



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: January 24, 2006
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RTS No.: 05699
CC File No.: 11-3500-10
Meeting Date: February 14, 2006

TO: Vancouver City Council

FROM: Chief Building Official

SUBJECT: 6026 Tisdall Street
Request for Extension of Development and Building Permit No. DB420059

RECOMMENDATION

THAT City Council approve an extension of Development and Building Permit No. DB420059 for 6026 Tisdall Street until July 25, 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 Development and Building Permit for 6026 Tisdall Street.

BACKGROUND

In May of 2002, our inspection services reported that some windows in this ten-storey residential building had been replaced due to a water leakage problem. It was noted that some had been changed to vinyl frame windows which are not permitted in a building of this type and therefore must be replaced. The owners of the building were notified of the requirements to obtain a permit and to remove and replace the vinyl frame windows to comply with the Vancouver Building By-law.

Development and Building Permit No. DB420059 was issued on January 25, 2005 for exterior alterations to replace all existing windows in the existing nine-storey multiple dwelling building.

DISCUSSION

The applicant requested an extension in June of 2005 and it was approved by the Chief Building Official. The applicant has requested another extension as work has still not commenced. He advises that the owners of the building are currently in the process of awarding a construction contract to undertake the work and they are fully committed to carry out the work.

The zoning for the property is CD-1 (Comprehensive Development District). The Planning Department has no objection to this extension. There were no Development Cost Levies owing for this project.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

It is recommended that Council extend Development and Building Permit No. DB420059 for 6026 Tisdall Street until July 25, 2006.

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