

SUMMARY AND RECOMMENDATION

10. REZONING/TEXT AMENDMENT: 800 Griffiths Way (Rogers Arena)

Summary: To amend the existing CD-1 (Comprehensive Development) District #311 (By-law No. 7201) at 800 Griffiths Way (Rogers Arena) to permit the construction of two mixed-use buildings and one residential building. The three new buildings would be 24, 28 and 32 storeys in height. The proposal includes 37 319 m² of residential density (614 secured market rental units) and 20 000 m² of commercial density. Concurrent amendments to the Sign By-law and the False Creek North Official Development Plan are also being considered with this rezoning.

Applicant: Riaan De Beer, Aquilini Development and Construction Inc.

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 Walter Francl Architecture, on behalf of Aquilini Development and Construction Inc. to amend CD-1 (311) By-Law No. 7201 for 800 Griffiths Way (*PID 018-500-374 Lot 221, Plan LMP 12038*) (the "Rezoning Site"), to permit a mixed-use development with 37 319 m² (401 698 sq. ft.) of residential floor area, 25 624 m² (275,814 sq. ft.) of commercial floor area, and 37 735 m² (406,176 sq. ft.) of Arena floor area, generally as presented in Appendix A of the Policy Report dated May 31, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)", 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 Walter Francl Architects and stamped "Received Planning Department, April 13, 2012", provided that the Director of Planning or the Development Permit Board, as the case may be, 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 final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Urban Design

1. South Plaza: Design development to improve pedestrian space and desire lines on the south plaza; delete the residential bridge and water feature wrapping the south sides of the lobby adjacent to the street corner, and reduce the width of the water feature on the east side of the lobby. Provide a 3 feet maximum width planter or other privacy buffer outside the lobby glass walls. This results in the hardscape area remaining equal to existing.

2. South Plaza: Recess the parking exit stair glass box further north into the proposed planter, to minimize its visual and physical intrusion into the plaza.
3. North Plaza: Maintain the amount of integrated seating shown, and revise the new north planter to "capture" the obstructive SkyTrain column, and soften the sharp corner at the sidewalk.
4. North Plaza: NOTE regarding "Future Potential Seating" as labeled on some drawings; patio seating in the plaza must be submitted for separate permit and approval. Any mention or drawings that show such patio seating, anywhere in the application, are not to be construed as included in this rezoning application, and endorsement is not implied.
5. South Tower: design development to maintain all tower support columns as small and slender as possible, to not increase in number and remain rounded (as shown) to not become pedestrian obstacles. This is critical to allow the plaza function, and the cost of these special columns and other structural implications must be carried throughout the project.
6. South Tower: design development to maintain the 9.5 metre minimum clear height to the first soffit above the plaza, to ensure a comfortable scale and adequate sunlight reaches the public plaza.
7. South Tower: design development to maintain and enhance the undulating form, three-part floor plans, and colorful ground plane elements as shown, at this strategic and highly visible location.
8. South Tower: design development to relocate the south tower to accommodate the future road dedications/options to purchase as required by Engineering (see Appendix D).
9. West Tower: design development to maintain the material treatment of the residential floors, including the diagonal struts which add interest to the top 2 floors, and enhance the character, quality and potentially color of the tower top.
10. West Tower: design development to anticipate modifications to the Georgia Viaduct or its replacement, and adjustments needed to create safe, generous and smooth transitions from public sidewalks, ramps and/or concourses.
11. West Tower: design coordination and development of currently designed West Tower columns, to anticipate and accommodate structural beams/elements needed for any future changes to the Georgia Viaduct and connecting Rogers concourses.

Note to Applicant: the tower columns (soon to be under construction) on the south edge along Griffiths Way (approximately 4), should include haunches or similar features at 2 levels to receive future beams that would support the 2 level concourse required of Rogers for arena access/exiting. The objective is to eliminate redundant columns that would encroach on the already minimal pedestrian sidewalks and street widths below. Applicant shall coordinate closely and with due urgency, with City Engineering and planning staff to design a rational column and beam placement that does not compromise pedestrian or vehicle flows at Griffiths way.

12. East Tower: design development to maintain the ground level loading turntable, the recessed retail at the corner, and the minimal columns that intersect the existing stairs and public walkways.
13. All 3 Towers: design development to maintain the sustainable features conceptually shown (roof gardens, urban agriculture, parapet turbines, full-height green walls, etc.) or equivalent features of same or better value. Integrate these features into the architectural expression so that each tower has a distinct identity and character, even if designed by the same firm(s).
14. All 3 Towers: design development to maintain and enhance the noise mitigation features shown (enclosed balconies, special double glass balconies, etc.), especially on the facades facing the arena noise source. The south and west façade of the south tower must comply with noise criteria towards the noise source of BC Place.

Engineering

15. At the development permit stage, the following charges on title will be required to be modified or replaced:
 - (i) Easement and Indemnity Agreement BG375438: To allow the numerous features proposed upon the two unopened streets (under the viaducts) and at other locations within the easement area.
 - (ii) Statutory Rights-of-Way BG375404 and BG375441: to allow the East and South Towers within the Rights-of-Way areas.
 - (iii) Statutory Right-of-Way BH343593: to allow the South Tower within the Right-of-Way area.
 - (iv) Statutory Right-of-Way BG375404 : to allow the South Tower underground parkade to be located a minimum of 1 metre back from the edge of the adjacent Georgia Viaduct.
16. Provision of Class B loading to the satisfaction of the GMES, including the completion of a loading management plan and shared-use agreement for any loading shared between commercial and residential uses.
17. Parking and loading design must conform to the Engineering Parking and Loading Design Supplement.
18. Make suitable arrangements to the satisfaction of the GMES and DLS for the removal of concrete planters and restoration of pedestrian bridges which are over Expo Boulevard adjacent to the Georgia and Dunsmuir Viaducts, including amendments to any legal agreements.
19. Make arrangements to the satisfaction of the GMES for all off-site parking under Roger's Arena and the South Tower.
20. Provision of a Parking Study outlining how the parking for the site will operate. The study should include a detailed summary of the overall parking for BC Place and Roger's Arena in the surrounding area and the parking plan for

Roger's Arena showing the proposed parking breakdown for this rezoning application.

21. Remove loading space on Griffith's Way shown on drawing 5.3.L31.
22. Provision of a maximum slope of 10% for the first 20 ft. (6 m) of the ramp and provision of a transition ramp of 7.5% 10% for at least 13 ft. (4 m) at the bottom of a 15% slope.
23. Provision of a cross section of the parking ramp and loading bay for the south tower showing the required 12' 6" (3.8 m) loading vertical clearance and 7' 6½" (2.3 m) disability clearance.
24. Provision of a Viaduct Deconstruction Plan showing construction vehicle manoeuvring within the proposed right-of-way between the existing Georgia Viaduct and the South Tower.

Note to Applicant: Portions of parkade within this right-of way must be designed to accommodate appropriate vehicular loading.

Sustainability

25. The heating and domestic hot water system for the East and South Towers shall be designed to be compatible with a hot-water distribution district energy system in order to connect to the City of Vancouver's Retail Franchise holder for North East False Creek Low Carbon Heating Services for supply of all heating and domestic hot water requirements of the buildings as required under the North East False Creek Official Development Plan. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

26. Waste heat recovery and reuse from Rogers Arena's refrigeration equipment shall be incorporated into the HVAC design of the West Tower. Detailed design of the HVAC and mechanical heating system for each building, including the approach to heat recovery, must be reviewed and approved by the General Manager of Engineering Services.
27. Building designs shall include adequate space and design provisions to support connection to the district energy system to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Design shall provide suitable space for the installation of the district energy system equipment with adequate provisions for connection to

outside district energy system distribution piping and communications conduit. District energy equipment may include, but is not limited to, energy transfer stations (ETS), a steam to hot water converter station sized for neighbourhood service provision, and/or boiler equipment. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions, sleeve details, and servicing needs. The developer shall make available use of sewer and potable water piping. The space provided for district energy system equipment shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15°C. As required, the developer must provide dedicated electrical services required to service the district energy system equipment, to the satisfaction of the General Manager of Engineering Services.

28. No heat producing fireplaces are to be installed within buildings.
29. Provision of a Green Mobility and Clean Vehicles Strategy that includes how more sustainable travel will be achieved and 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.
30. 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.
31. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.
32. Identification on the plans and elevation of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least three optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold equivalency 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.

Planning

33. Provide a report prepared by professionals in acoustic and mechanical engineering that demonstrates how using noise isolation design strategies and passive and/or mechanical cooling, the building will meet the following performance criteria:
 - (i) mitigate event noise to achieve noise levels between 40 dBC and 50 dBC within the units during event periods; and

- (ii) ensure summertime internal thermal comfort levels in line with ASHRAE 90.1 V. 2007 (with windows closed).

Note to Applicant: While the preliminary report provided with the rezoning application indicated noise within the units at 50dBC, the applicant should consider additional measures to reduce this noise level at the development permit stage, including but not limited to triple glazed windows.

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. Clarification is required as to whether it is the applicant's intention to create airspace parcels for the East, South and West towers. If so, Section 143 (1)(b) of the Land Title Act states that "the land of which the air space parcels are part is shown as a single parcel on a subdivision plan or a reference plan deposited under this Act."
2. Registration of a Bridge Proximity Agreement over the Rezoning Site, including permitting the City and any permittee or licensee of the City to gain access to the Rezoning Site and any buildings and improvements located thereon, to conduct any required work including bringing materials on to the Rezoning Site to allow for the future removal of the Dunsmuir and/or Georgia Viaducts (Viaducts). The owner further acknowledges and agrees that if the Viaducts are removed in the future that vehicular and/or pedestrian access to the Rezoning Site from City streets may be restricted.
3. All legal notations, non-financial charges, liens and interests registered on title to the lands which may affect this application must be evaluated to determine whether they impact on the proposed development. The Conditions in this Appendix B(c) may be varied by the Director of Legal Services based on this determination. The applicant's lawyer must submit to the City a title summary containing the following information:
 - (i) copy of the Land Title Office search for all lots involved in the application;
 - (ii) a summary of the contents of each notation, non-financial charge, lien or interest on title containing a general description of the issues addressed by the document. The summary must also provide the lawyer's opinion as to whether the notation, charge, lien or interest will impact on the rezoning of the Rezoning Site and if so, how; and
 - (iii) a copy of any of the notations, non-financial charges, liens or interests which may impact the rezoning of the Rezoning Site.

Note to Applicant: The letter enclosing the title summary must be addressed to the City of Vancouver.

4. Provide fire flow rates for this development to confirm the fire demands necessary for the site, complete with details for the scenario for which this was calculated. (Maximum GPM to meet fire protection needs as supplied by the applicant's mechanical consultants).

Note to Applicant: Once a review of this information is completed, Engineering Services will determine if water system upgrading is required for the Rezoning Site and if so required, detailed water system upgrading provisions will be included in the Services Agreement. The developer will be responsible for 100% of any water system upgrading that may be required.

5. Registration of a Statutory Right-of-Way and Option to Purchase Agreement for road purposes, at a nominal price, over a portion of the site adjacent to both Pacific Boulevard and Griffiths Way and a further 2.0 m wide Statutory Right-of-Way, all as shown in the plan attached in Appendix D.

Note to Applicant: The purpose of the above is to provide for the redesign of Pacific Boulevard if the Georgia Viaduct is altered as part of the Viaducts Review.

6. Dedication of an approximate 38 m² of the western portion of the site adjacent to Griffiths Way as shown on the plan attached in Appendix D of the Policy Report dated May 31, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)".

7. Provision of Public Plaza Agreement, including Statutory Rights-of-Way, for public access and use over the proposed North Plaza and South Plaza, including 24 hour access, and obligations on the owner to maintain these spaces.

8. Provision of a Pedestrian Bridge Agreement, including a Statutory Right-of-Way for design, construction, public access and use of a grade separated pedestrian connection between the Rezoning Site and the Stadium-Chinatown SkyTrain Station. For those portions of the connection located off-site, the owner shall obtain from TransLink all such rights-of-way necessary for the construction and maintenance of the pedestrian connection.

Note to Applicant: Arrangements will need to be made for any modifications required to the existing Street Use Agreement between TransLink and the City to accommodate the proposed pedestrian connection.

9. Make arrangements for the proposed underground parking structure under City Street, subject to Council approval prior to enactment, to raise title to a portion of Griffiths Way between Expo Boulevard and Pacific Boulevard, and to close, stop up and lease from the City at fair market value, to be paid on an annual basis for the term of the lease, the volumetric portion thereof to contain that portion of the development located herein, including arrangements for any utility relocation or reconstruction required.

Note to Applicant: The lease is to be for the life of the proposed underground parking structure. The volumetric lease parcel configuration must respect public utility requirements. An application to the City Surveyor is required.

10. Execution of a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the

Rezoning 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-ways for the Services are provided. Without limiting the discretion of the General Manager of Engineering Services and the Director of Legal Services, this agreement shall include provisions that:

- (i) no Development Permit in respect of any improvements to be constructed on the Rezoning Site pursuant to this rezoning will be issued until the design of all of the Services is completed to the satisfaction of the General Manager of Engineering Services and security for the services is provided;
- (ii) the design of all Services will be completed to the satisfaction of the General Manager of Engineering Services prior to tendering for the construction of any of the Services or any construction of the Services if the Owner decides not to tender the construction;
- (iii) no occupancy of any building or improvements constructed pursuant to the rezoning will be permitted until all the Services are completed to the satisfaction of the General Manager of Engineering Services; and
- (iv) in addition to standard utilities and utility extensions, necessary Services will include:
 - a. the design and installation of all storm, sanitary and water systems as required by the development (at this time, it has been determined that a sanitary sewer upgrade will be required on Pacific Boulevard from Abbott Street to Griffiths Way);
 - b. design and construction of public realm improvements adjacent to the Rezoning Site in accordance with any required public realm plans or streetscape plans issued or required by the City and any other guidelines issued by the City which such work is to include, but is not limited to, installation of lighting, street trees, soil cells and/or structural soil and specialty paving. All existing utilities, electrical works, street lighting, trolley poles and bases, traffic signals and related infrastructure are to be relocated where curb adjustments are necessary;
 - c. the design and construction of the proposed North Plaza and South Plaza including the installation of three public water fountains (in the North Plaza, South Plaza and near the West Tower);
 - d. the design and construction of the weather protected pedestrian bridge proposed from the west side of the Rogers Arena to BC Place and the future Georgia Steps or Georgia Street;
 - e. the design and construction of a weather protected public pedestrian connection from the Rogers Arena site to the Stadium-Chinatown SkyTrain Station, including, but not limited to, the station entry building, stairs, elevator, covered bridge, and modifications to the existing station, as deemed necessary by the General Manager of Engineering Services; and
 - f. the design and construction of a full two-way Griffiths Way, between Expo Boulevard and Pacific Boulevard, the length of the widening to be determined by the General Manager of Engineering Services.

11. 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 includes but is not limited to junction boxes, switch gear(vista switches) and pad mounted transformers and kiosks (including non BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The development is not to rely on secondary voltage from existing overhead electrical network on 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.
12. Make arrangements for:
 - (i) the provision, operation, and maintenance of shared vehicles and the provision and maintenance of parking spaces for use exclusively by such shared vehicles, with such parking spaces required by the Parking By-law;
 - (ii) a professional shared vehicle organization satisfactory to the Director of Planning and General Manager of Engineering Services to manage the shared vehicles;
 - (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
 - (iv) 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 at all times.
13. Enter into a Stadium Parking Agreement with the City, in registerable form, to charge the Rezoning Site with the operation and maintenance of the existing 150 Stadium parking spaces on the rezoning site.

Note to Applicant: Stadium parking stalls under this Agreement must be designated for shorter term (hourly and daily) public parking during daytime hours and will not count toward the minimum parking requirements for the site.
14. Execute a Floodplain Covenant for the rezoning site to the satisfaction of the Chief Building Official.

Planning

15. Execute an Inner-City Local Employment and Procurement Agreement between the applicant and the City for the construction of the project on the Rezoning Site.

16. Enter into a Good Neighbour Agreement with the City regarding liquor hours of operation and noise protocols for Rogers Arena.

Social Development

17. Execute a Housing Agreement to secure 614 residential units (with a total area of 37 319 m²) in this development as rental for the life of the building or 60 years, whichever is longer, and to include registerable covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such other terms and conditions as are satisfactory to the Director of Legal Services, the Managing Director of Social Development. Such number of housing units may be varied by the Managing Director of Social Development if the mix of units is varied to provide for more family units.

Note to Applicant: This Housing Agreement will be entered into by the City by by-law pursuant to Section 565.2 of the *Vancouver Charter*.

Sustainability

18. Make arrangements for appropriate agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for connection of the South and East Towers within the development to North East False Creek Low Carbon Heating Services to supply all heating and domestic hot water requirements of each building, in accordance with the Northeast False Creek Official Development Plan and the City's policies for low-carbon energy supply.

Note to Applicant: Unless and until the City has selected a retail Franchisee for NEFC low carbon district heating services, the Applicant will be prohibited from entering into any energy supply contract (other than for electricity, or natural gas required for processes not including space heating and domestic hot water) that does not give the Applicant and all future owners of the property the right to cancel such contract in whole or in part without cause or liability. No such energy supply contract will be entered into without the prior written approval of the General Manager of Engineering Services.

19. Provision of an option to purchase in favour of the City (with the right to assign the option to purchase to a utility operator) a minimum 93 m² suitable site on the Rezoning Site to be utilized for a neighbourhood scale steam to hot water converter station and any associated equipment. The site must be agreed upon and be to the satisfaction of the General Manager of Engineering Services.

Public Art Program

20. 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: Public art application and fulfillment options can be discussed with the Public Art Program Manager, Bryan Newson (604.871.6002).

Soils

21. Submit a site profile to the Environmental Protection Branch (EPB).
22. 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.
23. Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site 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.

Note: 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 rezoning site 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-law.

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.

- B. THAT the application to amend the False Creek North Official Development Plan, By-law No. 6650, generally as presented in Appendix C of the Policy Report dated May 31, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)", be approved.
- C. 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 May 31, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)", be approved.
- D. 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, generally as set out in Appendix C of the Policy Report dated May 31, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)".
- E. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law, generally as set out in Appendix C of the Policy Report dated May 31, 2012, entitled "CD-1 Rezoning: 800 Griffiths Way (Rogers Arena)".

- F. THAT Council approve in principle a Housing Agreement pursuant to section 565.2 of the *Vancouver Charter* securing 614 residential units (with a total area of 37 919 m²) as rental for the life of the building or 60 years, whichever is longer, including a no separate sales and a no stratification covenant and such other terms and conditions as the Director of Legal Services may require in respect of such units, to the satisfaction of the Director of Legal Services and Managing Director of Social Development; and THAT the Director of Legal Services be instructed to bring forward a by-law to authorize such Housing Agreement, and after by-law enactment, to execute and register the Housing Agreement.

[RZ 736/2010- 800 Griffiths Way (Rogers Arena)]