



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 22, 2005
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Meeting Date: July 19, 2005

TO: Vancouver City Council

FROM: Chief Building Official

SUBJECT: 3338 Granville Street
request for extension of Building Permit Nos. BU427500 and BU429020

RECOMMENDATION

THAT City Council approve extensions of Building Permit Nos. BU427500 and BU429020 for 3338 Granville Street until January 3, 2006.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Article 1A.7.5.1 of the Building By-law addresses actions the City can take when an applicant, who has received a Building Permit, is not proceeding with active work under the permit. The Building By-law prohibits the Chief Building Official from granting more than one extension to a Building Permit. Any further extensions can only be approved by Council.

PURPOSE

The purpose of this report is to request Council's approval for extensions of two Building Permits for alterations to buildings at 3338 Granville Street.

BACKGROUND

Building Permit Nos. BU427500 and BU429020 were both issued on June 3, 2004 for the Chinese Consulate. BU427500 was issued for interior and exterior alterations to the existing heritage residential building including one additional dwelling unit for a total of two units. BU429020 was issued for interior alterations to the existing coach house building including one additional dwelling unit for a total of three units.

DISCUSSION

As work had not commenced, the applicant requested an extension in December of 2004 and it was approved by the Chief Building Official. The applicant has requested another extension as the process has taken longer than expected due to procedures adopted for this work at the Foreign Ministry in Beijing, China. He advises that they are finalizing arrangements for a contractor and expect the work to commence this summer.

This site is subject to a Heritage Agreement and a Tree Management Agreement.

Development Permit No. DE404244 was issued September 3, 2003 for the addition of a new three-storey plus underground parking addition to the existing consulate residence building (to be attached and connected to the residence by a covered walkway). Minor amendment DE407713 was issued September 3, 2003 for exterior changes to windows and interior layout changes to both the main heritage building and the coach house building. Minor amendment DE408295 was issued May 14, 2004 for additional minor changes.

There has been no change to the zoning for this property (FSD - First Shaughnessy). The Planning Department has no objection to this extension.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

It is recommended that Council extend this permit until January 3, 2006.

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