



CITY OF VANCOUVER

A4

ADMINISTRATIVE REPORT

Report Date: November 22, 2005
Author: Kathy Morgan
Phone No.: 604.873.7760
RTS No.: 05593
CC File No.: 2606
Meeting Date: December 13, 2005

TO: Vancouver City Council

FROM: Chief Building Official

SUBJECT: 417 - 419 West Hastings Street
Request for Extension of Building Permit No. BU430617

RECOMMENDATION

THAT City Council approve an extension of Building Permit No. BU430617 for 417 - 419 West Hastings Street until May 23, 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 an extension of a Building Permit for 417 - 419 West Hastings Street.

BACKGROUND

Building Permit No. BU430617 was issued on November 23, 2004 for exterior and interior alterations to create a new storefront, a new common corridor to the fourth floor and interior alterations and change of use from retail to office on the fourth floor of the existing retail building.

DISCUSSION

As work had not commenced, the applicant requested an extension in April of 2005 and it was approved by the Chief Building Official. The applicant has requested another extension due to the fact that the construction industry is very busy, there is a shortage of skilled tradesmen and labour and they have not finalized an agreement with a qualified contractor to start the work. They advise that they plan to start the project soon.

The zoning for the property is DD (Downtown District). A Development Permit was not required for this work and no Development Cost Levies were owing.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

It is recommended that Council extend this permit until May 23, 2006.

* * * * *