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ADMINISTRATIVE REPORT

Report Date: June 11, 2010
Contact: Kathy Morgan
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VanRIMS No.: 08-2000-20
Meeting Date: July 20, 2010

TO: Vancouver City Council
FROM: Chief Building Official
SUBJECT: 540-552 West Broadway (540 West Broadway)
Request for extension of Building Permit

RECOMMENDATION

THAT City Council approve an extension of Building Permit No. BU442291 for 540 West Broadway until November 27, 2010.

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 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

This report seeks Council approval for an extension of a Building Permit for 540 West Broadway.

BACKGROUND

This is a one-storey commercial building with five tenant spaces. Building Permit No. BU442291 was issued on May 27, 2009 for interior alterations and change of use from retail limited service food to restaurant at 540 West Broadway. As work had not commenced, the tenants applied for an extension of the permit and it was approved by the Chief Building Official for a six month period, expiring May 27, 2010.

A Development Permit was not required for this change of use.

DISCUSSION

The tenants are requesting a second extension due to financing difficulty. They have indicated that they intend to carry out the work in the near future.

Because of our concerns related to the progress of this project, our office has indicated to the applicant that it is unlikely that we will support future extensions.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

It is recommended that Council extend Building Permit No. BU442857 for 540 West Broadway until November 27, 2010, the standard six month extension period.

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