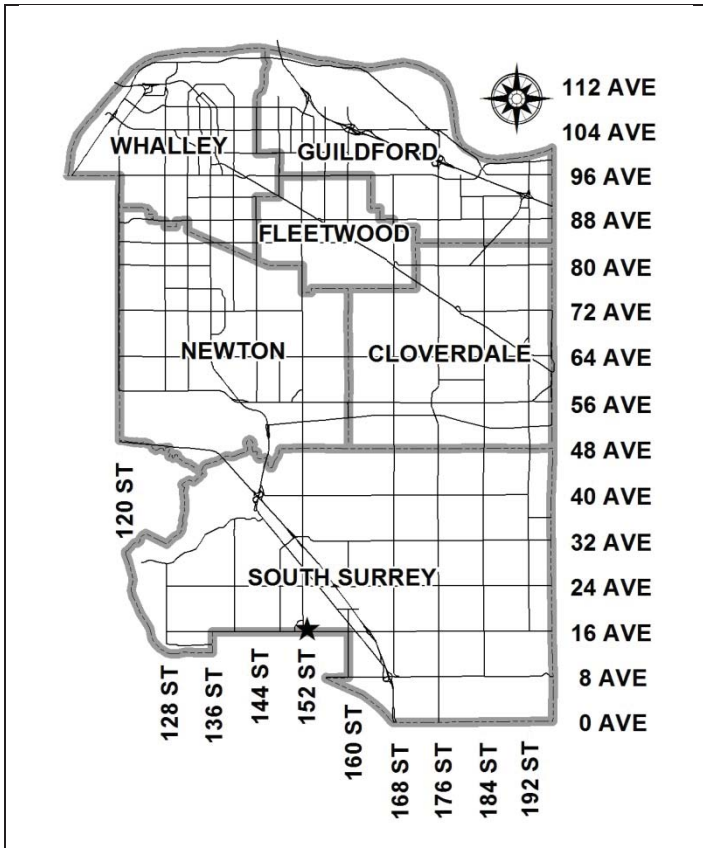


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0511-00

Planning Report Date: December 4, 2017

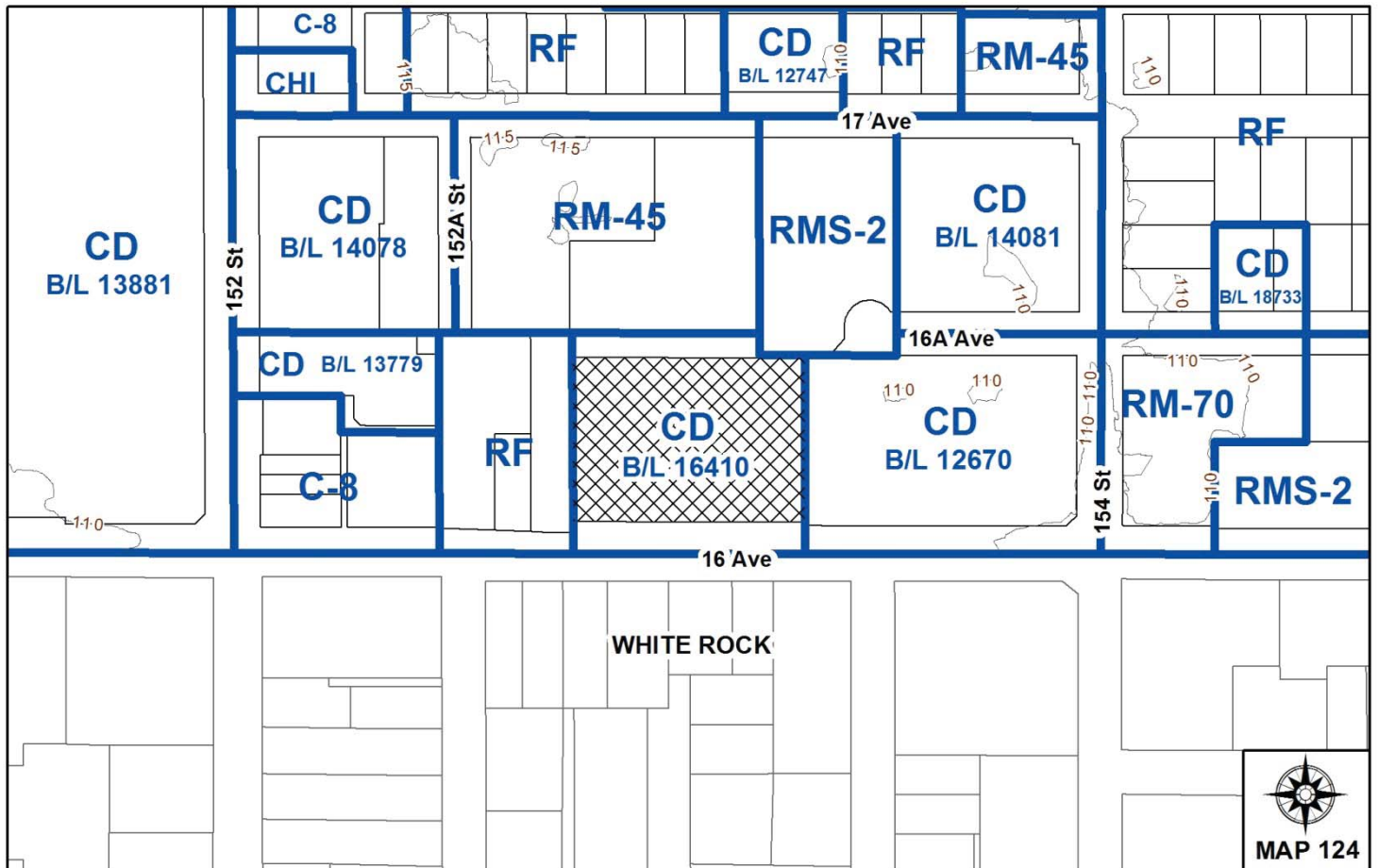


**PROPOSAL:**

- **Development Permit Amendment**
- **Housing Agreement Amendment**

to increase the number of assisted living (care facility) units/beds and modifications to the eastern building.

**LOCATION:** 15333 - 16 Avenue  
**ZONING:** CD (By-law No. 16410)  
**OCP DESIGNATION:** Town Centre  
**TCP DESIGNATION:** Multi-family Residential



### RECOMMENDATION SUMMARY

- Repeal Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2014, No. 18332.
- Introduce a new Housing Agreement By-law.
- Approval and issuance of Development Permit amendment.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The amendment to the Housing Agreement to allow the conversion of 58 of the rental independent living units to rental assisted living units will allow the operator to provide some care services to 58 of the rental Independent Living units. This would facilitate being able to have a medical professional to attend to an Independent Living tenant in their room. The converted suites would still function and be rented as Independent Living units.
- The provision of an additional vehicular ramp for the eastern building will simplify entering and exiting the underground parkade.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council repeal the existing Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2014, No. 18332 upon adoption of a new Housing Agreement By-law.
2. a By-law be introduced authorizing Council to enter into a new Housing Agreement.
3. Council approve amendments to Development Permit No. 7906-0454-00 and authorize the Mayor and Clerk to execute the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North:	Apartments	Multiple Residential / Multi-family Residential	RM-45
East:	Apartments	Multiple Residential / Multi-family Residential	CD (By-law No. 12670)
South (Across 16 Avenue):	Apartments	N/A - City of White Rock	N/A - City of White Rock
West:	Vacant site	Multiple Residential / Multi-family Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- On December 16, 2013, Council approved the development of an 8-storey mixed-use building including a senior's supportive housing residence located on the subject site under Development Application No. 7906-0454-00.
- One of the conditions of the June 11, 2007 Planning & Development Report for Project 7906-0454-00 was that the applicant enter into a Housing Agreement with the City to restrict occupancy of the proposed dwelling units to persons 55 years of age or older and their spouses. The Housing Agreement was required to support a reduced parking requirement of 0.46 parking stalls per unit for the residential component of the development.

- Council granted Final Adoption to Housing Agreement, Authorization By-law, 2013, No. 17948 on December 16, 2013.
- Subsequently, on December 1, 2014, Council approved Development Application No. 7914-0281-00 on the subject site which amended CD By-law No. 16410 and revised the existing Housing Agreement in order to:
  - permit a care facility and eating establishment within the previously approved mixed-use commercial and residential senior's facility; and
  - incorporate a community care facility component comprised of 60 units/beds.
- In addition to the care facility units/beds, 28 condominium independent living units, 90 rental independent living units and 2 guest suites, as well as approximately 4,416 square metres (47,533 sq. ft.) of commercial space were approved, consistent with the original proposal.
- As part of Development Application No. 7914-0281-00, the original Housing Agreement (By-law, 2013, No. 17948) was repealed by Council (By-law No. 18336) and replaced by a new Housing Agreement (By-law, 2014, No. 18332) to reflect the mix of independent living units, rental independent living units and guest suites.
- Housing Agreement (By-law, 2014, No. 18332) specifies the breakdown in unit type as follows: 60 community care beds/units, 90 rental independent living units and 28 condominium independent living units for a total of up to 178 units and 2 guest units.

#### Housing Agreement Amendment

- The applicant proposes changes to the current Housing Agreement to reclassify 58 of the previously approved units from rental independent living units to rental assisted living units in order to allow the operator to provide some services of care to 58 of the rental independent living units.
- Under the British Columbia Building Code, there are different occupancy classifications and physical building code requirements for independent living units and assisted living units. By reclassifying 58 of the independent living units as assisted living units, the operator will be able to have a medical professional attend to an independent living tenant in their room. The converted suites would still function and be rented as independent living units.
- In addition to the reclassification of the 58 units described above, three of the units that were originally proposed as Companion Suites on the 4<sup>th</sup> floor have now been changed to 6 studio Assisted Living suites. This is reflected in the number and mix of unit types in the new Housing Agreement.
- The mix of unit types under the current Housing Agreement (By-law, 2014, No. 18332) is as follows: 60 community care beds/units, 90 rental independent living units and 28 condominium independent living units for a total of up to 178 units and 2 guest units.

- The proposed breakdown in unit type for the Housing Agreement amendment is as follows: 63 community care beds/units, 58 rental assisted living units, 32 rental independent living units and 28 condominium independent living units for a total of up to 181 units and 2 guest units.

#### Development Permit Amendment

- The applicant is also proposing modifications to the approved Development Permit (No. 7906-0454-00) to allow for changes to the eastern building.
- Specifically, the applicant is also proposing to add an additional vehicular ramp from 16A Avenue to the underground parkade for the eastern building in order to provide separate dedicated ingress and egress points rather than having a single two-way ramp as was previously approved under Development Permit No. 7906-0454-00. The applicant believes that this will simplify entering and existing the underground parkade and provide a safer experience than a two-way ramp.
- Although the number of units has increased slightly from 178 to 181 and the additional parking ramp will eliminate 7 underground parking spaces, the total number of parking spaces provided (200 spaces) meets the required number of parking spaces for the site (200 spaces).
- Amendments to the Landscape Plans that were approved as part of the previous Development Permit are minor and the overall intent and quality of the landscaping is maintained.
- The Engineering Department, Transportation Planning Division, has reviewed the proposal and has expressed no concerns with the proposal.
- The drawings attached to this report as Appendix II show the proposed changes and replace the Development Permit drawings approved under the original Development Permit (No. 7906-0454-00).

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Development Permit Amendment Drawings
Appendix III.	Proposed Housing Agreement By-law and Housing Agreement

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

# ABBY LANE

by PrimeTime Living

SOUTH SURREY RETIREMENT RESIDENCES - 15331 & 15333 16th Avenue, Surrey B.C.

**LEGAL DESCRIPTION:**

LOT 4 SECTION 14 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT  
PLAN EPP27545

Owner: Prime Time (Abby Lane) Inc.  
Architect: DGBK Architects

**Consultants:**

Code: Jensen Hughes Inc.  
Structural: CWMM Consulting Engineers Ltd  
Mechanical: SRC Engineering Consultants Ltd  
Electrical: Nemetz (S/A) & Associates Ltd  
Envelope: Aqua Coast Engineering  
Landscape: Eckford Tyacke + Associates  
Civil: Vector Engineering Services Ltd  
Geotechnical: GeoPacific Consultants Ltd  
Traffic: Bunt & Associates Engineering Ltd.  
Food Services: Hendrix Foodservice Equipment Contractors  
Pool: Rockingham Pool Consulting Inc  
Signage: Butler & Wood Design

SHEET LIST - DP Minor Amendment			
NUM.	SHEET NAME	ISSUE DATE	Revision Comment
A00	Cover Sheet	2017/10/17	Revised Sheet
A001	Partial Survey of Existing Conditions	2015/04/28	Revised Sheet
A002	Location Plan	2015/01/28	Revised Sheet
A003	Context Plan	2015/01/28	Revised Sheet
A004	Site Plan	2015/01/28	Revised Sheet
A005	Site Study	2015/01/28	Revised Sheet
A006	Site Plan	2015/01/28	Revised Sheet
A007	Site Plan	2015/01/28	Revised Sheet
A008	Site Plan	2015/01/28	Revised Sheet
A009	Site Plan	2015/01/28	Revised Sheet
A010	Site Plan	2015/01/28	Revised Sheet
A011	Site Plan	2015/01/28	Revised Sheet
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A059	Site Plan	2015/01/28	Revised Sheet
A060	Site Plan	2015/01/28	Revised Sheet
A061	Site Plan	2015/01/28	Revised Sheet

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No.	Revision / Issue	Date



10/24/2017 3:46:33 PM

PrimeTime (Abby Lane) Inc.  
**ABBY LANE**

15331 & 15333 16th Ave  
Surrey, BC V4A 1R6

**DGBK**  
dgbk architects | design · planning · interiors

2015-2018 1531 West Georgia Street - Vancouver, BC - V6G 2S8  
T: 604.683.1666 F: 604.683.2000 W: www.dgbk.com

Project: **Cover Sheet**

Scale:	
Date:	2017/10/17
Drawn:	WR
Checked:	
Project No:	11-102
Drawing No:	

**A00'**

APPENDIX II







SUBDIVISION PLAN OF  
 LOT 206, PLAN 56570,  
 WEST HALF LOT 5, BLOCK 1, PLAN 2015,  
 AND

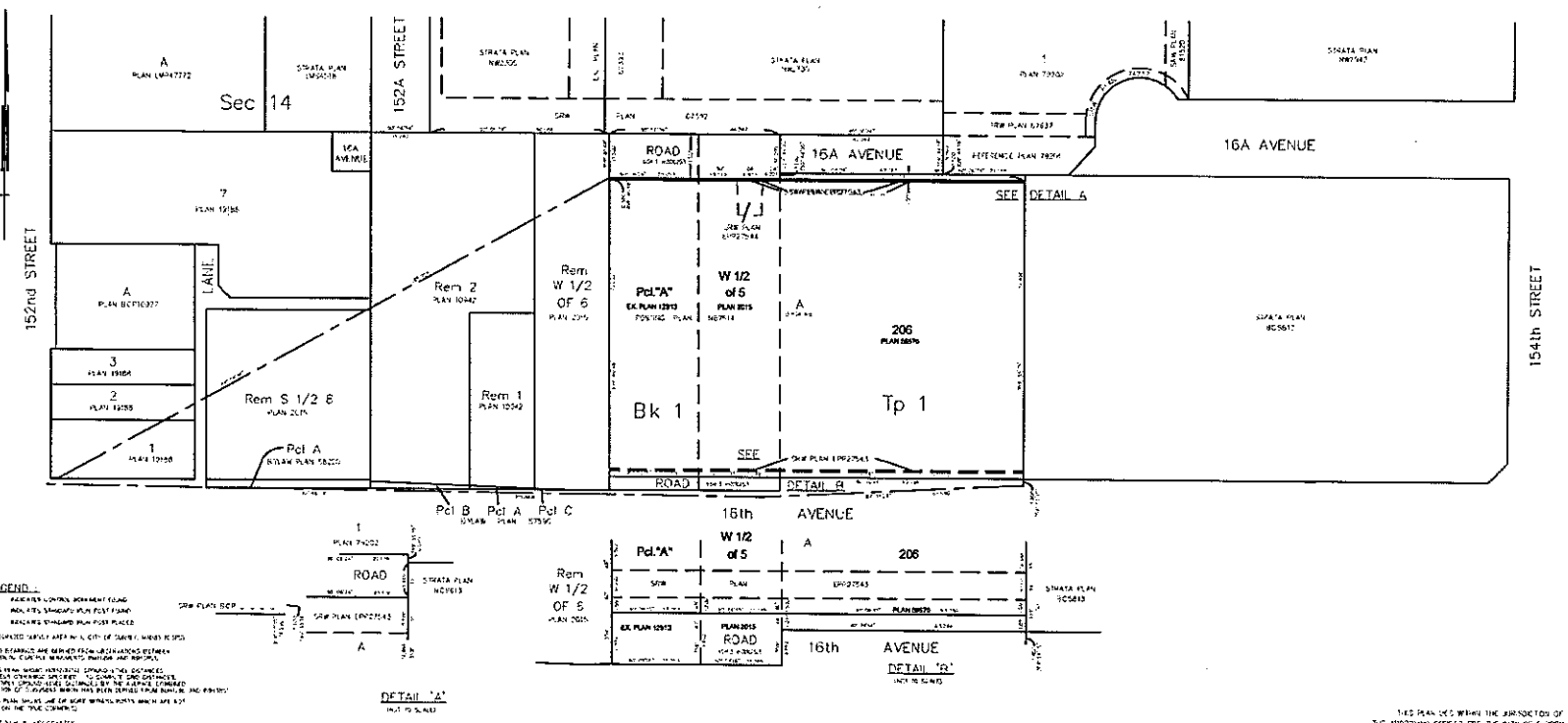
PARCEL "A" (EXPLANATORY PLAN 12913), LOT 6, BLOCK 1, PLAN 2015  
 ALL OF SECTION 14, TOWNSHIP 1, NEW WESTMINSTER DISTRICT

PLAN EPP27545

BCPS 925-097

DATE OF PROJECT: 2017.04.18

THIS PLAN IS IN ACCORDANCE WITH THE CITY OF SURREY SUBDIVISION ACT AND REGULATIONS.  
 THE PROPOSED LOTS ARE OF APPROXIMATE SIZE AND SHALL BE VERIFIED BY SURVEY.  
 TO BE FULLY COMPLIANT WITH THE ACT AND REGULATIONS.



**LEGEND**

- RED LINES - CONTROL BOUNDARY LINE
- RED LINES - STRONGEST PLAN PAST PLACED
- RED LINES - STRONGEST PLAN PAST PLACED
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- RED LINES - STRONGEST PLAN PAST PLACED

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY. THE FIELD SURVEY WAS COMPLETED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF JUNE, 2013 (CROOKS WARDEN, 2013) SEC. 9233-03

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Rev	Approval/Issue	Date
A	Issued for Construction/Completed	SEP-2017

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R5

**DGBK**  
 digit architects | design + planning + interior  
 8845 48th Street, Surrey, BC V4N 4J2  
 Tel: 604.593.1100  
 Website: www.dgbk.com

**Consolidation Plan**

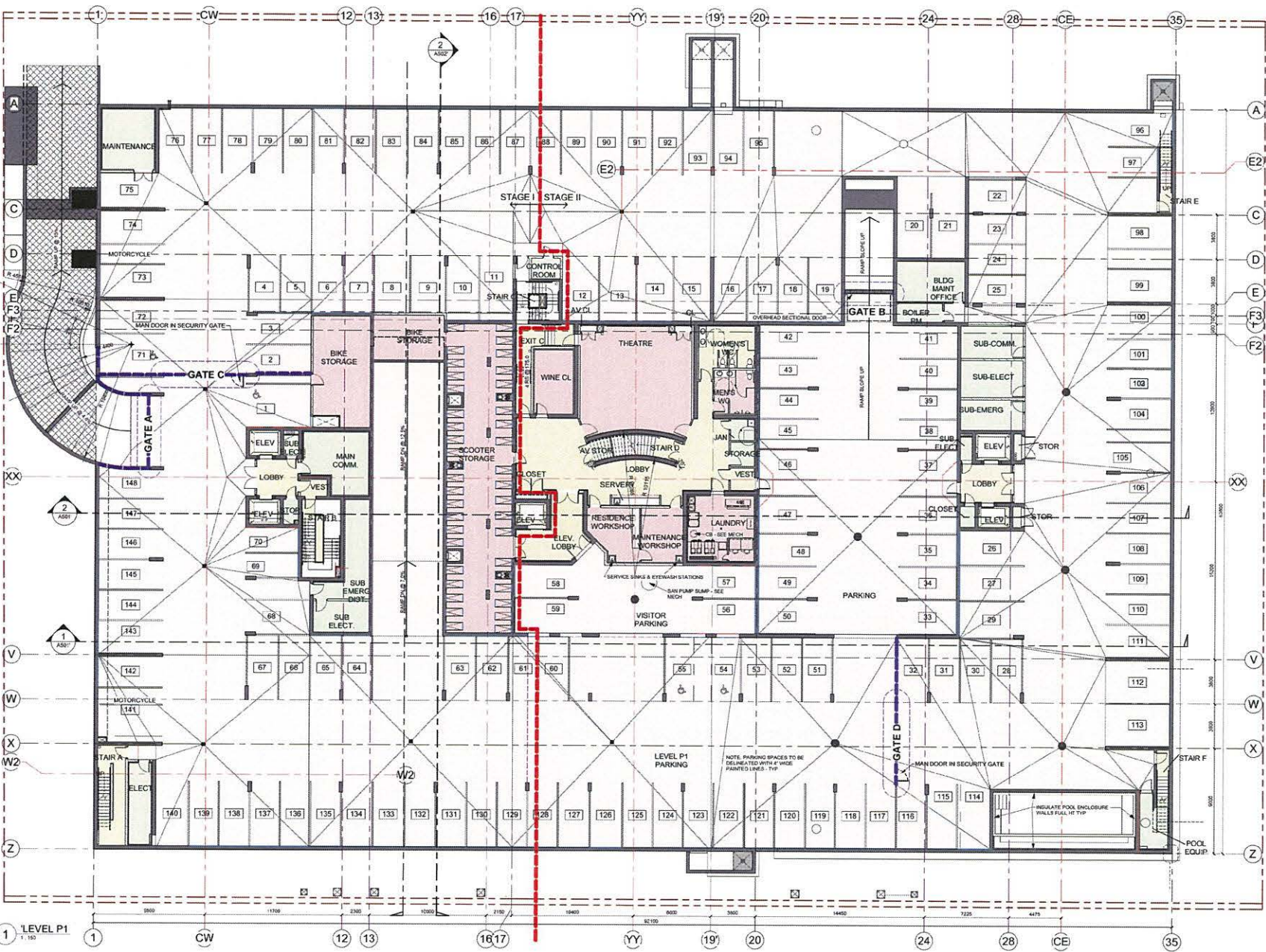
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Date	2017/10/17
Drawn	WR
Checked	
Project No.	11-102
Drawing No.	

**A100'**  
 Landmark Survey & Engineering  
 1000 West 2nd Street, Suite 1000, Vancouver, BC V6C 2R7  
 Tel: 604.681.1100  
 Website: www.a100survey.com

**LEGAL PLAN 1'**

10/05/2017 8:40:47 PM





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1 LEVEL P1  
1.150

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Rev	Description / Issue	Date
A	Development Submission - City of Surrey	JAN 26/12
B	Additional info for GH Submission	FEB 22/12
C	Issued for GH Permit Amendment	MAY 15/12

Project  
**PrimoTime (Abby Lane) Inc.**  
**ABBY LANE**  
15331 & 15333 16th Ave  
Surrey, BC V4A 1R6

**DGBK**  
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4040 960 • 1022 West Georgia Street • Vancouver • BC • V6P 2A6  
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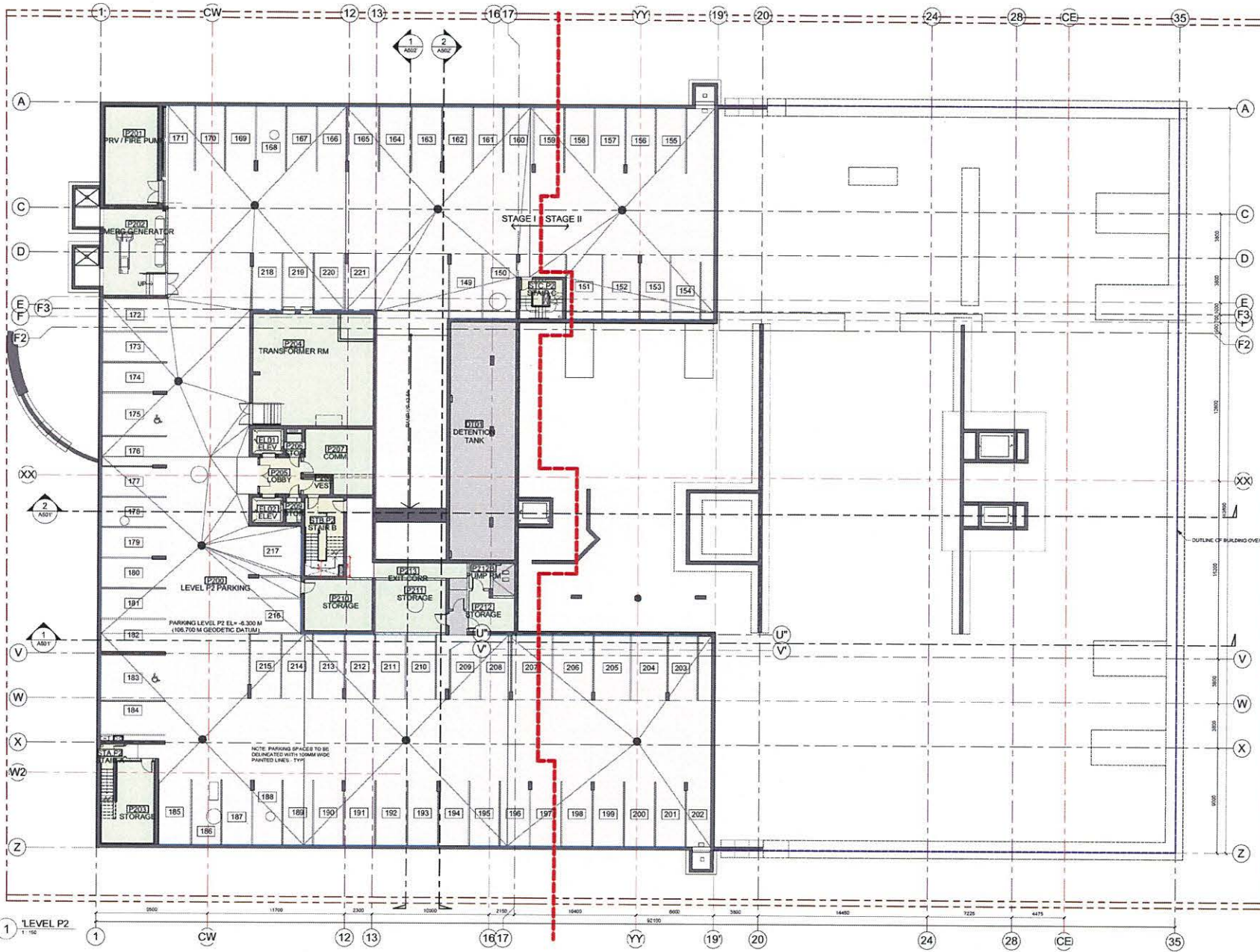
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Scale: \_\_\_\_\_ Seal:

Date: 2017/10/17  
Drawn: WR  
Checked: \_\_\_\_\_  
Project No: 11-102  
Drawing No: \_\_\_\_\_

**A200.1'**  
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1 LEVEL P2

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No.	Revisions / Issues	Date
A	Development Submission - City of Surrey	JAN 2012
B	Revised for DP Minor Amendment	OCT 11/17

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**

15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

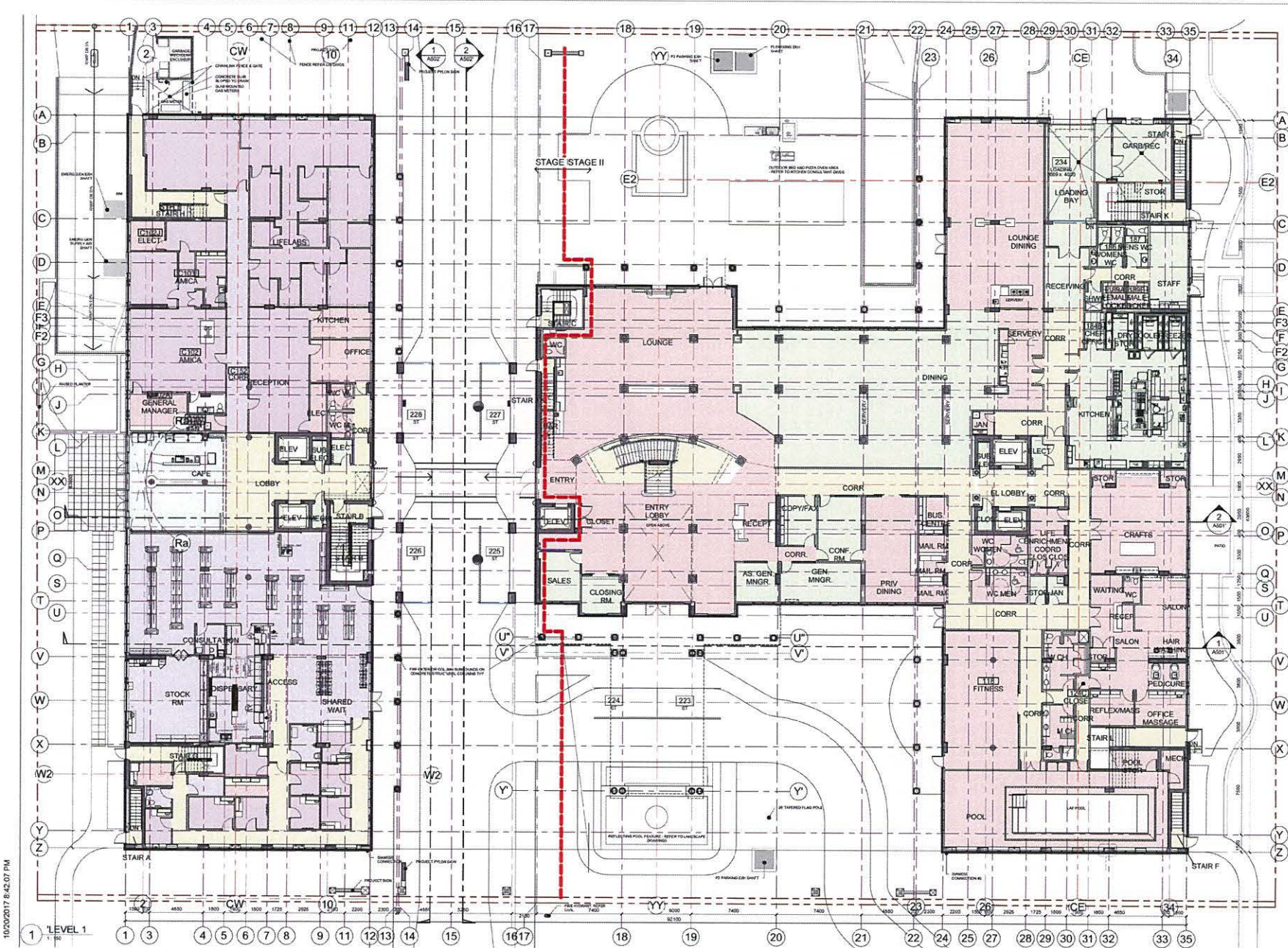
**DGBK**  
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4300 190 - 1800 west georgia street • vancouver • bc • v6g 2b6  
 T: 604.682.1004 F: 604.682.2495 W: www.dgbk.com

Title  
**Parking Level 2**

Scale	See
Date	2017/10/17
Drawn	WR
Checked	
Project No.	11-102
Drawing No.	

**A200.2'**



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Rev	Description / Issue	Date
A	Development Submission - City of Surrey	JAN 26/17
B	Additional info for City Submission	FEB 23/17
C	Revised for City Minor Amendment	DEC 11/17

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

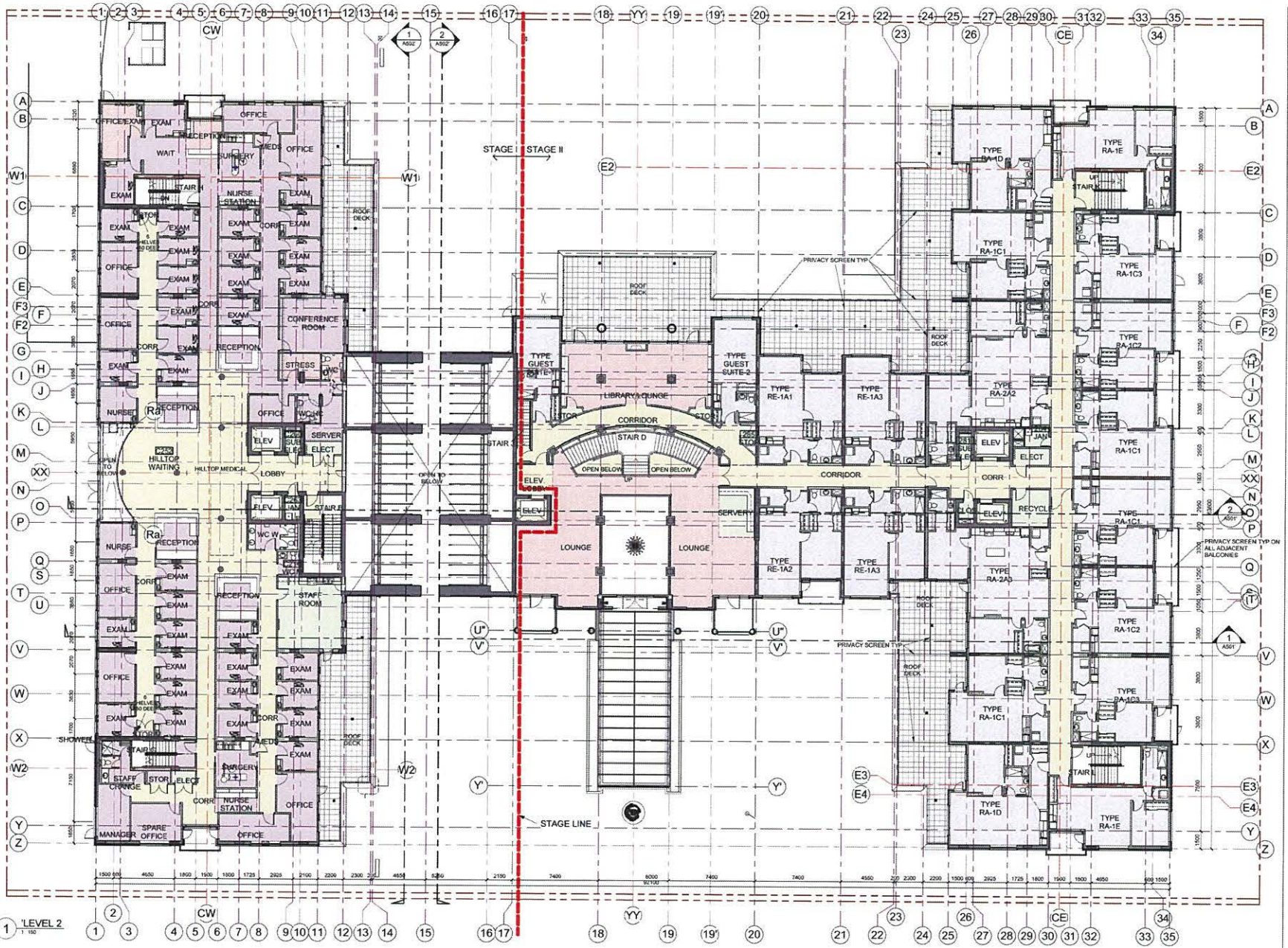
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 1000 950 - 1000 Water Street - Vancouver • BC • V6G 2G6  
 T: 604.682.1666 • F: 604.682.2668 • W: www.dgbk.com

Title  
**1st Floor Plan**  
 Scale: 1:150  
 Date: 2017/10/17  
 Drawn: WR  
 Checked:  
 Project No.: 11-102  
 Drawing No.:

**A201'**  
 www.profession.ca

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No.	Revision / Issue	Date
A	Development Submission - City of Surrey	JAN 26/12
B	Issued for CP Minor Amendment	OCT 15/17



Client:  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**

15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

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 T: 604.682.1004 • F: 604.682.2960 • W: www.dgbk.com

Project:  
**2nd Floor Plan**

Scale: 1:150  
 Date: 2017/10/17  
 Drawn: WR  
 Checked:  
 Project No.: **11-102**  
 Drawing No.

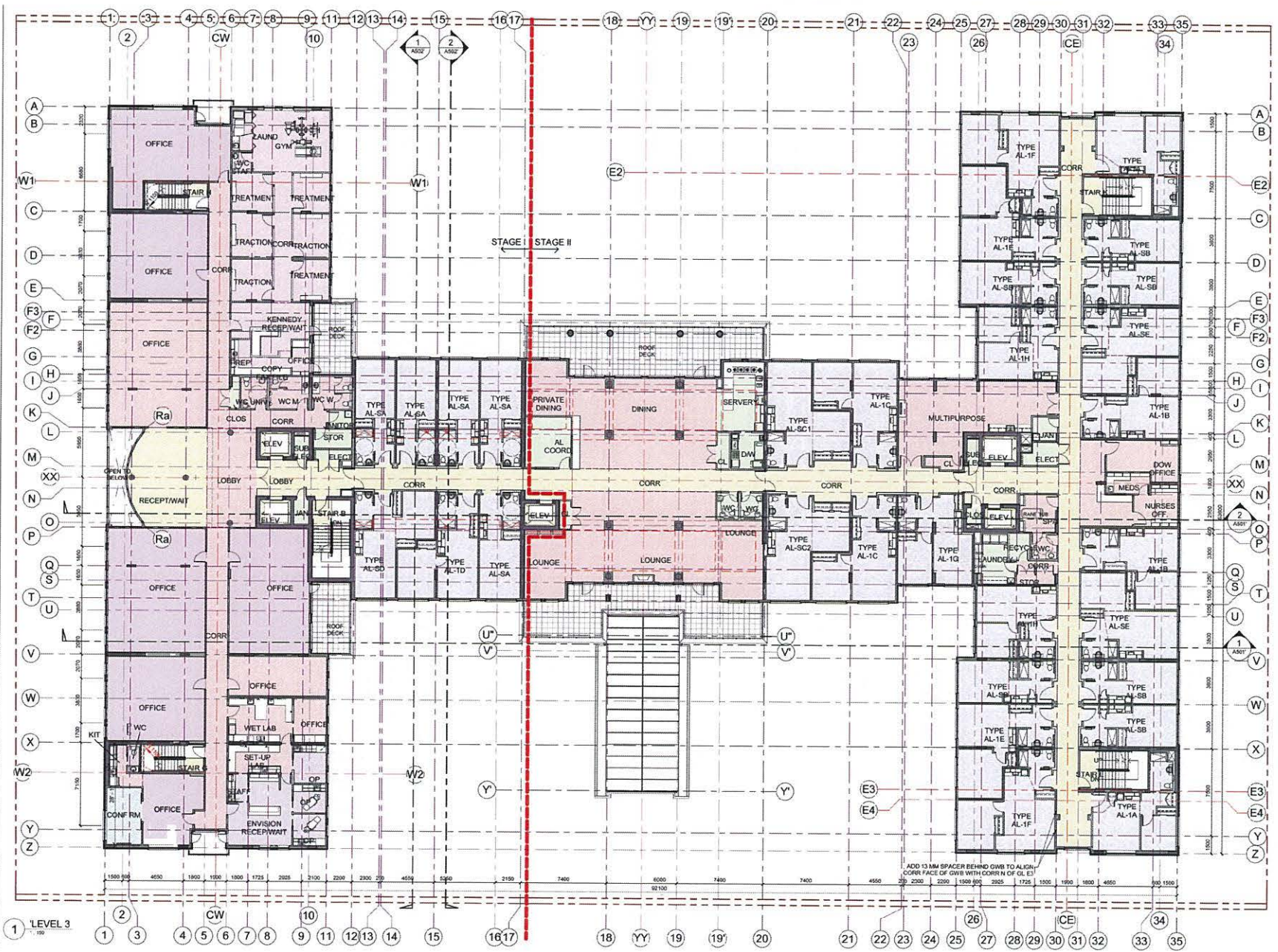
**A202'**

Lina Himmelfarb P.A.

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Rev.	Description / Issue	Date
A	Development Submission - City of Surrey	JAN 26/15
B	Issued for DM Minor Amendments	OCT 15/17



Project:  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**

15331 & 15333 16th Ave  
Surrey, BC V4A 1R6

**DGBK**  
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100-950 - 1002 West George Street • Vancouver • BC • V6J 2M8  
T: 604.683.1944 • F: 604.682.2985 • W: www.dgbk.com

Title:  
**3rd Floor Plan**

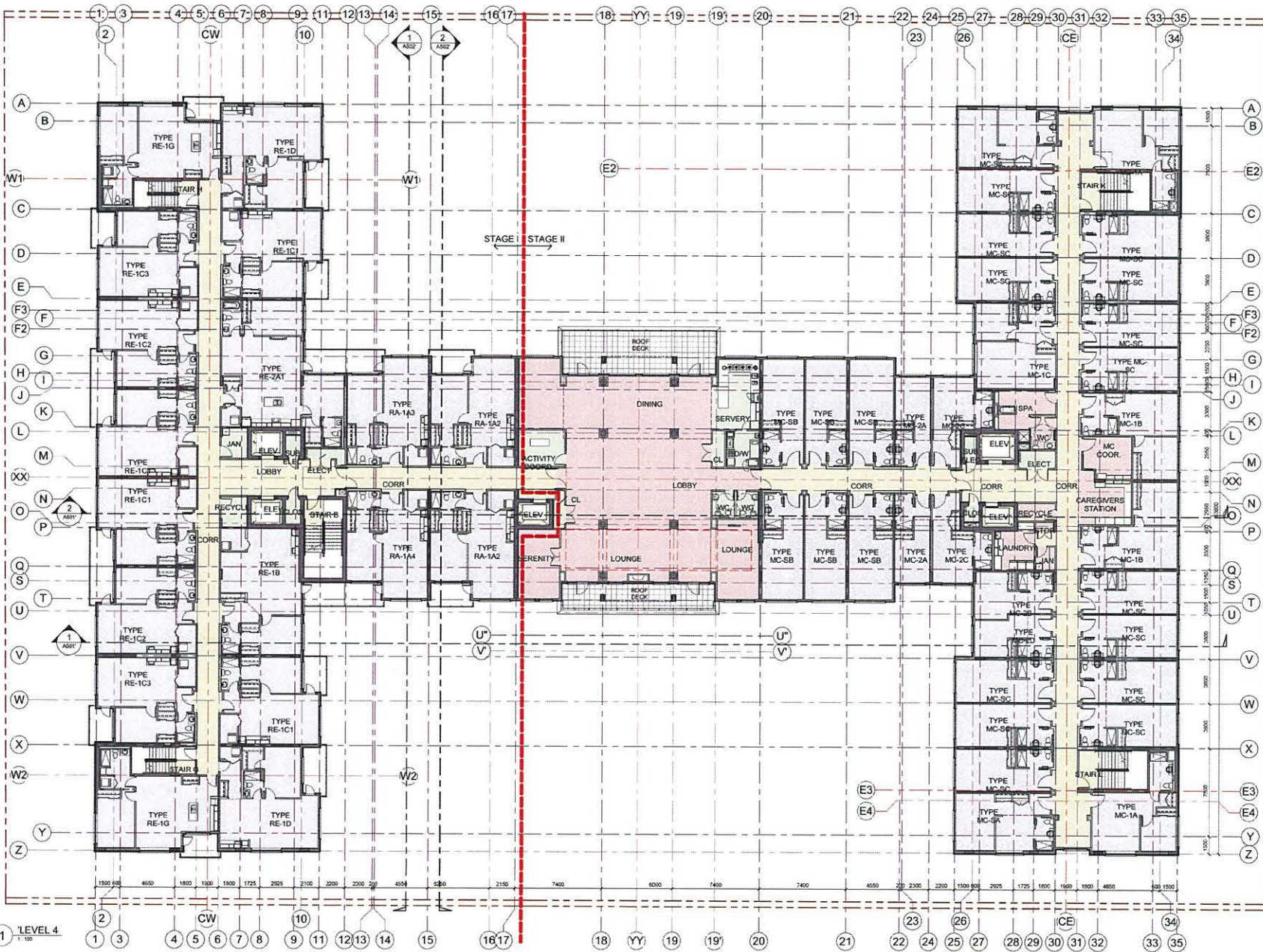
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Date: 2017/10/17  
Drawn: WR  
Checked:  
Project No.: 11-102  
Drawing No.:

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Rev.	Description / Issue	Date
A	Development Submission - City of Surrey	JUN 26 '12
B	Issued for OIP Minor Amendments	OCT 13/17

PrimeTime (Abby Lane) Inc.  
**ABBY LANE**

15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

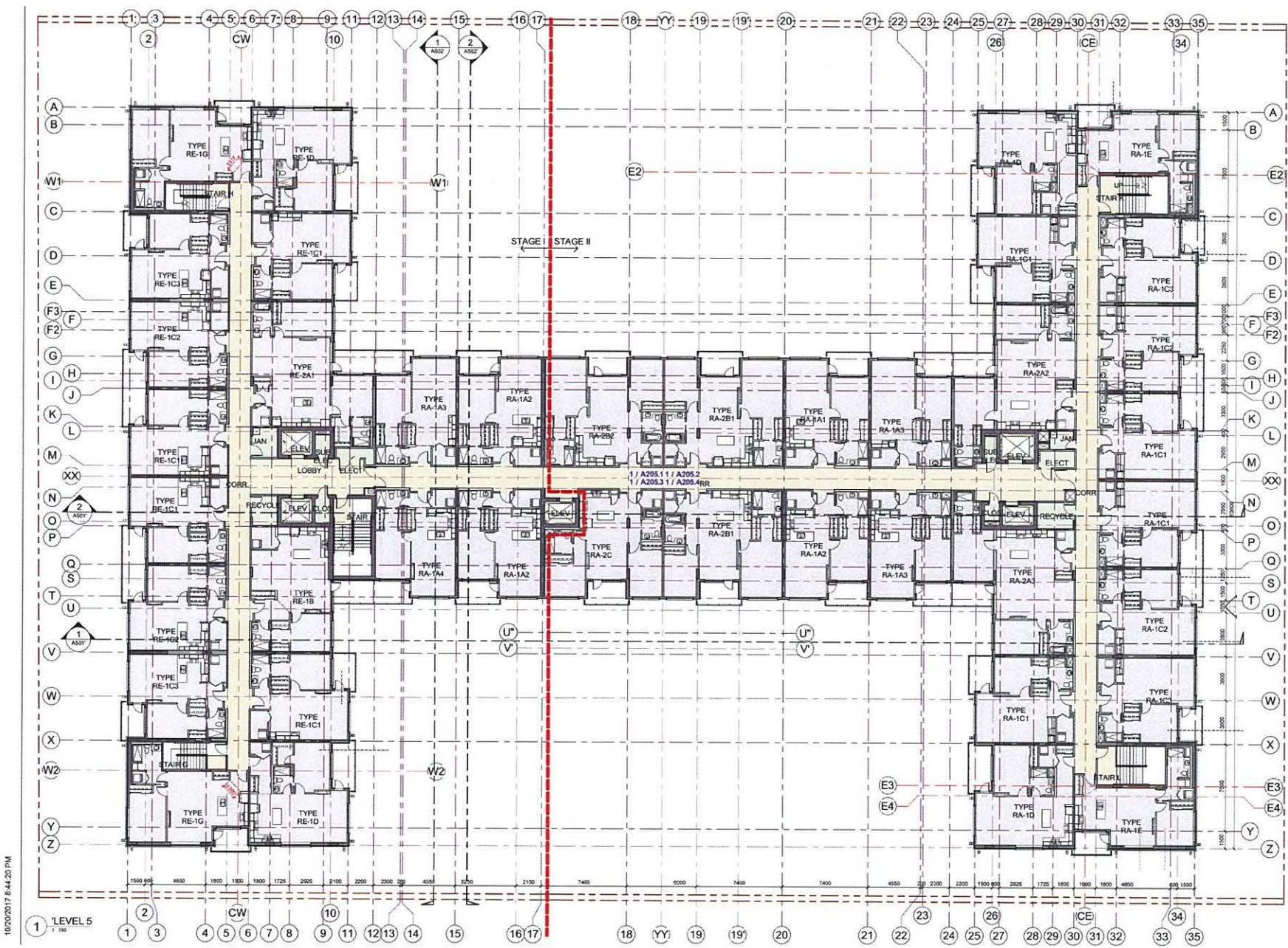
**DGBK**  
 dgbk architects | design · planning · interiors

3436 190 - 1522 West Georgia Street - Vancouver - BC - V6G 2H9  
 1-800-465-1044 / 1-604-682-2669 / 604-682-1044

### 4th Floor Plan

Scale	1 : 150	Dist	
Date	2017/10/17		
Drawn	WR		
Checked			
Project No.	11-102		
Drawing No.			

**A204'**  
NOTE: REVISIONS ONLY



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No.	Revision / Issue	Date
1	Development Submission - City of Surrey	JUN 26/12
2	Issued for CP Minor Amendments	OCT 11/17

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

**DGBK**  
 dgdk architects | design • planning • interiors

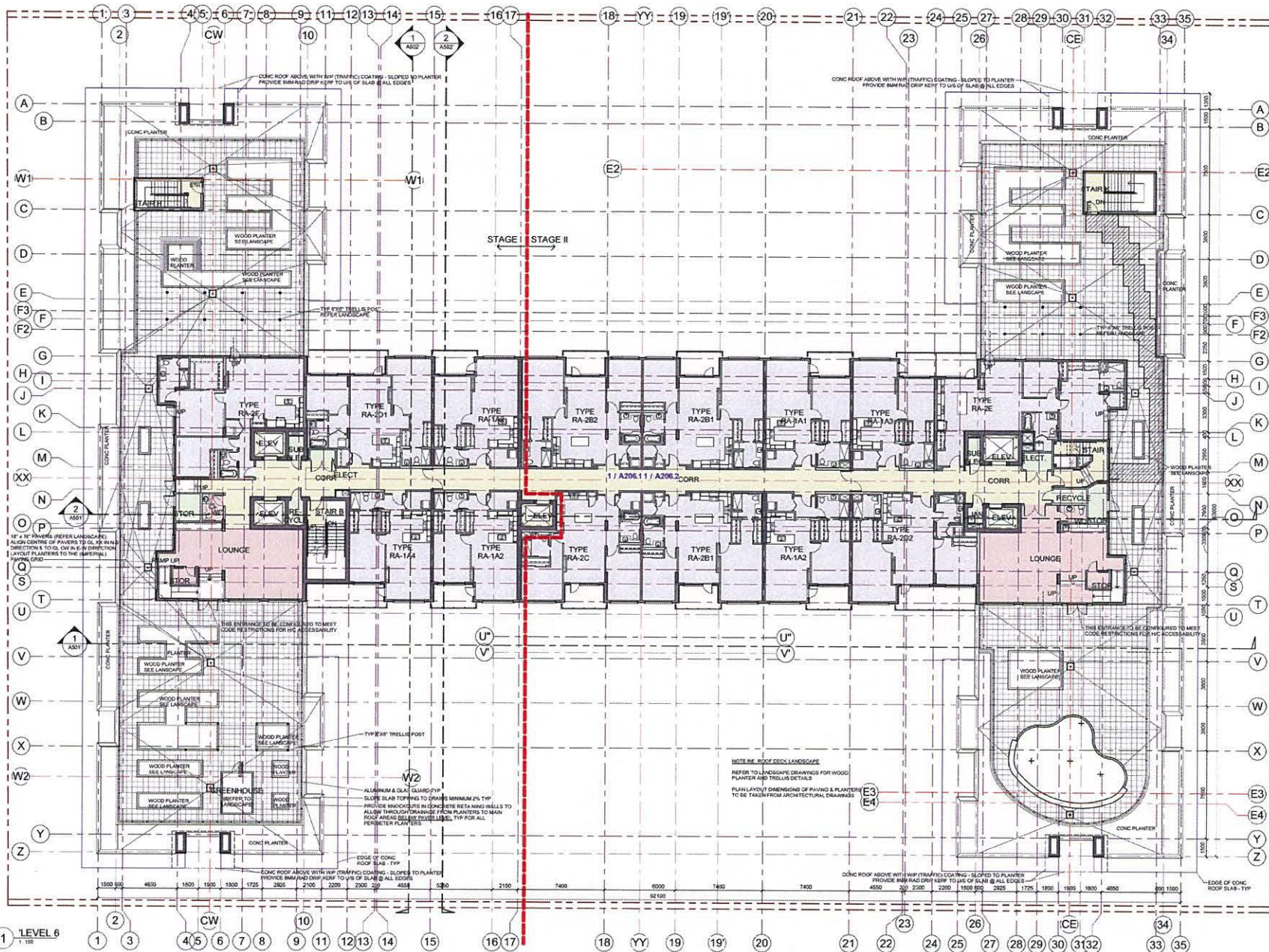
RA# 899 - 1200 West Georgia Street • Vancouver • BC • V6G 2S6  
 T: 604.682.1064 F: 604.682.2869 W: www.dgdk.com

Title: **5th Floor Plan**  
 Scale: 1:150  
 Date: 2017/10/17  
 Drawn: WR  
 Checked:  
 Project No: **11-102**  
 Drawing No:

**A205'**  
 Laminated Paper Print

10/20/2017 8:44:20 PM

1 LEVEL 5  
 1/16



10/20/2017 8:44:30 PM

1 LEVEL 6  
1:150

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No.	Revised / Issue	Date
A.	Development Submission - City of Surrey	JAN 2017
B.	Issued for CP Minor Amendment	DEC 13/17

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**

15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

**DGBK**  
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18th Ave - 1800 West George Street - Vancouver - BC - V6G 2B6  
 T: 604.682.1004 F: 604.682.2605 W: www.dgbk.com

Title  
**6th Floor Plan**

Scale 1:150  
 Date 2017/10/17  
 Drawn WR  
 Checked

Project No. **11-102**  
 Drawing No.

**A206'**  
 Laminated Glass

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No.	Revisions / Issues	Date
A	Development Submission - City of Surrey	JUN 2017
B	Issued for EP Minor Amendment	DEC 15/17

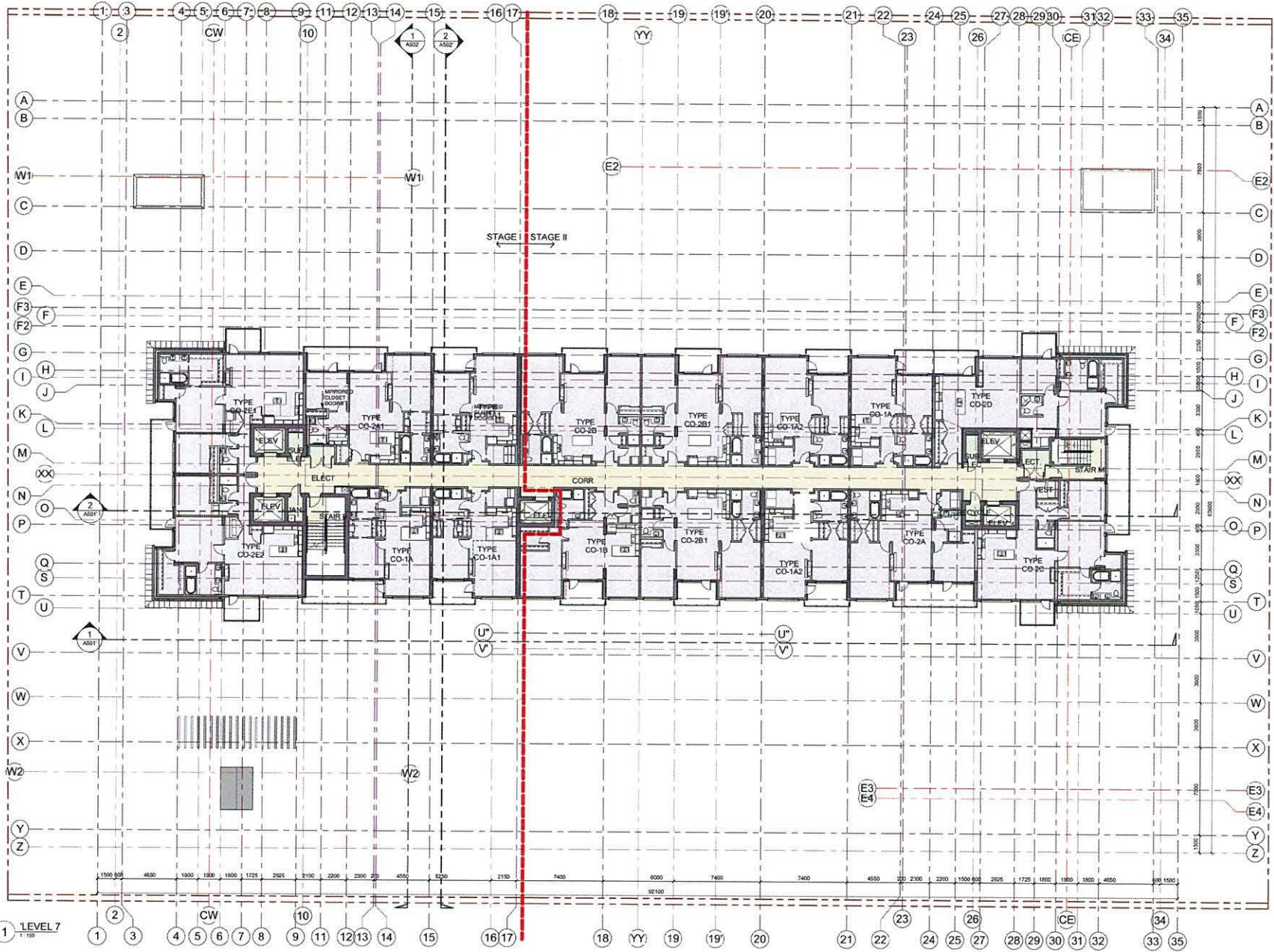
PrimeTime (Abby Lane) Inc.  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

**DGBK**  
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 suite 950 • 1622 level ganges street • vancouver • bc • v6g 2a6  
 t: 604.482.1064 • f: 604.682.3459 • w: www.dgbk.com

7th Floor Plan

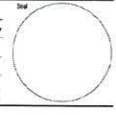
Scale	1:150
Date	2017/10/17
Drawn	WR
Checked	WR
Project No.	11-102
Drawing No.	

**A207'**

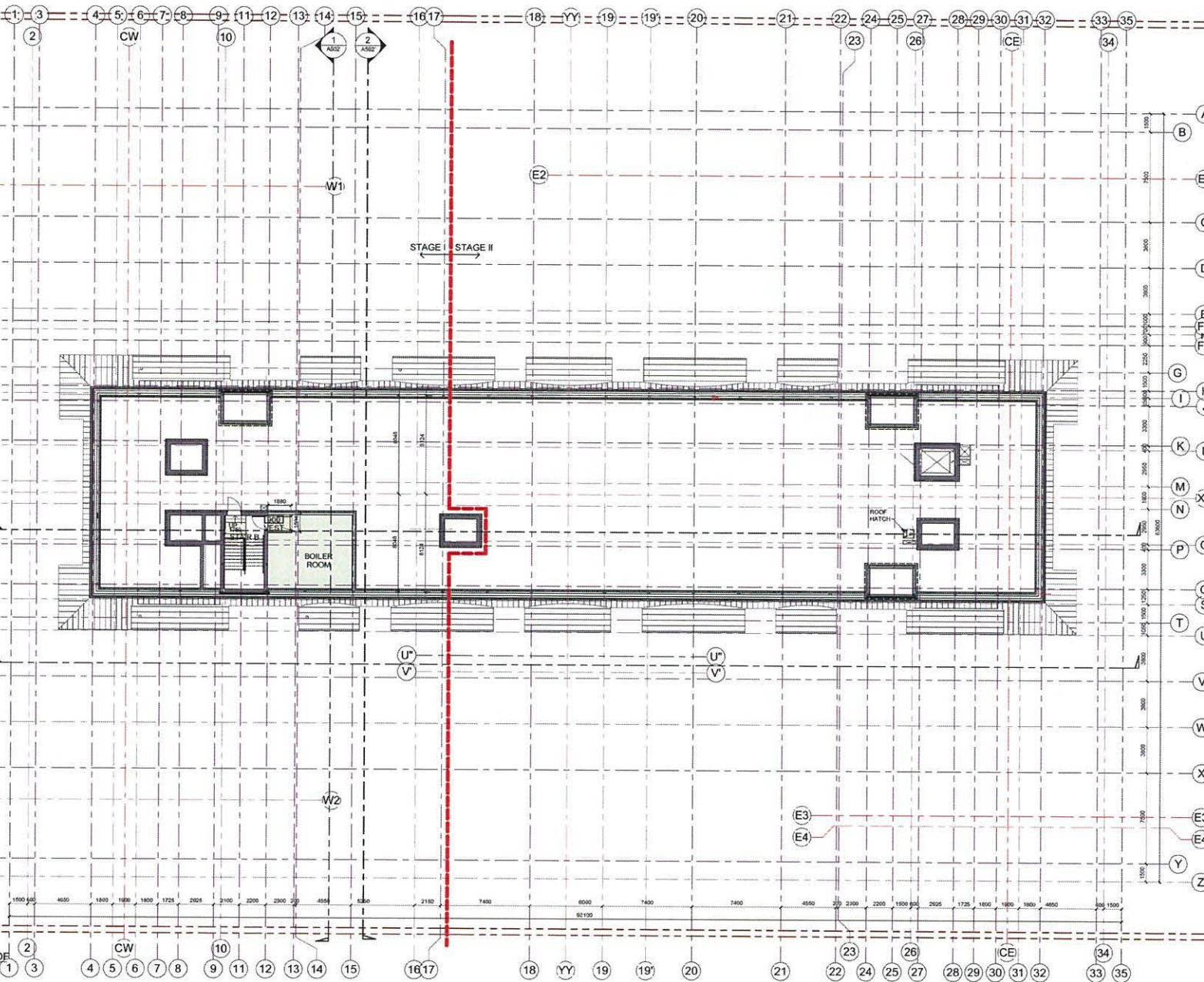


10/20/2017 8:44:55 PM

1 LEVEL 7







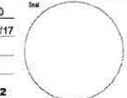
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No.	Revisions / Issue	Date
A.	Development Submission - City of Surrey	JAN 26/12
B.	Issued for CP Minor Amendment	OCT 11/17

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

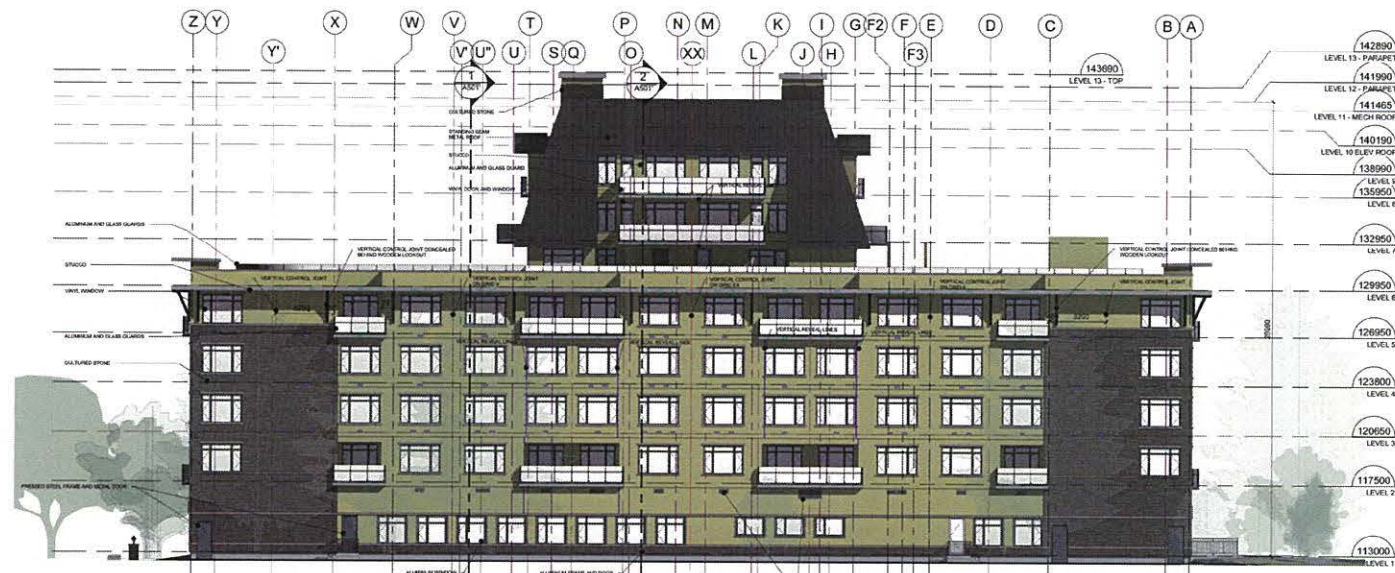
**DGBK**  
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 suite 150 • 1603 west george street • vancouver • bc • v6g 2w6  
 t: 604.682.1004 • f: 604.682.2400 • w: www.dgbk.com

**Roof Plan**

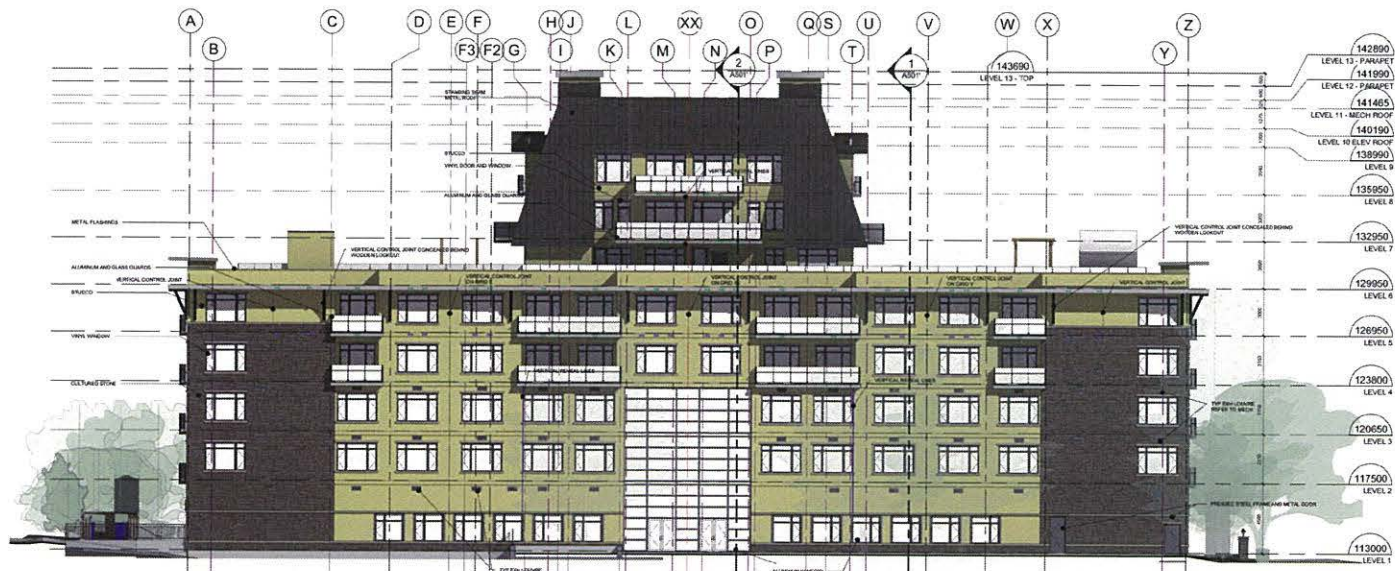
Scale: **1:150**    Seal:   
 Date: **201710/17**  
 Drawn: **WR**  
 Checked:  
 Project No.: **11-102**  
 Drawing No.:

**A209'**

10/30/2017 8:45:20 PM



1 EAST ELEVATION  
1 : 150



2 WEST ELEVATION  
1 : 150

10/20/2017 9:48:47 PM

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No.	Revision / Issue	Date
A	Development Submission - City of Surrey	JUN 26/12
B	Issued for CIP Material Assessment	OCT 13/17

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

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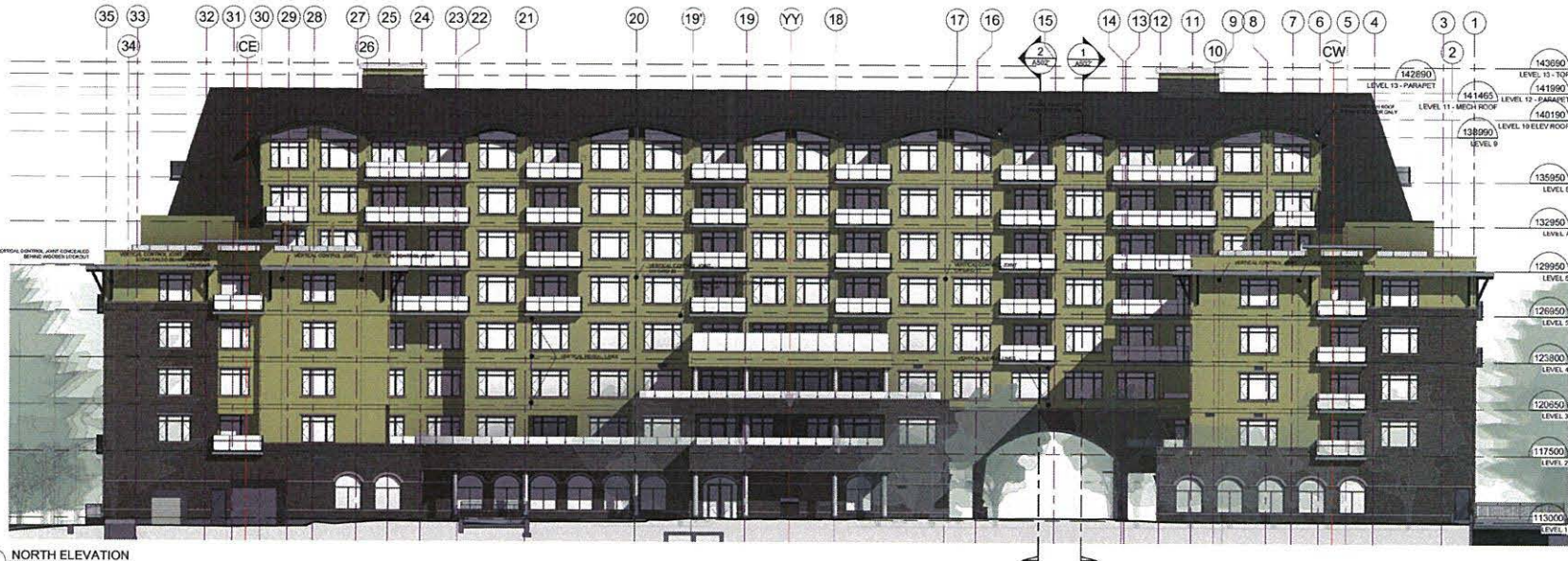
Title  
**E & W Elevations**

Scale: 1 : 150  
 Date: 2017/10/17  
 Drawn: WR  
 Checked: -  
 Project No.: 11-102  
 Drawing No.

**A401'**  
 Linc. (Professional) No. 1

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No.	Revision / Issue	Date
A.	Development Submission - City of Surrey	JUN 26/12
B.	Additional info for GP Submission	FEB 22/12
C.	Issue for GP Market Assessment	OCT 12/12



1 NORTH ELEVATION  
1 : 150



2 SOUTH ELEVATION  
1 : 150

Project:  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
  
15331 & 15333 16th Ave  
Surrey, BC V4A 1R6

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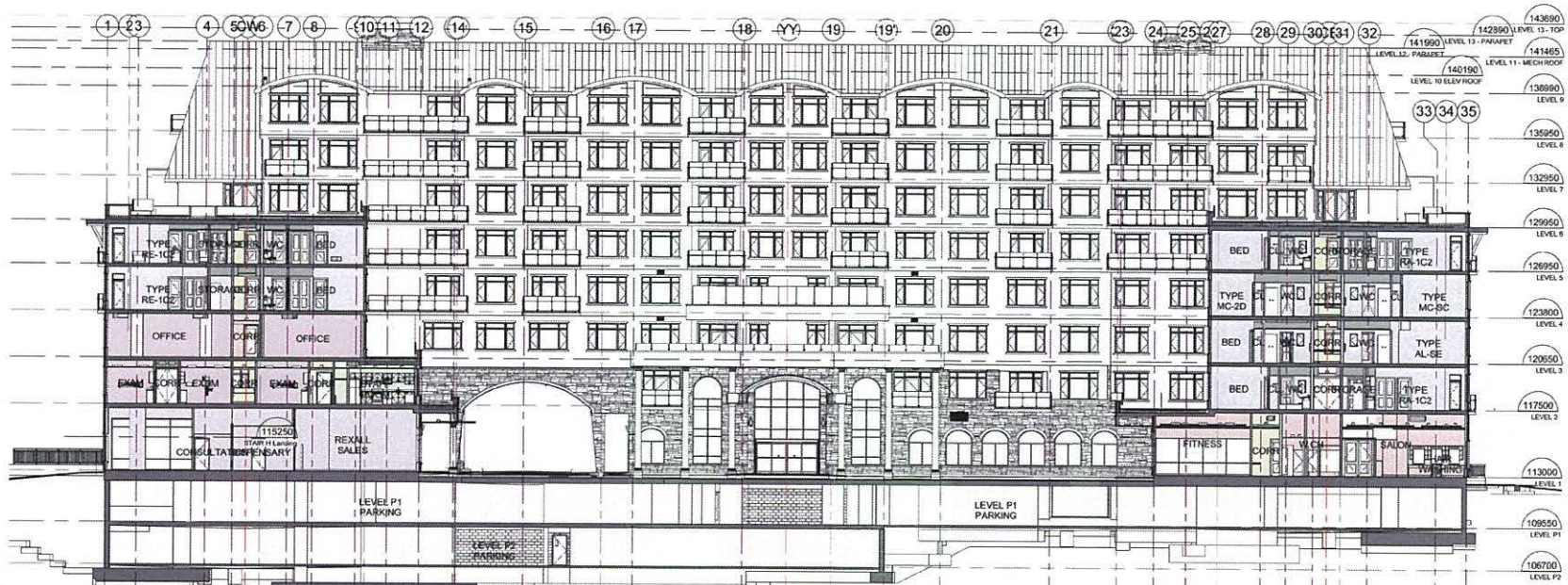
Suite 150 - 1520 West Georgia Street - Vancouver - BC - V6G 2S6  
 T: 604.682.1044 - F: 604.682.2868 - W: www.dgbk.com

For:  
**N & S Elevations**

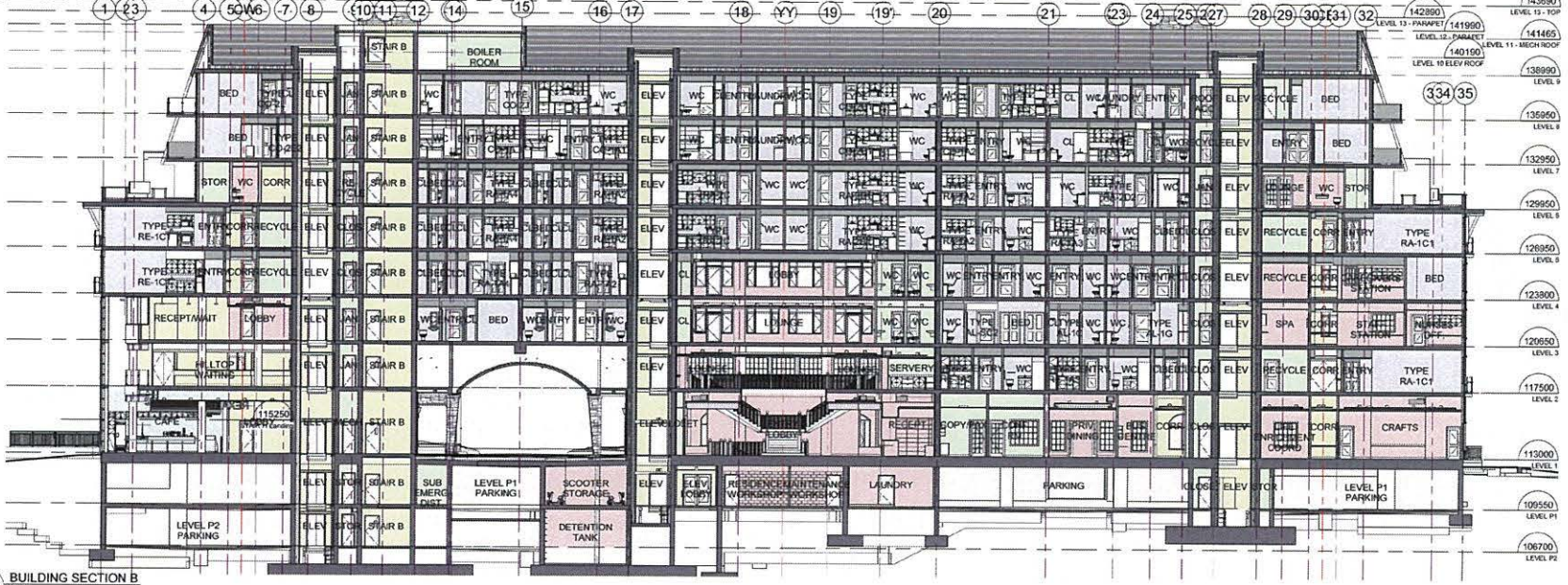
Scale: 1 : 150  
Date: 2017/10/17  
Drawn: WR  
Checked:  
Project No: 11-102  
Drawing No:

**A402'**  
Last Released 02/17





1 BUILDING SECTION A  
1:100



2 BUILDING SECTION B  
1:100

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No.	Revision / Issue	Date
A	Development Submission - City of Surrey	JAN 26/12
B	Issued for CP Minor Amendment	OCT 13/17

Level	Elevation
LEVEL 13 - TOP	143890
LEVEL 13 - PARAPET	141900
LEVEL 12 - PARAPET	141465
LEVEL 11 - MECH ROOF	140190
LEVEL 10 ELEV ROOF	138990
LEVEL 9	136990
LEVEL 8	135950
LEVEL 7	132950
LEVEL 6	129950
LEVEL 5	126950
LEVEL 4	123800
LEVEL 3	120850
LEVEL 2	117500
LEVEL 1	113000
LEVEL P1	109550
LEVEL P2	106700

Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

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Suite 150 - 1500 West Georgia Street • Vancouver • BC • V6G 2B6  
 T: 604.682.1484 • F: 604.682.2400 • W: www.dgbk.com

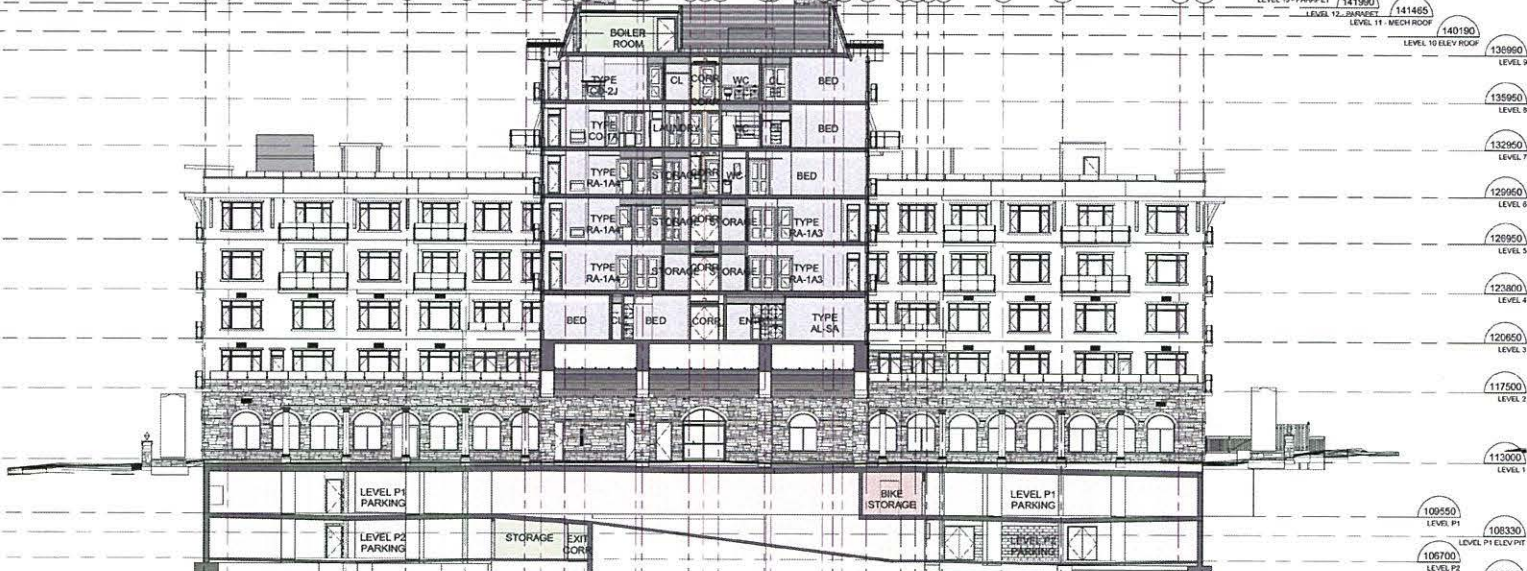
**Building Sections**

Scale: 1:150  
 Date: 2017/10/17  
 Drawn: WR  
 Project No: 11-102  
 Drawing No:

**A501'**

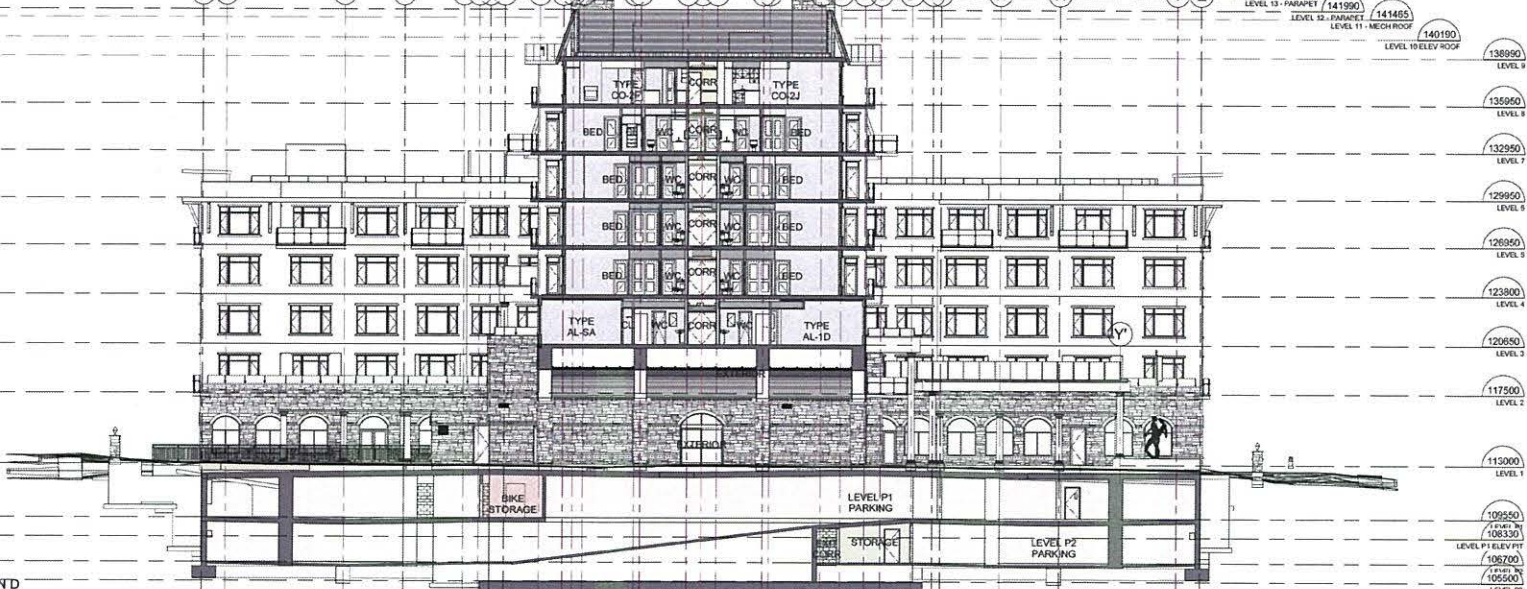
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Z-Y X W V U T S Q P O N X X M L X J J H G F 2 F 3 E D C B A  
 143690 LEVEL 13 - TOP  
 142890 LEVEL 13 - PARAPET  
 141990 LEVEL 12 - SERVICES  
 141485 LEVEL 11 - MECH ROOF  
 140190 LEVEL 10 ELEV ROOF  
 136990 LEVEL 9  
 135950 LEVEL 8  
 132950 LEVEL 7  
 129950 LEVEL 6  
 126950 LEVEL 5  
 123800 LEVEL 4  
 120650 LEVEL 3  
 117500 LEVEL 2  
 113000 LEVEL 1  
 109550 LEVEL P1  
 108330 LEVEL P1 ELEV PT  
 106700 LEVEL P2  
 105500 LEVEL P3



1 BUILDING SECTION C  
1:150

A-B C D E F 3 F 2 G H I J K L M X X N O P Q S T U U V W X Y Z  
 143690 LEVEL 13 - TOP  
 142890 LEVEL 13 - PARAPET  
 141990 LEVEL 12 - PARAPET  
 141485 LEVEL 11 - MECH ROOF  
 140190 LEVEL 10 ELEV ROOF  
 136990 LEVEL 9  
 135950 LEVEL 8  
 132950 LEVEL 7  
 129950 LEVEL 6  
 126950 LEVEL 5  
 123800 LEVEL 4  
 120650 LEVEL 3  
 117500 LEVEL 2  
 113000 LEVEL 1  
 109550 LEVEL P1  
 108330 LEVEL P1 ELEV PT  
 106700 LEVEL P2  
 105500 LEVEL P3



2 BUILDING SECTION D  
1:150

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No.	Revisions / Issues	Date
A	Development Submission - City of Surrey	JUN 2017
B	Review for CP Minor Amendment	OCT 15/17

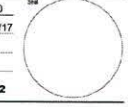
Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

**DGBK**  
 dgbk architects | design - planning - interiors

Suite 100 • 1021 West Georgia Street • Vancouver • BC • V6G 2S6  
 T: 604.682.3444 F: 604.682.2456 W: www.dgbk.com

Title:  
**Building Sections**

Scale: 1:150  
 Date: 2017/10/17  
 Drawn: WR  
 Checked:  
 Project No.: 11-102  
 Drawing No.:



**A502'**

10/20/2017 10:41:20 PM



1 Isometric View

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No.	Revisions / Issue	Date
A.	Development Submission - City of Surrey	JAN 20/17
B.	Issues for CD-Minor Amendment	OCT 11/17

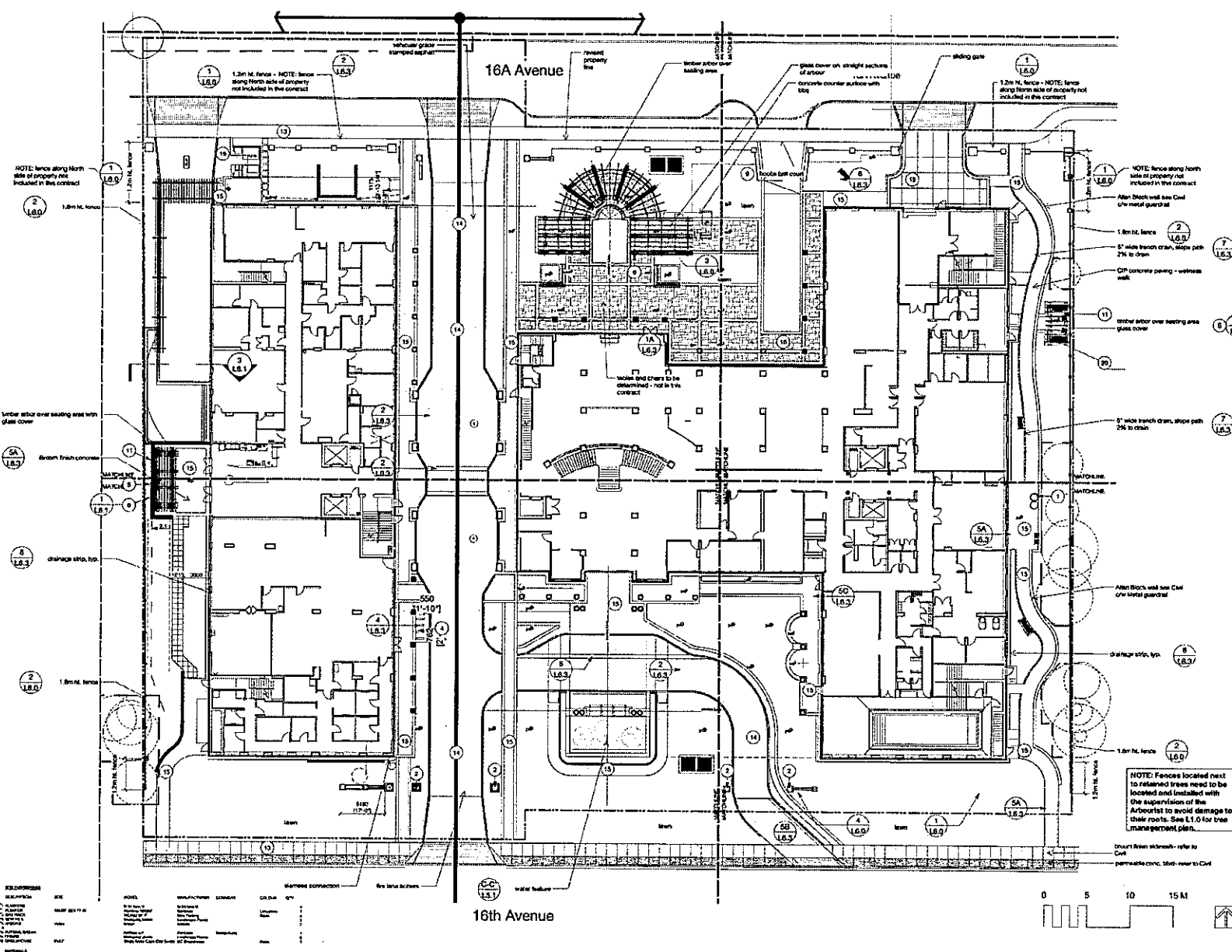
Project  
**PrimeTime (Abby Lane) Inc.**  
**ABBY LANE**  
 15331 & 15333 16th Ave  
 Surrey, BC V4A 1R6

**DGBK**  
 dgbk architects | design • planning • interiors  
 Suite 100 • 1322 West George Street • Vancouver • BC • V6G 2S8  
 T: 604.482.1044 • F: 604.482.2400 • W: www.dgbk.com

Isometric View

Scale: 1:1  
 Date: 2017/10/17  
 Drawn: WR  
 Checked: -  
 Project No: 11-102  
 Drawing No:

**A601'**  
 Lamin. (microban) (No. )



Revision	Date	Revised by
1	18/01/14	Perkins and Partners

Rev	Date	Issue
A	18/01/14	Issued for Construction Permit
B	18/01/14	Issued for Signage Permit
C	18/01/14	Issued for SLP
D	18/01/14	Issued for DP
E	18/01/14	Issued for DP
F	18/01/14	Issued for DP
G	18/01/14	Issued for DP
H	18/01/14	Issued for DP
I	18/01/14	Issued for DP
J	18/01/14	Issued for DP
K	18/01/14	Issued for DP
L	18/01/14	Issued for DP
M	18/01/14	Issued for DP
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BB	18/01/14	Issued for DP
CC	18/01/14	Issued for DP
DD	18/01/14	Issued for DP
EE	18/01/14	Issued for DP

Professional Seal



1888 West Hill Avenue  
 Vancouver, BC V6L 1A9  
 1 604 271 1111  
 4100 West 10th Avenue  
 Vancouver, BC V6M 2C6  
 1 604 271 1111

Project  
**Abby Lane**  
 Retirement Residences  
 15331 & 15333 16th Avenue, Surrey BC

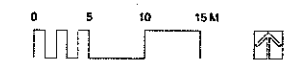
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 Ground Level

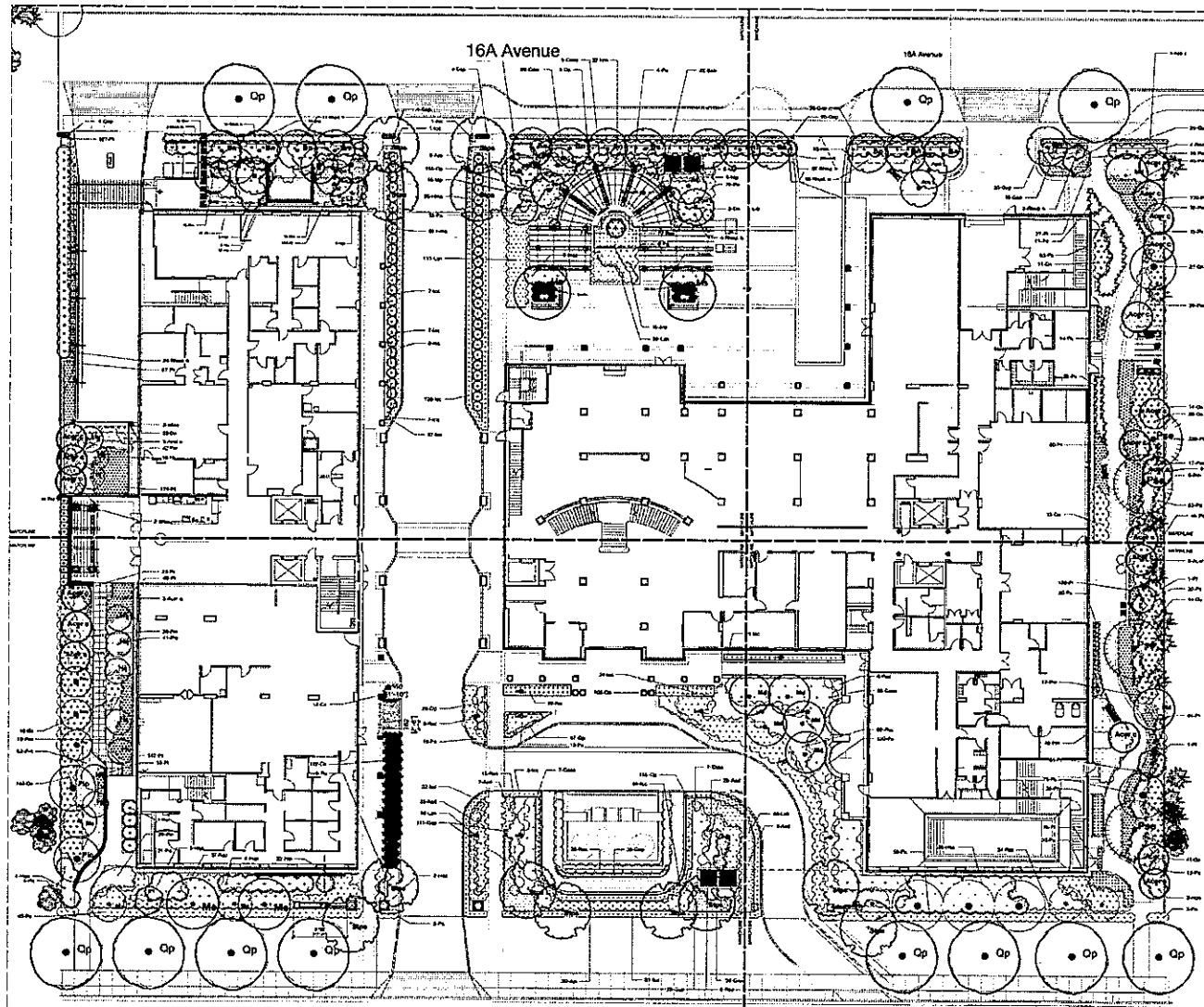
Sheet  
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 NEW WESTMINSTER DISTRICT PLAN 2022008

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DT	1200
DT	12.0
DT	10 05 2013
DT	38

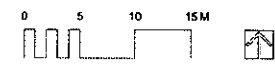
Plot Date  
 17/01/14  
 21500 Abby Lane - BC, WESTERN 14 TORING UP 1, GP, 25, 26

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16th Avenue



Rev	Date	Revision
1	18/11/14	Revised entry and parking provisions

Rev	Date	Issue Details
A	18/11/14	Issued for Development Permit
B	18/11/14	Issued for Approval
C	18/11/14	Issued for Approval
D	18/11/14	Issued for Approval
E	18/11/14	Issued for Approval
F	18/11/14	Issued for Approval
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BBB	18/11/14	Issued for Approval
CCC	18/11/14	Issued for Approval
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EEE	18/11/14	Issued for Approval
FFF	18/11/14	Issued for Approval
GGG	18/11/14	Issued for Approval
HHH	18/11/14	Issued for Approval
III	18/11/14	Issued for Approval
JJJ	18/11/14	Issued for Approval
KKK	18/11/14	Issued for Approval
LLL	18/11/14	Issued for Approval
MMM	18/11/14	Issued for Approval
NNN	18/11/14	Issued for Approval
OOO	18/11/14	Issued for Approval
PPP	18/11/14	Issued for Approval
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RRR	18/11/14	Issued for Approval
SSS	18/11/14	Issued for Approval
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JJJ	18/11/14	Issued for Approval
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UUU	18/11/14	Issued for Approval
VVV	18/11/14	Issued for Approval
WWW	18/11/14	Issued for Approval
XXX	18/11/14	Issued for Approval
YYY	18/11/14	Issued for Approval
ZZZ	18/11/14	Issued for Approval

Professional Seal

**eta**

21100 Napa Lane, Richmond, BC V6X 1A6  
 1 604 271 1111  
 1 604 271 1111  
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**Project**  
 Abby Lane  
 Retirement Residences  
 15331 & 15333 16th Avenue, Surrey BC

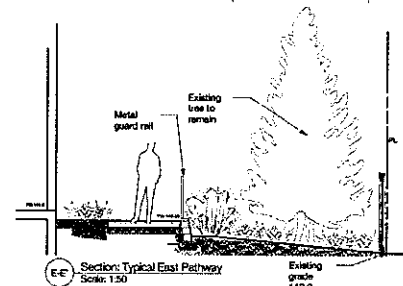
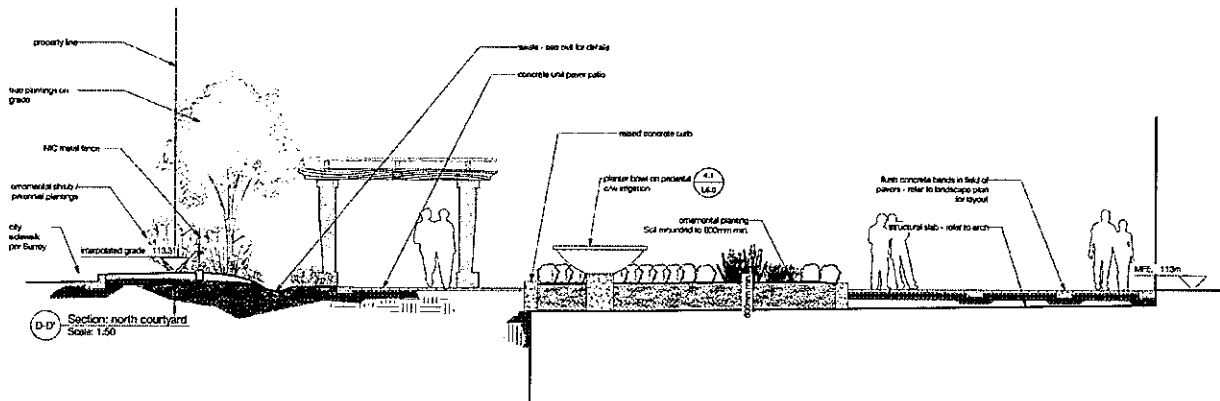
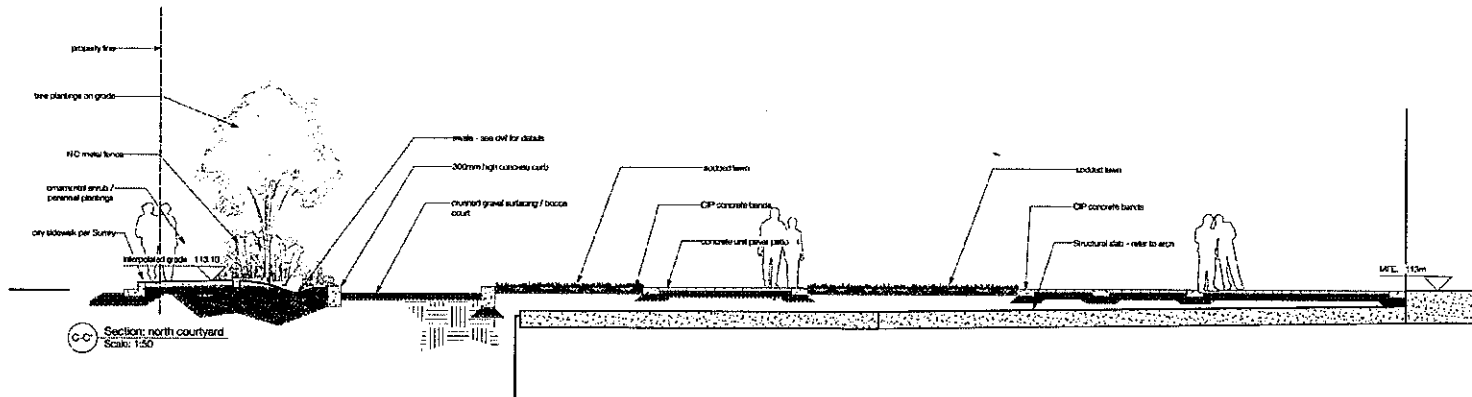
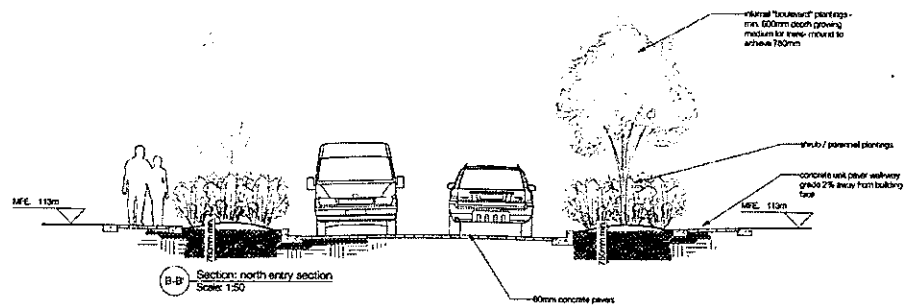
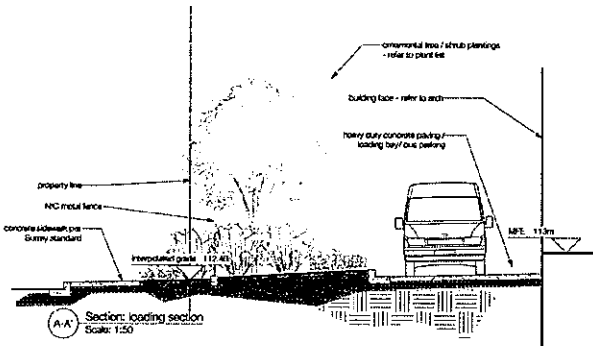
**Drawing Title**  
 Landscape  
 Planting Plan  
 Ground Level NW

**Level**  
 LOT 1 BOTTOM OF TERRACE 1  
 NEW WESTLAND/URP DISTRICT PLAN EXPRESSION

Project Number	21150
Drawn by	11/15
DT	
DT	12.1
Date	10.05.2011
Scale	1:1
Sheet	58

Plot Date  
 17.10.11  
 21150 Napa Lane PLOT MASTER 2011\_08\_26.dwg





Revision	Date	Revision Notes
1	10/21/14	Perforated drainage and parking surface

Sheet	Date	Issue Notes
A	10/21/14	Issued for Development Permit
C	12/15/14	Revised for DP
D	12/17/14	Issued for N/C fence
E	1/6/15	Revised for DP
F	2/12/15	Revised for tree removal
G	4/29/15	Revised for DP in per Sunny standards
H	5/26/15	Revised for DP in per Sunny standards
I	6/23/15	Revised for DP
J	7/14/15	Revised for DP in per Sunny standards
K	8/11/15	Revised for DP in per Sunny standards
L	8/11/15	Revised for DP in per Sunny standards
M	8/11/15	Revised for DP in per Sunny standards
N	8/11/15	Revised for DP in per Sunny standards
O	8/11/15	Revised for DP in per Sunny standards
P	8/11/15	Revised for DP in per Sunny standards
Q	8/11/15	Revised for DP in per Sunny standards
R	8/11/15	Revised for DP in per Sunny standards
S	8/11/15	Revised for DP in per Sunny standards
T	8/11/15	Revised for DP in per Sunny standards
U	8/11/15	Revised for DP in per Sunny standards
V	8/11/15	Revised for DP in per Sunny standards
W	11/20/14	Revised for DP in per Sunny standards
X	1/20/15	Revised for DP in per Sunny standards
Y	10/15/14	Revised for DP in per Sunny standards
Z	07/29/15	Revised for DP in per Sunny standards
AA	10/15/14	Revised for DP in per Sunny standards
AB	11/2/14	Revised for DP in per Sunny standards
AC	11/2/14	Revised for DP in per Sunny standards
AD	11/2/14	Revised for DP in per Sunny standards
AE	11/2/14	Revised for DP in per Sunny standards

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1000 West 2nd Avenue  
 Vancouver, BC, Canada V6J 1A1  
 T 604.681.2222  
 F 604.681.2222  
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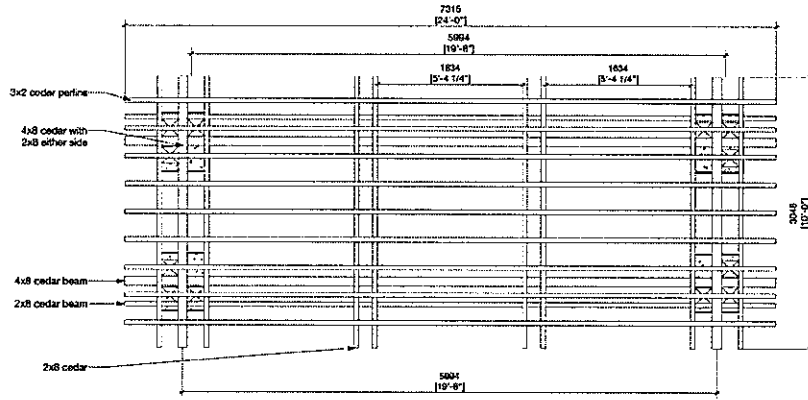
Project  
**Abby Lane**  
**Retirement Residences**  
 15331 & 15333 16th Avenue, Surrey BC

Drawing Title  
**Landscape Sections**

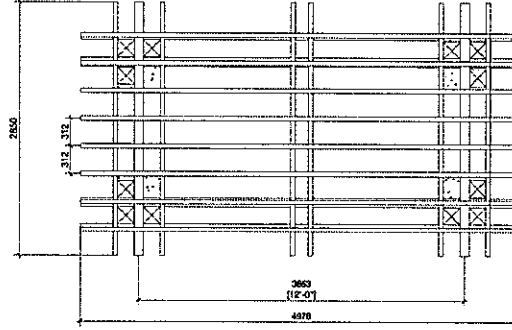
Legal  
 L2017 SECTION 15.10 (SUBPART 1)  
 NEW WESTMINSTER DISTRICT PLAN 2009

Project Number	Sheet No.
DT	21/120
Scale	As Noted
Date	10/29/2014
Scale	1:50
Page	38

Plot Date:  
 17/10/14  
 2110/0000 Abby Lane PROJECT 2014.10.14



1.3 PLAN: Cedar Arbour Ground Level - West Patio  
Scale: 1/25



2.0 PLAN: Cedar Arbour Ground Level - East Patio  
Scale: 1/25

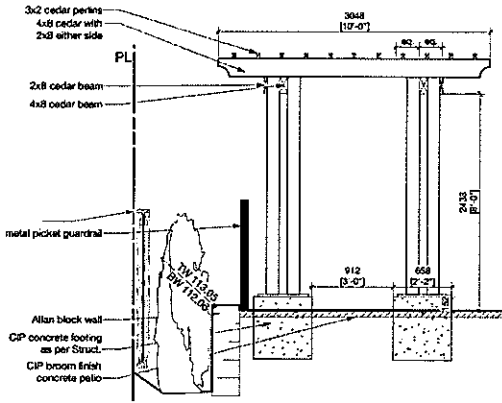
**NOTE:**

- All timber to be STK, S4S Western Red Cedar, stained, Saw to match Architraves.
- All metal to be Black.
- All metal fasteners to be galvanneal; contractor to provide samples to Landscape Architect for approval.
- All Arbour structural members and connections to be specified by Structural.
- Contractor to provide shop drawings for approval.

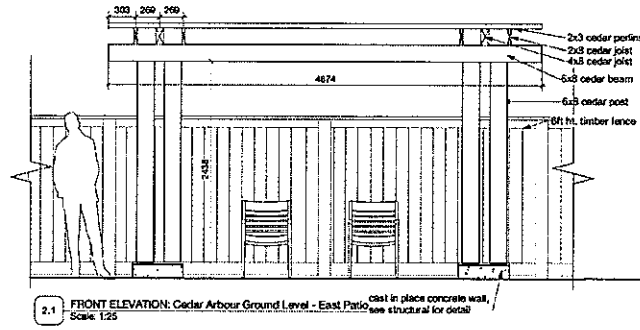
Revision	Date	Revision Notes
1	10/21/11	Perkins entry and page adjustments

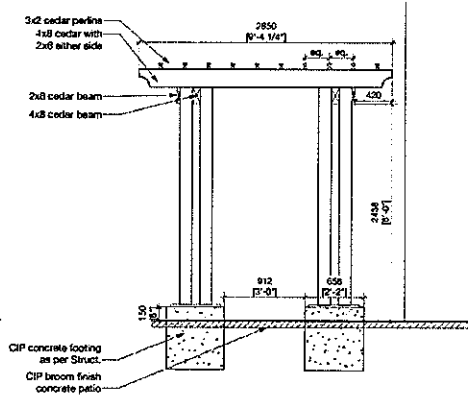
Rev.	Date	Issued To/From
A	10/21/11	Perkins Developmental Permit
B	10/21/11	As Issued for DP
C	10/21/11	Issued for ADP permit
D	11/4/11	As Issued for DP
E	11/4/11	As Issued for DP
F	11/4/11	As Issued for DP
G	11/4/11	As Issued for DP
H	11/4/11	As Issued for DP
I	11/4/11	As Issued for DP
J	11/4/11	As Issued for DP
K	11/4/11	As Issued for DP
L	11/4/11	As Issued for DP
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T	11/4/11	As Issued for DP
U	11/4/11	As Issued for DP
V	11/4/11	As Issued for DP
W	11/4/11	As Issued for DP
X	11/4/11	As Issued for DP
Y	11/4/11	As Issued for DP
Z	11/4/11	As Issued for DP



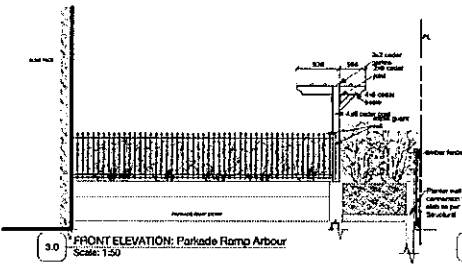
1.2 SIDE ELEVATION: Cedar Arbour Ground Level - West Patio  
Scale: 1/25



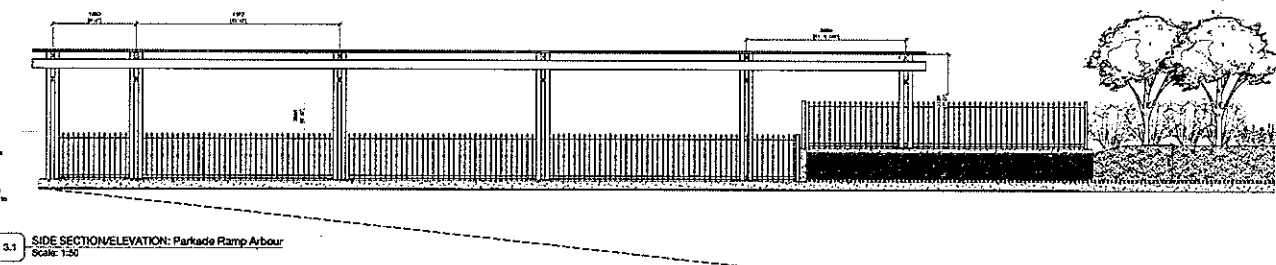
2.1 FRONT ELEVATION: Cedar Arbour Ground Level - East Patio  
Scale: 1/25  
Cast in place concrete wall, see structural for details



2.2 SIDE ELEVATION: Cedar Arbour Ground Level - East Patio  
Scale: 1/25



3.0 FRONT ELEVATION: Parkade Ramp Arbour  
Scale: 1/20



3.1 SIDE SECTION/ELEVATION: Parkade Ramp Arbour  
Scale: 1/20

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1000 Wood Dale Avenue  
Westborough, MA 01581  
Tel: 508.865.1000  
Fax: 508.865.1001  
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Project  
**Abby Lane**  
Retirement Residences  
15331 & 15333 16th Avenue, Surrey BC

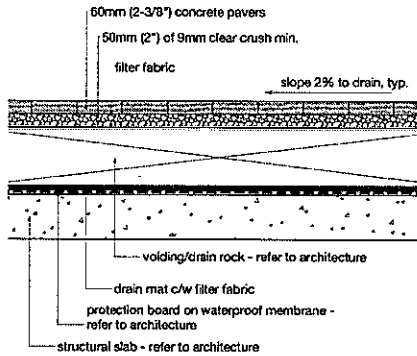
Drawing Title  
**Landscape Details**

Sheet  
**LOFT 3 SECTION H TOWNSHIP 1**  
NEW WESTERN VALLEY DISTRICT PLAN EPP23205

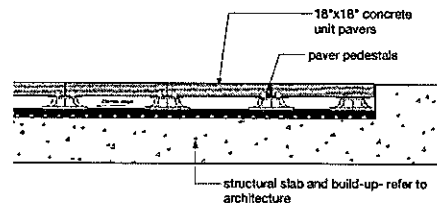
Drawn by	DT	21/10/2011
Check by	JL	22/10/2011
Scale		
Date	DT	10/08/2011
Project No.		L6.1
Page No.		30

Per Date:  
11/02/11  
21/09 Abby Lane R/W WATER 2011 20/21 20/11

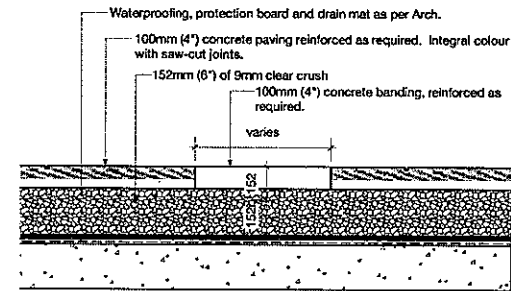




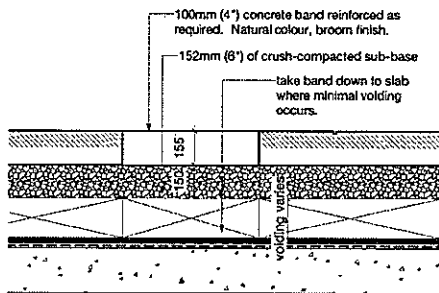
1A Detail: Unit paving- Pedestrian  
Scale: 1:10



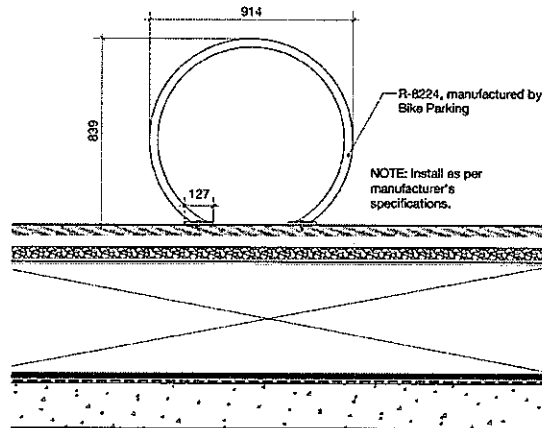
1B Detail: Unit paving- Pedestrian  
Scale: 1:10



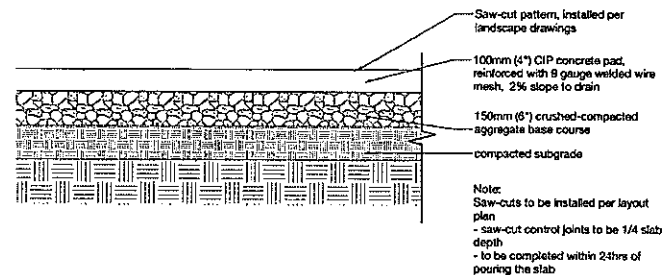
2 Detail: Concrete paving- vehicular paving  
Scale: 1:10



3 Detail: Concrete banding  
Scale: 1:10



4 Detail: Bike racks  
Scale: 1:10



5a Detail: Concrete paving at grade - Pedestrian  
Scale: 1:10

Note:  
Concrete joints as per MMCD Standards:  
- Expansion joints c/w expansion joint material to be provided 8m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.  
- Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.  
- Decorative saw-cut pattern to be installed per layout plan.  
- Saw-cuts to be completed within 24hrs of pouring the slab.

Revision	Date	Revision Notes
1	10/5/14	Final design and package submission

Rev#	Date	Issue Notes
A	10/1/13	Issued for Development Permit
B	1/2/13	Issued for CP
C	10/2/13	Issued for MEP Review
D	1/2/13	Issued for CP
E	1/2/13	Issued for CP Review
F	1/2/13	Issued for CP Review
G	1/2/13	Issued for CP Review
H	1/2/13	Issued for CP Review
I	1/2/13	Issued for CP Review
J	1/2/13	Issued for CP Review
K	1/2/13	Issued for CP Review
L	1/2/13	Issued for CP Review
M	1/2/13	Issued for CP Review
N	1/2/13	Issued for Building Permit Application
O	1/2/13	Issued for CP Review
P	1/2/13	Issued for Building Permit Review
Q	1/2/13	Issued for CP Review
R	1/2/13	Issued for CP Review
S	1/2/13	Issued for CP Review
T	1/2/13	Issued for CP Review
U	1/2/13	Issued for CP Review
V	1/2/13	Issued for CP Review
W	1/2/13	Issued for CP Review
X	1/2/13	Issued for CP Review
Y	1/2/13	Issued for CP Review
Z	1/2/13	Issued for CP Review
AA	1/2/13	Issued for CP Review
AB	1/2/13	Issued for CP Review
AC	1/2/13	Issued for CP Review
AD	1/2/13	Issued for CP Review
AE	1/2/13	Issued for CP Review
AF	1/2/13	Issued for CP Review

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Project  
**Abby Lane**  
Retirement Residences  
15331 & 15333 16th Avenue, Surrey BC

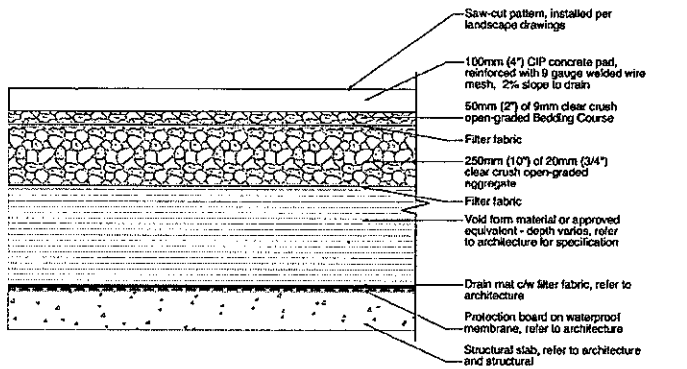
Drawing Title  
**Landscape Details**

Lot  
LOT 4 SECTION 44 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 8993806

Revision	Date	By	Checked By
DT	21/1/20		
DT	16/06/2014		
DT	18/05/2011		

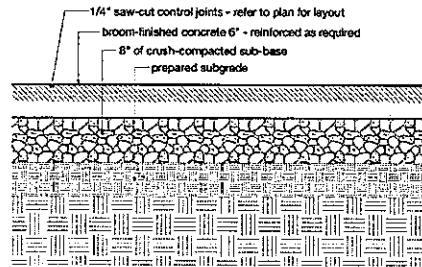
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21/10/2014  
21/10/2014  
21/10/2014

1:6.3.0  
38

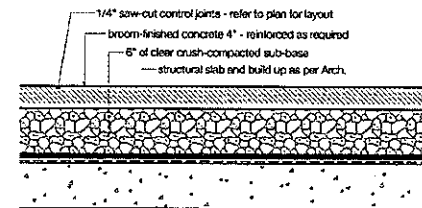


1 Detail: Concrete paving on slab - Pedestrian  
Scale: 1:10

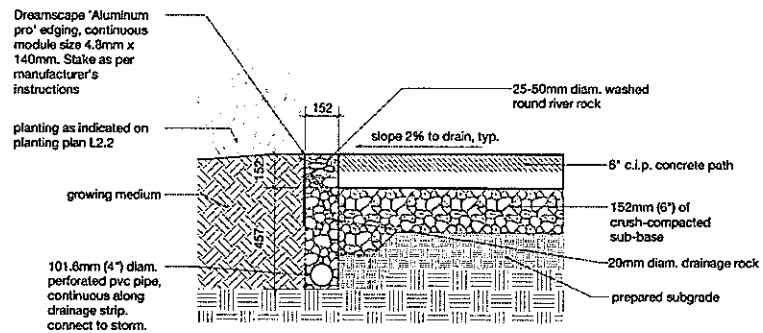
Note:  
Saw-cuts to be installed per layout plan  
- saw-cut control joints to be 1/4 slab depth  
- to be completed within 24hrs of pouring the slab



2 Detail: Concrete paving at grade - Vehicular  
Scale: 1:10



3 Detail: Concrete paving on slab - Vehicular  
Scale: 1:10



5 Detail: Drainage Strip  
Scale: 1:10

Rev	Date	Revision Notes
1	10/05/14	Final drawing and package revision

Rev	Date	Revision Notes
A	10/01/14	Revised Development Point
B	10/01/14	Revised for DP
C	10/01/14	Revised for DP
D	10/01/14	Revised for DP
E	10/01/14	Revised for DP
F	10/01/14	Revised for DP
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Z	10/01/14	Revised for DP
AA	10/01/14	Revised for DP
BB	10/01/14	Revised for DP
CC	10/01/14	Revised for DP
DD	10/01/14	Revised for DP
EE	10/01/14	Revised for DP
FF	10/01/14	Revised for DP

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Mississauga, ON L4X 1L3, Canada. TEL: 905-277-8888

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Project  
**Abby Lane**  
Retirement Residences  
15331 & 15333 16th Avenue, Surrey BC

Drawing Title  
**Landscape Details**

Level  
LOF 1 SECTION 14 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN APPLICATION

Sheet Range	Project
01	21120
02	not marked
03	not marked
04	not marked
05	not marked
06	not marked
07	not marked
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09	not marked
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Project No: L6.3.1  
Date: 10.05.2013  
Scale: 1:10  
Sheet No: 38

Project Name: Abby Lane Retirement Residences  
Project Location: 15331 & 15333 16th Avenue, Surrey BC  
Project Status: Approved  
Project Date: 10.05.2013  
Project Scale: 1:10  
Project Sheet: 38

CITY OF SURREY

BY-LAW NO.

A by-law 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, 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 party:

Prime Time (Abby Lane) Inc.  
1012 – 120 Adelaide Street West  
Toronto, ON M5H 1T1

and with respect to that certain parcel or tract 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: 029-288-576  
Lot A Section 14 Township 1 New Westminster District Plan EPP27545  
15333 16 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 By-law shall be cited for all purposes as "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2018, No. \_\_\_\_\_."

PASSED THREE READINGS on the \_\_\_\_ day of \_\_\_\_\_, 2017.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_ MAYOR  
\_\_\_\_\_ CLERK

## HOUSING AGREEMENT

THIS AGREEMENT is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BETWEEN:

**PRIME TIME (ABBY LANE) INC. [Incorporation #BC0967476]**

#1202 - 120 Adelaide Street West, Toronto, Ontario (M5H 1T1)

(the "Owner")

OF THE FIRST PART

AND:

**CITY OF SURREY**

13450 104 Avenue, Surrey, British Columbia (V3T 1V8)

(the "City")

OF THE SECOND PART

### WHEREAS:

- A. The Owner is the current registered owner of those certain lands and premises located at 15333 - 16 Avenue, Surrey, BC  
  
PID 029-288-576, Lot A Section 14 Township 1 New Westminster District Plan EPP27545  
  
(the "**Lands**");
- B. The Owner proposes to develop the Lands with a residential retirement facility comprised of 28 condominium independent living units, 32 rental independent living units, 58 rental independent living units allowing some assisted living care services and a community care rental facility of up to 63 units for a total of up to 181 units for occupancy by Qualified Occupants (as hereinafter defined) and 2 units for occupancy by guests of Qualified Occupants (as hereinafter defined) (the "**Development**").
- C. The Owner has requested the City to amend Development Permit No. 7906-0454-00 and to rezone the Lands to permit a seniors residential retirement and community care facility and it is a condition of approving the relevant Development Permit and rezoning that the parties enter into this Agreement in order to restrict the occupancy of every Independent Living Unit and Community Care Facility Unit (as hereinafter defined) to be constructed on the Lands.
- D. Section 483 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, authorizes the City, by by-law to enter into a housing agreement and file a notice of same in the Land Title Office following which the housing agreement is binding on all persons who acquire an interest in the land affected by that agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises, the respective covenants and agreements of the Parties as hereinafter set out and the sum of \$1.00 and other good and valuable consideration paid by the City to the Owner (the receipt and sufficiency 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, the following terms shall have the following meanings:

- (a) "**CCALA**" means the *Community Care and Assisted Living Act, S.B.C., 2002, c.75*, as amended;
- (b) "**Community Care Facility Unit**" means each of the 63 units / beds of the Development to be constructed by the Owner upon the Lands that will be available to a Qualified Occupant and designated as a "community care facility" as defined by the *CCALA*;
- (c) "**Guest Housing Unit**" means each of the 2 dwelling units of the Development to be constructed by the Owner upon the Lands that will be available for occupancy by guests of a Qualified Occupant;
- (d) "**Independent Living Unit**" means each of the 28 strata lots comprising independent dwelling units, 32 rental independent living units and 58 rental assisted living units of the Development to be constructed by the Owner upon the Lands that will be available to a Qualified Occupant;
- (e) "**Qualified Occupant**":
  - [i] With respect to an Independent Living Unit means a Senior (as hereinafter defined) and all persons who qualify as a Spouse of a Qualified Occupant of an Independent Living Unit with respect to an Independent Living Unit; and
  - [ii] With respect to a Community Care Facility Unit means a Senior (as hereinafter defined) who is a "person in care" as defined in the *CCALA*.
- (f) "**Senior**" means a person who is at least 55 years of age; or a person who is deemed to be physically disabled by a doctor and therefore requires the same type of living facility as if 55 years of age or older;
- (g) "**Spouse of a Qualified Occupant of an Independent Living Unit**" means a person living in a spousal relationship with a Qualified Occupant and includes a person who was the spouse of a Qualified Occupant who resided in an Independent Living Unit at the time of the Qualified occupant's death and "**Spouses of Qualified Occupants**" means all persons who qualify as a Spouse of a Qualified Occupant of an Independent Living Unit;
- (h) "**Term**" means the period commencing on the date of this Agreement and continuing in full force and effect in perpetuity or until this agreement is set aside by the mutual consent, in writing, of the Parties or by the operation of law; and
- (i) "**this Agreement**" means this Housing Agreement, and any amendments or modifications of same.

2. **OCCUPANCY OF UNITS RESTRICTED TO QUALIFIED OCCUPANTS**

- 2.1 During the Term, no Independent Living Unit (other than a Guest Housing Unit) may be occupied by any person who is not a Qualified Occupant or a Spouse of a Qualified Occupant of an Independent Living Unit, and no Community Care Facility Unit (other than a Guest Housing Unit) may be occupied by any person who is not a Qualified Occupant. The City may from time to time request the Owner to provide written proof of compliance with this paragraph and the Owner agrees to provide the City with such proof in a form reasonably satisfactory to the City.
- 2.2 If the Owner fails to enforce compliance with the terms and conditions of paragraph 2.1, then it is specifically understood and agreed that the City shall be entitled, but shall not be obliged, to enforce the terms and conditions of this Agreement as against the Owner or against any person who is not a Qualified Occupant of an Independent Living Unit or Community Care Facility Unit. For the purpose of this Agreement, the Owner, without the need of further authorization, writings or documents, hereby irrevocably appoints the City as its agent with respect to the enforcement of this Agreement as against any person who is not a Qualified Occupant of an Independent Living Unit or Community Care Facility Unit and with respect to exercising all remedies set out in this Agreement and all other remedies available at law to the Owner as against such person or persons.

### 3. **LIABILITY**

- 3.1 The Owner will indemnify and save harmless the City and each of its elected officials, board members, officers, directors, employees and agents and their respective administrators, successors and assigns, of and from all claims, demands, actions, liens, 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 the failure of any person to comply with the terms and conditions of this Agreement including but not limited to allowing or acquiescing to the occupancy of an Independent Living Unit or Community Care Facility Unit by a person other than a person or persons qualified to occupy an Independent Living Unit or Community Care Facility Unit under the terms of this Agreement.
- 3.2 Provided the City is in compliance with the terms and conditions of this Agreement, the Owner hereby releases and forever discharges the City and each of its elected officials, board members, officers, directors, employees and agents and their respective administrators, successors and assigns, of and from an and all claims, demands, loans, damages, economic loss, costs and liabilities which any of them now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are being encumbered by and affected by this Agreement.

### 4. **NOTICES**

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the property party as follows:

[a] as to the City:

13450 - 104th Avenue Surrey, B.C. (V3T 1V8) Attention: General Manager of Planning and Development Department;

[b] as to the Owner:

#1202 - 120 Adelaide Street West Toronto, Ontario (M5H 1T1);

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

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

5. **GENERAL**

5.1 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 use or subdivision of land; or

[b] relieves the Owner, Qualified Occupants, Spouses of Qualified Occupants, Caregivers and Resident Managers from complying with any enactment, including the City's by-laws, in relation to the use or subdivision of the Lands, save as excepted in this Agreement.

5.2 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.

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

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

5.5 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.

5.6 Upon request by the City, the Owner, Qualified Occupants or Spouses of Qualified Occupants will promptly do such acts and execute such documents as the City may reasonably require, in the reasonable opinion of the City, to give effect to this Agreement.

5.7 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.

5.8 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.

5.9 This Agreement shall ensure to the benefit of and be binding upon the Owner and its successors, trustees and assigns and all parties claiming through them and this Agreement shall ensure to the benefit of and be binding upon the City and its administrators, successors and assigns.

5.10 From and after such time as the Owner ceases to have a legal interest in the Lands, the personable liability of the Owner shall likewise cease with respect to all liability arising by reason of an act or omission, whether by breach, default or otherwise with respect to the provisions of this Agreement, occurring after the Owner ceases to have any further interest in the relevant Lands, but the terms of this Agreement shall run with the Lands and be binding on each and every legal and beneficial owner of the Lands from time to time.



**AS EVIDENCE OF THEIR AGREEMENT** the parties have executed this Agreement as of the day and year first above written.

**Prime Time (Abby Lane) Inc.**

by its authorized signatories:

**John Hitchcock** Digitally signed by John  
Hitchcock  
Date: 2017.11.23 18:51:29 -05'00'

John Hitchcock

**Judy Freeman** Digitally signed by Judy  
Freeman  
Date: 2017.11.23 19:27:10 -05'00'

Judy Freeman

**City of Surrey**

by its authorized signatories:

\_\_\_\_\_  
Linda Hepner, Mayor

\_\_\_\_\_  
Jane Sullivan, City Clerk