

Oct. 16, 2025

**Re: 170 Warren Ave West – PARC Athens Creek
Letter of Intent**

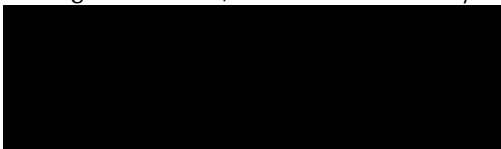
Please accept the attached package for a Multi-Family Residential Development Permit for the Athens Creek Retirement Lodge, at 170 Warren Avenue.

The Athens Creek Lodge has recently been purchased by PARC Retirement Living, an award-winning developer and operator of independent senior-living communities. PARC prides itself on building and operating inspired spaces where seniors can live with vibrancy and vitality. In order to bring the building to the standard of the rest of their facilities, they are proposing to upgrade the common spaces of the building, including the dining hall, billiards room, lobby and multi-purpose room. They are also planning to add 24 new units to the building, 6 of which will be adaptable units as per BC Building Code requirements.

The proposed addition to the Parc Athens Creek conforms to the existing RM4 – High Density Multiple Housing zoning designation, and no changes to zoning are required. The interior scope includes upgrades to aging mechanical systems, building cladding, roof system, and amenity spaces that have reached the end of their functional lifespan. A new six-storey wood-frame addition will be constructed at the south end of the building, adding 24 one- and two-bedroom units. This will increase the total unit count to 101 units, enhancing the availability of supported housing for seniors within the community.

The proposed building design respects the existing form and character of the neighbourhood, and is located at the rear of the building, at the farthest point from Warren Avenue. It has been carefully designed to respect the riparian habitat along Athens Creek, and a riparian assessment has been prepared to preserve the streamside protection and enhancement area.

The project preserves existing senior's housing, while adding additional units, maintains existing landscaping, and protects valuable habitat to the south. It provides additional density within the Cherry Lane Mall Transit-Oriented Area, and thereby supports the intent of the Official Community Plan. It will make a positive contribution to the neighbourhood, and the community as a whole.



Chris Allen, Architect AIBC
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