



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: May 23, 2006  
Author: Kathy Morgan  
Phone No.: 604.873.7760  
RTS No.: 06010  
VanRIMS No.: 11-4200-10  
Meeting Date: June 13, 2006

TO: Vancouver City Council  
FROM: Chief Building Official  
SUBJECT: 417 - 419 West Hastings Street - Request for Extension of Building Permit

#### RECOMMENDATION

THAT City Council approve an extension of Building Permit No. BU430617 for 417 - 419 West Hastings Street until November 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 Vancouver 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 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. A second extension was requested and was approved by City Council on December 13, 2005. The owner is requesting another extension as she has had a difficult time in finding the right contractor for the job. She advises that she intends to start work soon and needs to move in to the premises in the next three months.

The zoning for the property is DD (Downtown District). A Development Permit was not required for the work and Development Cost Levies were not required to be paid.

It should be noted that the Vancouver Building By-law is being revised. After the effective date of the new By-law, another extension will not be recommended unless revised plans are submitted and accepted in accordance with the new By-law provisions.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **CONCLUSION**

It is recommended that Council extend Building Permit No. BU430617 for 417 - 419 West Hastings Street until November 23, 2006.

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