



**CITY OF VANCOUVER**

**ADMINISTRATIVE REPORT**

Report Date: October 23, 2007  
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Meeting Date: November 29, 2007

TO: Standing Committee on Planning and Environment

FROM: Chief Building Official, in consultation with the Director of City-wide and Regional Planning

SUBJECT: 1575 Angus Drive  
Extension of Building Permit No. BU432375 and  
Development and Building Permit No. DB420870

**RECOMMENDATION**

THAT City Council approve extensions of Building Permit No. BU432375 and Development and Building Permit No. DB420870 for 1575 Angus Drive until March 20, 2008, subject to the submission and approval of revised plans complying with the Vancouver Building By-law which came into effect on May 1, 2007.

**GENERAL MANAGER'S COMMENTS**

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

**COUNCIL POLICY**

Article 1A.7.5.1 of Division C 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.

On January 28, 2000, the interim city-wide Vancouver Development Cost Levy (DCL) By-law was enacted. Effective February 1, 2007, the DCL By-law was amended to remove the exemption for residential development with less than four units.

## PURPOSE

This report seeks Council's approval for extensions of Building Permit No. BU432375 and Development and Building Permit No. DB420870 for 1575 Angus Drive. The extension request has implications for the City's revenues from Development Cost Levies (DCLs).

## BACKGROUND

Building Permit No. BU432375 was issued April 27, 2006 for the construction of a three storey plus cellar one family dwelling with a built-in garage at 1575 Angus Drive. Development and Building Permit No. DB420870 was issued the same day for the demolition of the existing one family dwelling on the site. As work had not commenced, the applicant applied for extensions of the permits and they were approved by the Chief Building Official for a six month period, expiring September 20, 2007.

Related Development Permit No. DE408628 was also issued on April 27, 2006. There has been no change to the zoning for the property (FSD - First Shaughnessy District).

## DISCUSSION

The applicant for the permits is now requesting a second extension. He advises that the owners still hope to build a new house on the property if financial circumstances, which have affected their schedule, can be resolved.

Prior to the wide application of Development Cost Levies (DCLs) in Vancouver, applications for Building Permit (BP) extensions were usually approved. However, the presence of DCLs raises additional implications for BP extensions. When a BP is issued, the applicant is required to pay the DCL at the prevailing rate of the day. If a BP is extended and the extension spans a DCL introduction or rate increase, the permit holder can not be required to pay the new or additional DCL. If a significant period of time elapses between the DCL introduction or rate increase and a project's commencement, there are impacts for the City (which received reduced DCL revenues with which to pay for the increased costs of growth) and the project's competitors (who must pay the prevailing DCL even if they commence work within the same time frame). For these reasons, the City considers the merits of each BP extension request against the potential downsides that such an extension might engender.

Approximately nine months have elapsed since the February 1, 2007 By-law amendment requiring DCL payments prior to issuance of permits for residential projects with less than four units. In previous cases where a Building Permit extension allows an applicant to avoid paying an increased DCL rate, staff recommended approval of extensions provided the application is made within one year of the DCL rate increase. Given that this extension falls within one year of the introduction of the new DCL rate, a fairly short period of time, a second BP extension would not be likely to result in significant negative impacts for City revenues or for project competitors. For these reasons, staff recommend approval of the extension request for 1575 Angus Drive.

It should be noted that a new Vancouver Building By-law came into effect on May 1, 2007. This new Building By-law now requires a rain screen exterior cladding system for this building. It is recommended that a permit extension would be subject to the submission and approval of revised plans complying with the new Building By-law prior to the commencement of construction.

#### FINANCIAL IMPLICATIONS

With respect to the project at 1575 Angus Drive, no Development Cost Levy has been paid as the Building Permit was issued prior to the DCL By-law amendment that cancelled the exemption for residential projects with less than four units. If the permits are extended and work commences within the extension period, there will be no DCL payment required.

If the permits are not extended, the applicant would be required to submit new permit applications. The new Building Permit application would be subject to all required permit fees plus the Development Cost Levy at the rate in effect at the time of permit issuance. At the current rate, the Vancouver DCL would be \$20,820.80 (11,897.6 square feet at \$1.75 per square foot).

#### CONCLUSION

It is recommended that Council extend Building Permit No. BU432375 and Development and Building Permit No. DB420870 for 1575 Angus Drive until March 20, 2008, the standard six month extension period, subject to the submission and approval of revised plans complying with the new Vancouver Building By-law prior to commencement of construction.

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