

## Heritage By-law No. 4837

[Consolidated for convenience only]

A By-law to designate certain buildings, structures and lands as Heritage Buildings, Structures and Lands.

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

- 1 This By-law may be cited as the “Heritage By-law”.
- 2 Designations
  - 2.1 The buildings, structures and lands more particularly described in Schedule “A” to this By-law are hereby designated Heritage Buildings, Structures or Lands as the case may be.
  - 2.2 Those parts of the buildings or structures more particularly described in Schedule “B” to this By-law are hereby designated as Heritage Buildings or Structures as the case may be.
- 3 Prohibitions
  - 3.1 No person shall demolish, nor permit, suffer or allow to be demolished, any building or structure so designated, or build upon, or permit, suffer or allow to be built upon, any land so designated; nor shall any person alter, or permit, suffer or allow to be altered, the facade or exterior of any building or structure which has been so designated, unless such alteration or other action is authorized by a heritage alteration permit.
  - 3.2 No person shall:
    - (a) demolish, or permit, suffer or allow the demolition of a building, structure or feature that is in a heritage conservation area or a building, structure or feature that is protected heritage property;
    - (b) construct, or permit, suffer or allow the construction of a building or structure that is in a heritage conservation area, or is in or on protected heritage property; or
    - (c) alter, or permit, suffer or allow the alteration of a building or structure in a heritage conservation area or of a building, structure or feature that is protected heritage property,

without having first obtained a heritage alteration permit for the demolition, construction or alteration, in accordance with the Heritage Procedure By-law.
- 4 Delegation of Powers and Duties
  - 4.1 The Director of Planning is authorized to exercise the powers and duties of the Council respecting
    - (a) the issuance or refusal of heritage alteration permits;
    - (b) the establishment of requirements and conditions of a heritage alteration permit; and
    - (c) the determination of whether the requirements and conditions of a heritage alteration permit have been met.
  - 4.2 The Director of Planning is authorized to withhold the issuance of a development permit for an action which, in the opinion of the Director of Planning, would alter or cause an alteration to
    - (a) designated heritage property;
    - (b) property protected under section 13(2) of the *Heritage Conservation Act*;

- (c) property subject to temporary heritage protection under Part XXVIII of the Vancouver Charter;
- (d) property on the Heritage Register;
- (e) lands or premises in a heritage conservation area; or
- (f) protected heritage property.

**4.3** The Director of Planning is authorized to withhold approval for the issuance of a development permit authorizing demolition in the following circumstances:

- (a) in the case of designated heritage property or property protected under section 13(2) of the *Heritage Conservation Act* until a heritage alteration permit and any other necessary approvals have been issued with respect to alteration or redevelopment of the site;
- (b) in the case of real property identified in the Heritage Register until a building permit and any other necessary approvals have been issued with respect to the alteration or redevelopment of the site; and
- (c) in the case of buildings, structures or features that are in a heritage conservation area, are protected heritage property or are in or on protected heritage property, until a heritage alteration permit and any other necessary approvals and permits have been issued with respect to the alteration or redevelopment of the site.

## 5 Procedures and Guidelines

**5.1** An applicant or owner of property whose application for a permit for the heritage alteration of a designated heritage property has been considered by the Director of Planning under a power delegated by Council may apply to the City Clerk for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant.

6 This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 17th day of December, 1974.

“A. Phillips”  
Mayor

“D. H. Little”  
City Clerk