

BY-LAW NO. \_\_\_\_\_

A By-law to amend Heritage Property  
Standards of Maintenance By-law No. 11351  
Regarding removal of references to real property  
and Park Canada Standards and Guidelines,  
amending the definitions and housekeeping

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Heritage Property Standards of Maintenance By-law.

2. In the Preamble, Council strikes out “real property that is within a heritage conservation area” wherever it appears and substitutes “protected heritage property and property that is within a heritage conservation area”.

3. Council strikes out Section 1.2 and substitutes:

**“Application**

1.2 This by-law applies to protected heritage property and property that is within a heritage conservation area.”

4. In Section 1.3, Council:

(a) strikes out the definitions of “accepted heritage conservation principles, standards and guidelines”, “heritage conservation area property” and “heritage property”; and

(b) adds the following definitions in alphabetical order:

“heritage conservation area” means an area designated as a heritage conservation area under sections 561(2)(c) (iv) and 596A of the *Vancouver Charter* by an official development plan;

“ODP” means an official development plan that designates a heritage conservation area;

“protected heritage property” means, for the purposes of this by-law, buildings, structures, land and features that are specifically listed as protected heritage property in a schedule included in an ODP;

“routine building maintenance” means ordinary maintenance or repair and does not include removal or replacement, or a change in design, materials, or appearance;

“routine garden maintenance” means ordinary maintenance and includes weeding, mowing lawns, planting, and pruning shrubs and trees in compliance with the Protection of Trees By-law.”

5. In Section 2, Council:

(a) strikes out the words “heritage property and heritage conservation area property” wherever they occur and substitutes “protected heritage property or property within a heritage conservation area”;

(b) strikes out “heritage alteration permit” or “heritage alteration permits” wherever it occurs and substitutes “Heritage Alteration Permit” or “Heritage Alteration Permits” as the case may be;

(c) strikes out Section 2.3 and substitutes:

**“Repair and maintenance standards**

2.3 An owner or occupier of protected heritage property or property within a heritage conservation area must carry out all repairs and maintenance in accordance with an ODP.”;

(d) re-numbers Sections 2.4 through 2.20 as Sections 2.5 through 2.21;

(e) after Section 2.3, adds:

**“Routine maintenance**

2.4 An owner or occupier of protected heritage property or property within a heritage conservation area may carry out routine garden maintenance and routine building maintenance without a Heritage Alteration Permit.”; and

(f) strikes out re-numbered Section 2.21 and substitutes:

**“Protection of vacant property**

2.21 An owner or occupier of protected heritage property or property within a heritage conservation area that is left unoccupied during construction or redevelopment must:

(a) in the case of a building left unoccupied for 15 days or longer:

(i) secure all entries, and

(ii) post signage that reads “Protected Heritage or Heritage Conservation Area Site - No Vandalism or Removal of Materials”; and

- (b) in the case of a building left unoccupied for 45 days or longer:
  - (i) secure all entries,
  - (ii) post signage that states "Protected Heritage or Heritage Conservation Area Site - No Vandalism or Removal of Materials", and
  - (iii) board up all windows securely, to a standard that minimizes the potential for unauthorized entry."

6. Council strikes out Section 3.3(a) and substitutes:

"(a) protected heritage property or property within a heritage conservation area;  
or"

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this                      day of                      , 2016

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Mayor

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City Clerk