

## SUMMARY AND RECOMMENDATION

**1. 998 Thurlow Street – Heritage Revitalization Agreement and Heritage Designation**

**Summary:** To add the heritage building at 998 Thurlow, known as “Washington Court”, to the Vancouver Heritage Register, and to designate the heritage facades as protected heritage property. The proposed HRA will result in a variance to the *Zoning and Development By-Law* to allow for an increase in permitted density on the site.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council add the building at 998 Thurlow Street, known as “Washington Court” (the “heritage building”), to the Vancouver Heritage Register in the ‘B’ evaluation category, generally as presented in the Report, be approved in principle;
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate the exterior facades of the heritage building (the “heritage facades”) at 998 Thurlow Street [PID 002-420-601; Lot 10 Block 7 District Lot 185 Plan 92 (the “site”)], as protected heritage property;
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law to authorize the City to enter into a Heritage Revitalization Agreement in order to:
  - i. secure the retention and rehabilitation of the heritage facades;
  - ii. vary the *Zoning and Development By-law* to allow for an increase in permitted density on the site, as proposed under the Development Permit Application Number DP-2023-00366 (the “DP Application”); and
  - iii. ensure the long-term preservation of the heritage facades;
- D. THAT the agreement described above shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning;
- E. THAT recommendations A to D be adopted on the following conditions:
  - i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the

person making the expenditure or incurring the cost; and

- ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[998 Thurlow Street – Heritage Revitalization Agreement and Heritage Designation]**