

## SUMMARY AND RECOMMENDATION

**4. REZONING: 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)**

**Summary:** To rezone from DD (Downtown) District to CD-1 (Comprehensive Development) District to permit a mixed-use development located on most of the city block. The proposal includes a 499,572-square-foot office building, a 459-unit residential building with 56,617 square feet of retail space, and a 37,940-square-foot expansion of the existing Telus office building on the site.

**Applicant:** Mr. Gregory Henriquez, Henriquez Partners.

**Recommended Approval:** By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by Henriquez Partners on behalf of Westbank Projects Corp., to rezone 555 Robson Street, 775 Richards Street and 520 West Georgia Street [with Legal Descriptions as described in Appendix D of the Policy Report dated September 13, 2011, entitled "CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)"] from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 36 369 m<sup>2</sup> (391,478 sq. ft.) of residential development and 90 543 m<sup>2</sup> (974,602 sq. ft.) of commercial development, generally as presented in Appendix A of the same Policy Report, be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners and stamped "Received City Planning Department, August 29, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Urban Design - Office Building**

1. Design development to further refine the detailing of the office tower facade to fully demonstrate the design intent of the horizontal and vertical solar shade fins in combination with the mullion details, glass color and transparency, fritting and expected energy performance.

Note to Applicant: Superior detailing and execution of the facades details are critical to achieving the proposed building aesthetic. Glass samples along with full performance specifications are required.

2. Design development to refine the overall relationship between the various massing components (office tower, horizontal office building, plaza roof structure) to enhance the overall built form composition while remaining distinguished from each other.

Note to Applicant: Staff strongly support innovative, bold architecture utilizing high quality material treatments given the prominence of this proposal within the downtown context. Aspects to review include; the relationship between the plaza roof structure and the office tower above; the connection between the office tower and the lower tower bar; the exposed soffit treatments of both the cantilevered components and the underside of the tower.

3. Design development to further enhance those portions of horizontal office building that cantilever (encroaches over City streets) with increased transparency and visual interest including containing an aspect of semi-public use.

Note to Applicant: Generally the proposed cantilevered over Richards Street in a supportable approach as a semi-public space within the building. The proposed cantilever over Seymour Street should employ a use other than general office space only. To increase its visual transparency a reduction in the number of internal floors occupying this space should be provided.

4. Design development to enhance and provide special signification as part of the building's interface with the public realm, including its soffit treatment, where those portions of the horizontal office building cantilevers over City Street(s).
5. Design development to further refine and architecturally integrate rooftop mechanical penthouse, elevator override service volumes, photovoltaic panels and other service equipment including window washing infrastructure to minimize any incursion into the public view cone.

Note to Applicant: The proposed cell tower and antennae elements are not a supportable incursion into the public view cone.

6. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold performance and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Confirmation of LEED® registration is

also required. The applicant's desire to pursue LEED® Platinum for the office building is strongly encouraged.

#### **Public Realm and Plaza**

7. Design development to refine the public plaza site design and surrounding public realm to engage and enhance the public experience utilizing high quality materials.

Note to Applicant: Aspects to review include, making the public plaza open and inviting from both West Georgia and Seymour Street; optimize solar access; a stronger destination and activation of use that contributes to the ceremonial nature of West Georgia Street, integration with the West Georgia public realm; and increasing seating and landscaping opportunities.

8. Design development to the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest in the expression of the tenancies along Robson, Richards, and Seymour Streets frontages and lane.
9. Provision of a conceptual lighting strategy to ensure appropriate lighting levels, and CPTED performance, while minimizing glare for nearby residents. Careful attention to public realm lighting, including all street frontages and lane, is required.
10. Provision of a conceptual retail signage strategy to ensure a well conceived, and disciplined, approach to announcing tenancy.

Note to Applicant: The strategy should confirm general signage hierarchy, location and type. Back-lit box signs are not supported. Further clarification of finer grain, and more creative approaches, to announcing ground-oriented tenancy is required.

#### **Urban Design - Residential Building**

11. Design development to the upper portion of the building to further refine and enhance its architectural contribution to the city skyline and the public view corridor.

Note to Applicant: Service equipment including window washing infrastructure and the proposed cell tower and antennae elements are not supportable incursions into the view corridor or beyond the view shadow of the Scotia Building.

12. Design development to further refine the detailing of the residential tower facade to fully demonstrate the design intent of the horizontal and vertical solar shade fins in combination with the mullion details, glass color and transparency, fritting and expected energy performance.

13. Design development to delete the proposed building encroachments (residential building) on both Robson and Richards Street.
14. Design development to enhance the livability and privacy of the lower units facing the lane across from the existing TELUS facility.

Note to Applicant: Given the close proximity of these units to the existing building, their primary orientation should be optimized towards Robson Street. Alternatively office space would be a supportable use on these lower floors.

15. Design development to improve the Robson Street retail continuity by relocating the residential lobby to Richards Street.
16. Delete all signage located above the third level for this development. All signage shall comply with the Sign By-law.
17. Identification on the plans and elevations of the built elements contributing to the residential building's sustainability performance in achieving LEED® Gold.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold performance and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Confirmation of LEED® registration is also required.

### **Landscape Review**

18. Design development to expand opportunities for pedestrian engagement in the main plaza fronting Georgia Street, being the focal point of the development. This could be achieved by providing more pedestrian scale articulation at street level, including soft landscape elements. This would promote the 'green' image of the project, as well as enhance connectivity between public and private realm, and between indoor and outdoor spaces at grade.
19. Design development to showcase the principles of sustainability by the addition of more substantial planting at grade, throughout the proposed pedestrian paths.

Note to Applicant: Plant Palette to be indicative of west coast native ecosystems without the use of invasive plants (such as Equisetum or Phyllostachys), even with precautionary root barriers.

20. Design development to ensure there is adequate depth of soil available for proposed design intent of tree planting over structures.

Note to Applicant: Provision of a section through the planted areas at the time of development permit application, to show adequate depth of soil for the type of trees proposed, in order to allow for better root development and therefore healthier trees in the future.

21. A full Landscape Plan for proposed green roofs to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
22. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures.
23. A high-efficiency automatic irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan).
24. A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

25. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

### Engineering

26. Deletion of all proposed projections from the residential/retail building encroaching over Richards Street and the Robson Street Building Line including but not limited to the level 3 pool projection.
27. Deletion of the vertical, glass solar fins on the office/retail building façade proposed to encroach onto Richards Street, unless these can be shown to be required for LEED® certification and shown to be lightweight and demountable.
28. Provision of a knock out panel at the appropriate location along the residential building vehicular entry ramp, and a commitment to permit shared use of the ramp, in support of access to underground parking within future development on the Kingston Hotel property.
29. Deletion of those portions of roof-top photovoltaic panels on the office/retail building proposed to encroach onto Richards St. and W. Georgia Streets.

30. Confirmation that all canopies on the existing Telus block building are in compliance with the Building By-law for overhead clearance, drainage and demountability: where they do not comply make arrangements for the extension or replacement of the existing canopy encroachment agreement on title. (Easement & Indemnity Agreement BK257666, Statutory Right-of-Way BK257667).
- (i) Note: The existing Telus Building (which is to remain) has a secondary glass curtain-wall (deemed a "Ventilation Cavity") which encroaches onto Seymour and Robson Streets. This façade change was approved by Council in 1997, and is covered by Easement & Indemnity Agreement BT390743 and Statutory Right-of-Way BT390744).
  - (ii) Note: The application indicates a "green wall" to be attached to the existing building encroachments. Note: The existing Telus Building has exterior cladding encroaching into the lane, (Easement & Indemnity Agreement G29739). The proposed greenwall, presumed to be attached to this encroaching cladding, must not be mounted lower than 17 feet above the lane grade. At permit stage arrangements for the encroachments of the proposed greenwall will be required.
31. If a Class C loading space is to be accommodated, the block's internal lane network, as well as entry and exit points must be configured to accommodate the ingress and egress movements of the largest truck anticipated, to the satisfaction of the General Manager of Engineering Services.
32. An update to the Transportation Study is required and is to include:
- (i) Details of the loading which occurs at the existing Telus building on Seymour Street and in the lane.
  - (ii) The adequacy and functionality of the existing loading spaces in the existing Telus building to accommodate all deliveries and pick ups from the building.
  - (iii) The number and size of trucks which deliver and pick up from the existing Telus building.
  - (iv) A plan to downsize the existing Class C delivery and pick up vehicles to Class B vehicles for the existing Telus building. Restriction of truck size to a single-unit truck of a maximum 10 m length (MSU-TAC design vehicle).
  - (v) Confirmation that all deliveries will then fit within the existing Telus Buildings loading facility or that the building can and will be retrofitted to accommodate all delivery vehicles.

- (vi) The analysis must also provide recommendations to improve loading functions, minimize impacts to vehicle traffic in the lane, and ensure that all loading activity is occurring within the on-site loading spaces.
- 33. Provision of a Loading Management Plan to the satisfaction of the General Manager of Engineering Services that identifies loading managers for each of the buildings and will co-ordinate deliveries amongst all users ensuring that the lane functions adequately for all access and egress activities for all buildings.
- 34. Any improvements to the lane (pavers/concrete resurfacing or specialty treatments require a separate application to the General Manager of Engineering Services).
- 35. The applicant is to consult with Engineering's Sewers Design Branch and outside utility agencies where necessary to develop details of a protected utility corridor that will pass through the closed portion of the lane.

### **Sustainability**

- 36. An approach to Sustainable Site Design shall be taken and, where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible.
- 37. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

- 38. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan.

39. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.

Note to Applicant: The strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

40. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat, distributed heat generating equipment, including gas fired make-up air heaters.

41. No heat producing fireplaces are to be installed within residential suites.

Note to Applicant: All fireplaces are discouraged. A letter from a professional Engineering outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit to state that the fireplaces installed are not heat producing.

#### CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

##### Engineering

1. Make arrangements, subject to Council approval, for the closure and acquisition of a portion of the lane east of Seymour Street, south from West Georgia Street, as shown generally dotted on the sketch attached hereto as Appendix F. A separate application to the City Surveyor is required.

Note to Applicant: There will be a significant impact on utility infrastructure; the applicant must consult with outside utility companies to determine their requirements for the closure of the lane (including BC Hydro, Fortis, and Telus) and provide written confirmation that relocations of any impacted services can be accomplished. All utility work is to be fully at the applicant's expense.



2. Provision of a Statutory Right-of-Way (volumetric) in favour of the City for utility purposes and public access over the portion of City lane to be closed.
3. Provision of an Option to Purchase and Statutory Right-of-Way Agreement in favour of the City over the whole of the lane to be closed.
4. Provision of a Statutory Right-of-Way over a portion of the plaza area located adjacent to West Georgia Street for a future public bicycle share station.
5. Provision of a Statutory Right-of-Way over the public plaza along West Georgia Street for 24 hour pedestrian access and public use. The SRW is to be a blanket charge (defined by sketch plan) and to be modified to volumetric plan based on the as-built conditions. The modification is to be registered prior to occupancy of the office building. Maintenance of the public plaza shall be the responsibility of the owner of the adjacent office development.
6. Provision of building setbacks and the following surface statutory rights-of-way over the setbacks for public access purposes, generally as shown on the attached sketch in Appendix F of the Policy Report dated September 13, 2011, entitled "CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)":
  - (i) 2.9 metres on Richards St. north of the Kingston Hotel.
  - (ii) 2.4 metres on Richards St. south of the Kingston Hotel.
7. Provision of legal arrangements for the proposed office building encroachments (levels 4 to 7) onto City Street subject to Council approval and prior to zoning enactment. Such arrangements to include a lease of the encroaching areas at fair market value on an annual basis.

Note: encroachments are to be reasonably demountable, are to be detailed in a separate application to the City Surveyor and must not be necessary to meet Vancouver Building By-law requirements including ingress and egress.

8. Provision of a surface right-of-way (which may be volumetric) adjacent to Lot 31 (the Kingston Hotel) for the new lane outlet to Richards Street north of the Kingston Hotel generally as shown on the attached sketch in Appendix F of the Policy Report dated September 13, 2011, entitled "CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)".

Note to Applicant: Any buildings to be constructed over this lane right-of-way are to provide a minimum of 7.62 m (25 ft.) of overhead unobstructed clearance.

9. Subdivision of Lots A, B, E ½ of Lots 21 & 22, Lots 23 to 28, and the S ½ of Lot 29 resulting in the dedication of the south 7 feet (the Robson St Building Line area) and the consolidation of the remaining lots to form a single parcel.

Note to Applicant: Clarification is required on the proposed property boundaries regarding the subdivision of Lot 1, Plan 15050, Lots 32 to 35, Plan 210, and the portion of lane proposed to be closed. (Note the drawings are not clear as to the proposed lot line locations.)

10. Provision of a structural upgrade to the existing areaway under Seymour Street (currently under Easement & Indemnity Agreement 453821M, and extended by A59226). A review by a structural engineer and approvals from Engineering, Structures Branch is required.
11. Release of Easement & Indemnity Agreement BN192048 and Statutory Right-of-Way BN192050, prior to occupancy of the new buildings. Confirmation of removal of encroaching bridge structure, footing and seismic features encroaching onto public property is required before release of existing agreements.
12. Release of Easement & Indemnity Agreements A71051 (for exhaust pipes) and 397475M (3 commercial crossings), prior to building occupancy.
13. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
14. Execute a Services Agreement, that facilitates a phased approach to development, to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called "the Services") such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights-of-way for the Services are provided. The agreement shall include, but not be limited to, the following provisions to the satisfaction of the General Manager of Engineering Services:
  - (i) no development permit will be issued for a parcel until the design of the Services required for that particular phase of development are completed;

- (ii) no occupancy of any buildings or improvements on a Parcel until the Services required for that particular phase of development are completed; and
- (iii) shall include the following works to the satisfaction of the General Manager of Engineering Services:
  - a. The design and installation of all Storm, Sanitary and Water systems as required by the development.
  - b. Upgrading and or replacement of existing sidewalks around the site to meet current sidewalk treatment standards. (Georgia St. Public Realm and downtown commercial standards on the remaining frontages.)
  - c. Provision of additional street trees around the site where space permits.
  - d. Removal of the existing lane entry at Georgia St. and reconstruction of the curb and sidewalk to reflect the lane closure including any utilities that may be impacted.
  - e. Provision of improved disability ramps at all intersections adjacent the site.
  - f. Provision of new concrete entry for the proposed lane outlets on Richards Street, and crossing for the proposed residential building vehicular entrance on Richards Street.
  - g. Provision of a new concrete lane entry on Robson Street fitted with a closure mechanism governing motor vehicle access and passable for pedestrians, under the control of the City of Vancouver unless shared or delegated by Agreement to the satisfaction of the General Manager of Engineering Services.
  - h. Provision of garbage storage facilities on the Telus block site for use by the Kingston hotel should the existing garbage facilities for the Kingston Hotel not be adequate and/or require storage on the lane. Appropriate legal arrangements will be required.
  - i. Provision of a cash contribution \$375,000.00 to developing an improved/separated cycling facility on the 700 block of Richards Street.
  - j. Provision of the following cycling support facilities:

- (1) A public drinking fountain to be located on-site and accessible to cyclists and pedestrians.
  - (2) A bicycle pumping station to be located on-site and accessible to cyclists.
  - (3) Associated infrastructure for the public bike share station.
  - (4) Enhanced end-of-trip facilities and services, for use by both the on-site community and other members of the public (note: These may be part of proposals submitted to satisfy the requirements pertaining to LEED® status and/or Green Mobility and Clean Vehicles). Appropriate legal arrangements will be required.
15. Provision of access to and use of the Telus loading facilities for the Kingston Hotel. Appropriate legal arrangements will be required.
16. Unless alternate arrangements to the satisfaction of the General Manager of Engineering Services are concluded, provision, operation, and maintenance of 5 shared vehicles and the provision and maintenance of 5 shared vehicle parking spaces for use exclusively by such shared vehicles and under the conditions outlined below:
- (i) The developer will be required to fund \$25,000 for the purchase of each required shared vehicle and fund \$11,560 for operating costs for each required shared vehicle.
  - (ii) Management services to be provided by the professional shared vehicle organization subject to an agreement to be entered into with the developer on terms and conditions satisfactory to the City.
  - (iii) The registration against the title to the development, with such priority as the Director of Legal Services may require, and in form and substance satisfactory to the Director of Legal Services, of a covenant under section 219 of the Land Title Act of British Columbia, a Statutory Right-of-Way, or other instrument satisfactory to the Director of Legal Services, providing that the shared vehicle spaces in the development must be accessible to members of the car sharing organization who do not reside in the development, and the provision of, prior to issuance of any development permit, details on arrangements that will allow members of the shared vehicle organization access to the car share parking spaces.
  - (iv) The location of vehicles and spaces within the project.

Note to Applicant: These dollar amounts are subject to inflationary increases and final amounts will be calculated prior to building Occupancy.

### Public Art

17. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: To discuss your public art application and fulfillment options please call Bryan Newson, Public Art Program Manager, at 604.871.6002.

### Community Amenity Contribution (CAC)

18. Make arrangements with the City, to the satisfaction of the Director of Legal Services, to pay to the City prior to enactment of the rezoning by-law, the Cash portion of the Community Amenity Contribution of \$10,000,000 which the developer has offered.

Note to Applicant: The funds shall be allocated towards:

- (i) A cash contribution of \$8,000,000 for park development at the future City park at Richards Street and Smithe Street;
- (ii) A cash contribution of \$1,000,000 to provide tenant upgrades at the CBC space (700 Hamilton Street); and
- (iii) A cash contribution of \$1,000,000 for contributions to open space, greenways and/or bikeways in the general area.

### Soils

19. Submit a site profile to the Environmental Protection Branch (EPB).
20. That the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
21. Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there from on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or

improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

22. That the owner secure the purchase and transfer of heritage density valued at \$5,253,000 (a minimum of 61,800 sq. ft./5 741m<sup>2</sup>) from a suitable donor site;

Note to Applicant: For this application, the City attributes a value of \$65 per buildable square foot density transferred to this site. (\$85 a square foot if density is transferred from Woodwards). This value is based on the analysis of current and prevailing market activity and the determination of the value is subject to periodic updating. The owner may negotiate its best price to secure the required density, however it is noted that for this application the City will only recognize the above attributed values for a resulting total value of \$5,253,000.

Note to Applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

All agreements, where appropriate, should be structured to contemplate and allow for a phased occupancy of buildings and units.

- B. THAT the application to amend Schedule E of the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" DD], generally as set out in Appendix C of the Policy Report dated September 13, 2011, entitled "CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)", be approved.

- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law to include this CD-1 in Schedule A, generally as set out in Appendix C of the Policy Report dated September 13, 2011, entitled "CD-1 Rezoning - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)".

[RZ - 555 Robson Street, 775 Richards Street, 520 West Georgia Street (Telus Garden)]