



CITY OF VANCOUVER
ADMINISTRATIVE REPORT

A6

Report Date: June 9, 2008
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VanRIMS No.: 08-2000-20
Meeting Date: June 24, 2008

TO: Vancouver City Council

FROM: Chief Building Official

SUBJECT: 1961 Collingwood Street
Request for an extension of Building Permit No. BU439001
for the proposed tenant space at 3525 West 4th Avenue

RECOMMENDATION

THAT City Council approve an extension of Building Permit No. BU439001 for 1961 Collingwood Street (specifically for the tenant space at 3525 West 4th Avenue) until January 11, 2009.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Subsection 1A.7.5 of Division C 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 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 1961 Collingwood Street (specifically for the tenant space at 3525 West 4th Avenue).

BACKGROUND

A Building Permit was issued on September 27, 2005 for the construction of a mixed-use retail/residential building on this site. The building is still under construction.

Building Permit No. BU439001 was issued on June 11, 2007 for interior alterations and a change of use of the proposed tenant space at 3525 West 4th Avenue from a retail store to a restaurant - class 1.

DISCUSSION

As the base building was under construction, the applicant requested an extension in December of 2007 and it was approved by the Chief Building Official. The applicant has requested a second extension as the base building construction is still underway and the tenant improvement work for the 3525 West 4th Avenue tenant space has not begun.

The zoning for the property is C-2 (Commercial District). A Development Permit was not required for this work and Development Cost Levies were not required as there was no floor space added.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

It is recommended that Council extend Building Permit No. BU439001 for 1961 Collingwood Street (specifically for the tenant space at 3525 West 4th Avenue) until January 11, 2009.

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