



## AGENDA

### FOR THE SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO (PUBLIC HEARING)

Thursday, April 5, 2018, 7:00 P.M.

Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

SCHEDULED RECESS AT 9:00 P.M.

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Pages

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. CALL THE PUBLIC HEARING TO ORDER:

5. PUBLIC HEARING AGENDA

Lainya Rowett, Manager, Current Planning and Subdivision, to explain the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*.

a. Rezoning Application No. RA385 - 1615 Northfield Road - Bylaw 4500.118

5 - 12

To be introduced by Tamera Rogers, Planner.

Presentation: Jeet Manhas, Anayk Home Builders Ltd., applicant.

Call for Submissions from the Public.

6. FINAL CALL FOR SUBMISSIONS:

Following the close of a Public Hearing, no further submission or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

7. ADJOURNMENT OF THE PUBLIC HEARING

8.	<b>BYLAWS:</b>	13
a.	<u>“Zoning Amendment Bylaw 2018 NO. 4500.118”</u>	14 - 15
	That “Zoning Amendment Bylaw 2018 No. 4500.118” (To rezone 1615 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor [COR1]) pass third reading.	
9.	<b>REPORTS:</b>	
a.	<u>Bylaw Contravention Notice - Secondary Suites</u>	16 - 17
	To be introduced by Dale Lindsay, Director of Community Development.	
	<i>Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of the property listed within this report.</i>	
	It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 441 Foster Street.	
	It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 2883 Glen Eagle Crescent.	
	Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the <i>Community Charter</i> for the following properties:	
	1. 441 Foster Street – illegal secondary suite; and,	
	2. 2883 Glen Eagle Crescent – illegal secondary suite.	
b.	<u>Bylaw Contravention Notice - Construction Started Without a Building Permit - 141 Nottingham Drive</u>	18 - 19
	To be introduced by Dale Lindsay, Director of Community Development.	
	<i>Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 141 Nottingham Drive.</i>	
	It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 141 Nottingham Drive.	
	Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the <i>Community Charter</i> for the property located at 141 Nottingham Drive for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”.	

- c. Bylaw Contravention Notice - Construction Not Completed as Per Conditions of the Building Permit - 5030 Lost Lake Road 20 - 21
- To be introduced by Dale Lindsay, Director of Community Development.
- Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 5030 Lost Lake Road.*
- It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 5030 Lost Lake Road.
- Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 5030 Lost Lake Road for construction not completed as per the conditions of the building permit.
- d. Bylaw Contravention Notice - Construction Not Completed as Per Conditions of Building Permit - 2310 Northfield Road (Retaining Wall) 22 - 23
- To be introduced by Dale Lindsay, Director of Community Development.
- Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 2310 Northfield Road.*
- It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 2310 Northfield Road regarding the Retaining Wall.
- Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2310 Northfield Road for construction not completed as per the conditions of the building permit.
- e. Bylaw Contravention Notice - Construction Not Completed as Per Conditions of Building Permit - 2310 Northfield Road (Shell Building) 24 - 25
- To be introduced by Dale Lindsay, Director of Community Development.
- Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 2310 Northfield Road.*
- It is requested that Council hear anyone wishing to speak with respect to Bylaw Contravention Notice - 2310 Northfield Road regarding the Shell Building.
- Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2310 Northfield Road for construction not completed as per the conditions of the building permit.

10. ADJOURNMENT:



DATE OF MEETING | March 19, 2018 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING AND  
SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD |

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone the property located at 1615 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to permit an 11-unit multiple family development.

### **Recommendation**

1. That “Zoning Amendment Bylaw 2018 No. 4500.118” [To rezone 1615 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1)] pass first reading;
2. That “Zoning Amendment Bylaw 2018 No. 4500.118” pass second reading; and,
3. That Council direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

## **BACKGROUND**

A rezoning application (RA385) for 1615 Northfield Road was received from Jeet Manhas on behalf of the property owner, Ron Cantelon. The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow an 11 unit multiple family development.

### **Subject Property**

<i>Location</i>	The subject property is located three lots west of the Northfield Road/Boundary Avenue intersection, on the south side of the street.
<i>Total Area</i>	1,700m <sup>2</sup>
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	COR1 – Residential Corridor
<i>Official Community Plan Designation</i>	Corridor

The subject property is surrounded by a mixture of commercial, industrial and residential uses. The Northfield Industrial Park is located directly across the street to the north, Brooks Landing commercial centre is located across the Island Highway to the east, and a mixture of single dwelling residential lots and multiple family developments are located to the south of Northfield Road.

The No. 30 bus route is a north and southbound bus stop within close walking distance of the subject property. The subject property is also near the E&N trail.

There is an existing single residential dwelling and garage on the property that will be removed with redevelopment of this property.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing the redevelopment of an existing serviced lot to build an 11-unit townhouse development in a three-storey building form. As Northfield Road is a major road, accesses are to be limited; the subject property will continue to share its access with 1613 Northfield Road.

Road dedication was taken in a previous subdivision application. Full works and services will be required for the property frontage through the building permit, including sidewalk and a bike lane. A DCC project is scheduled to complete sidewalk and a bike lane for the rest of the block between Duggan Road and Boundary Avenue, connecting this section of Northfield with the E&N trail.

If approved, a development permit will be required to review form and character.

### **Official Community Plan**

The subject property is located within the Corridor designation (Section 2.2) of the Official Community Plan (OCP). The Corridor designation encourages higher intensity land uses such as medium- to high-density residential as well as mixed-use developments in a two- to six-storey form. The proposed infill development would achieve a density of 65 units per hectare (uph), and a three-storey building height, which is compatible with the density range of 50 to 150 uph and height anticipated in the Corridor designation.

The location of the proposed development is within walking distance of services, several transit routes, and an employment centre (Hospital Urban Node). The development will also increase neighbourhood connectivity by installing sidewalk and a bike lane, contributing to OCP policy to prioritize the safe movement of pedestrians and cyclists.

### ***Community Contribution***

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a monetary contribution of \$11,000 to be directed towards trail improvements to the E&N trail. Staff support this proposal.

## Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.118, Staff recommend the following item be secured prior to final adoption of the bylaw:

- *Community Contribution* – An \$11,000 monetary contribution towards trail improvements to the E&N Trail.

### **SUMMARY POINTS**

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow an 11-unit multiple family development.
- The proposed development meets the policy objectives of the OCP and offers an infill development in an established neighbourhood near services, transit, and parks.
- The applicant proposes an \$11,000 community contribution towards trail improvements to the E&N Trail.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan

ATTACHMENT B: Conceptual Site Plan & Rendering

ATTACHMENT C: Aerial Photo

“Zoning Amendment Bylaw 2018 No. 4500.118”

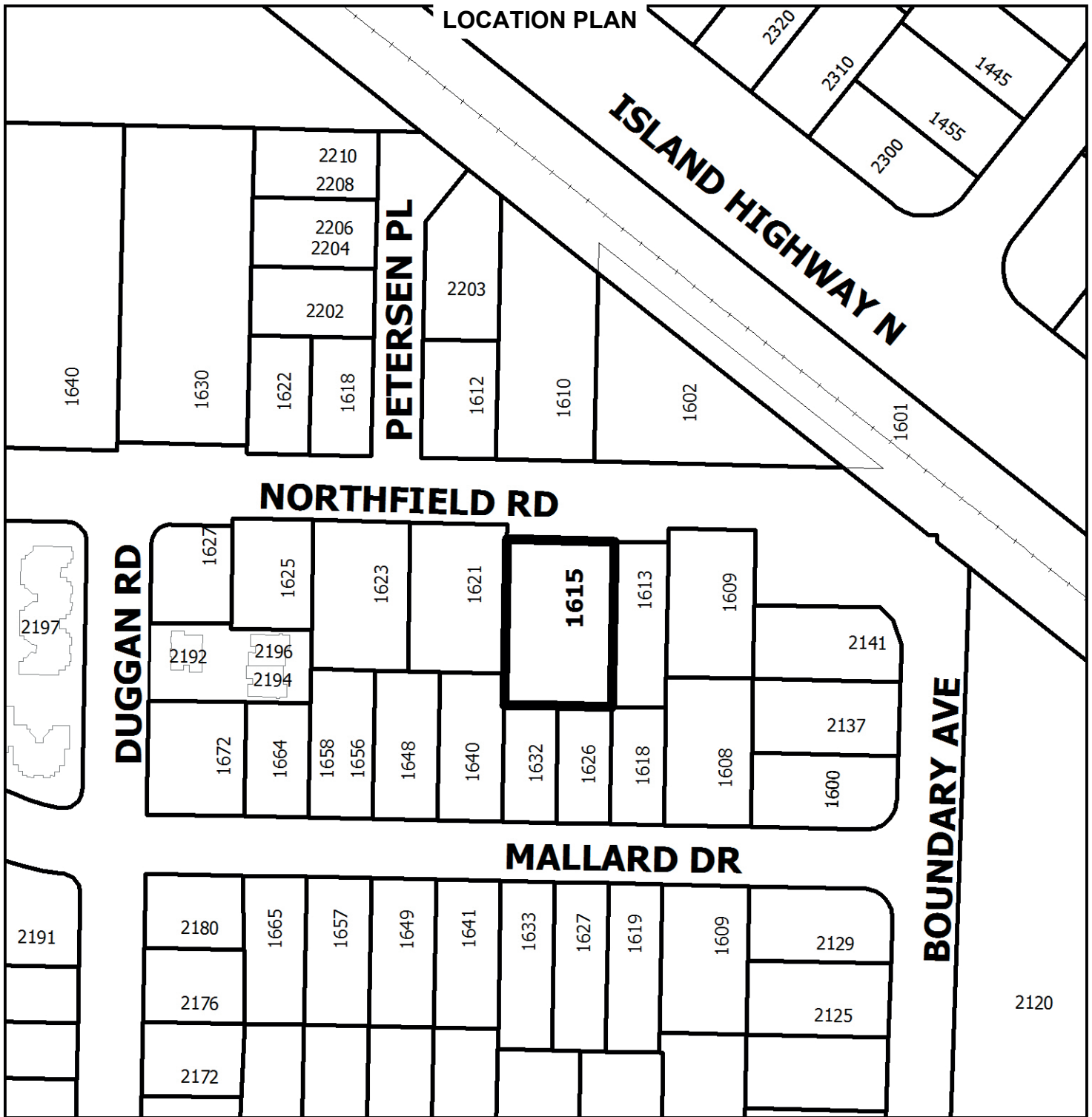
#### **Submitted by:**

L. Rowett, Manager  
Current Planning and Subdivision

#### **Concurrence by:**

D. Lindsay, Director  
Community Development

ATTACHMENT A  
LOCATION PLAN



REZONING APPLICATION NO. RA000385

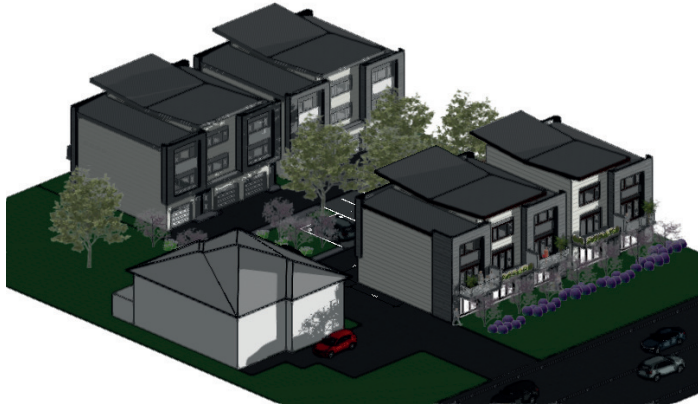
## LOCATION PLAN

Civic : 1615 Northfield Road  
Lot 1, Section 17, Range 8,  
Mountain District, Plan VIP57545,  
Except part in Plan VIP82531

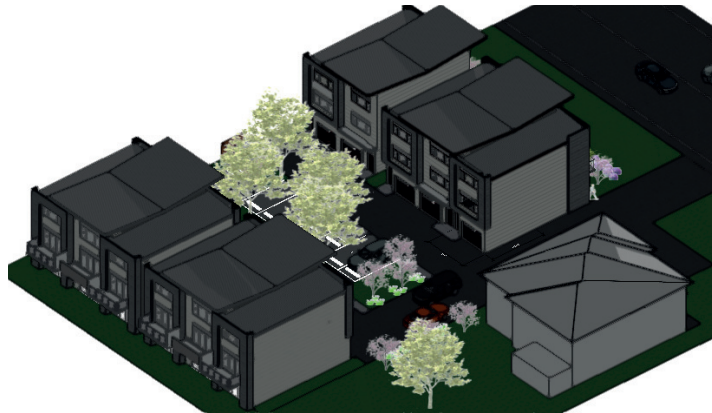


-  Subject Property to be Rezoned
-  Parks & Open Spaces

# ATTACHMENT B CONCEPTUAL SITE PLAN & RENDERING



1 Siteplan Perspective  
Scale: 1:225



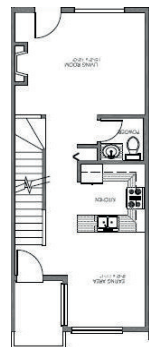
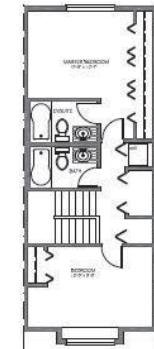
2 Site Perspective  
Scale: 1:225



3 Site Plan  
Scale: 3/32" = 1'-0"

## NORTHFIELD RESIDENCES

1615 Northfield Road • Nanaimo, BC • Canada



2 Typical Unit 2nd & 3rd Floor Plans  
Scale: 1/8" = 1'-0"

### Zoning COR1

Setbacks	Allowed	Proposed
Front 1	3.5m	3.0m
Front 2	6.0m	3.0m
Side 1	1.5m	1.5m
Side 2	3.0m	1.5m
Rear	7.5m	3.0m

### Density

Allowed	
FAR 1.0	
Site 18,335 sqft	
Proposed	
11 units x 1500sqft = 16,500sqft	
16500/18335 = 0.89 FAR	
Density Bonus available:	
Tier 1 FAR 1.25 Tier 2 FAR 1.5	

### Building Height

Allowed:	
Min 2 stories, Maximum 14m	
Proposed:	
Min 3 stories, Maximum 10m	

### Units

11 Two Bedroom Units (~ 1500sqft)

### Parking

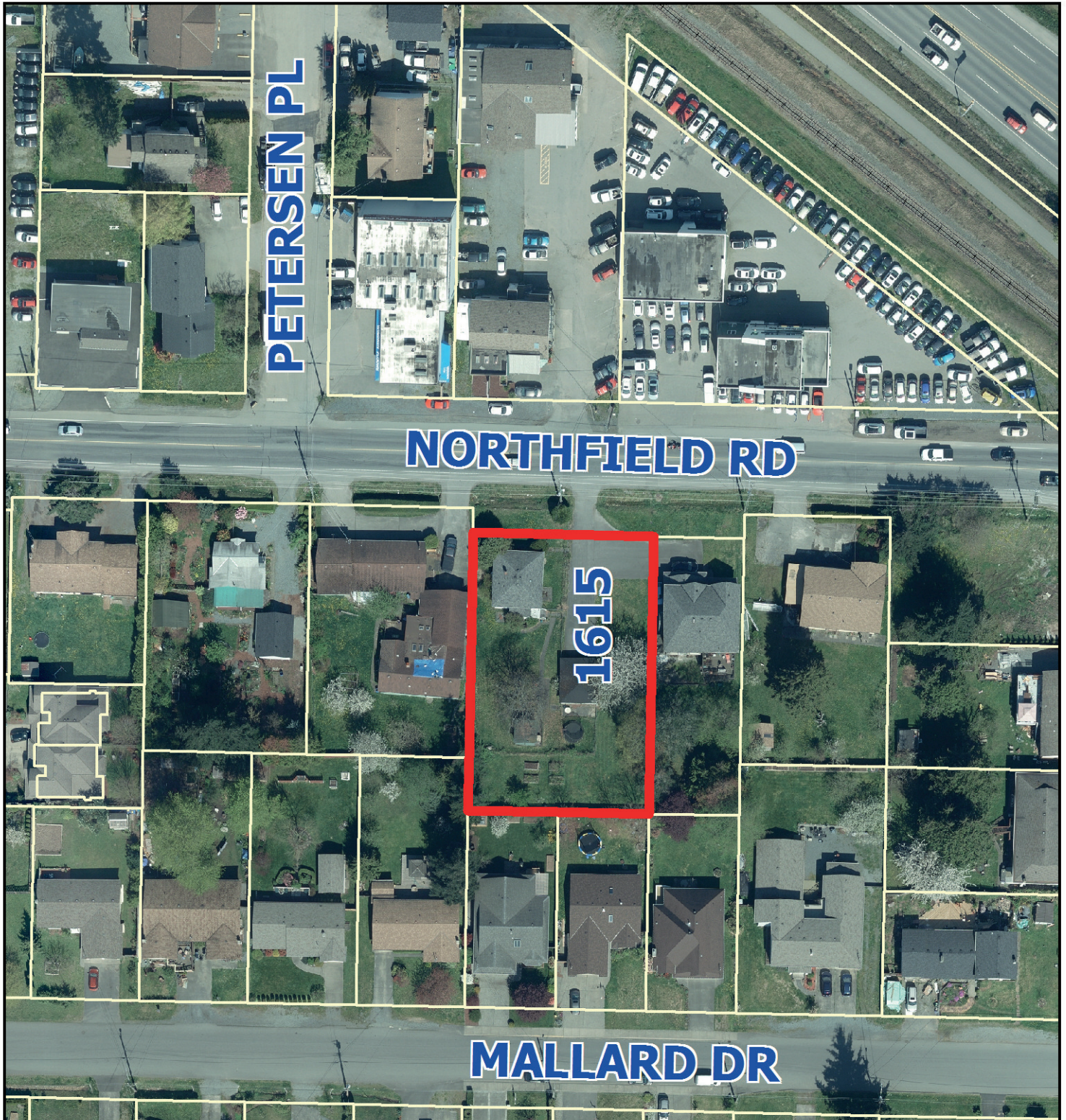
Required:	
1.66 spaces for each dwelling unit	
11 units x 1.66 = 18.26 spaces req.	
(33% small car spots = 19x33=6)	
Aisle width 5.5m	
Proposed:	
11 One Car Garages 9x19	
2 Open Parking 9x19	
6 Small Car Open Parking 8x18	
Aisle width 5.8m	

RECEIVED  
RA385  
2018-FEB-09  
Current Planning & Suburban

finn + associates design ltd.




ATTACHMENT C  
AERIAL PHOTO



REZONING APPLICATION NO. RA000385



 Subject Property



CITY OF NANAIMO

BYLAW NO. 4500.118

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2018 NO. 4500.118".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP57545, EXCEPT PART IN PLAN VIP82531 (1615 Northfield Road) from Single Dwelling Residential (R1) to Residential Corridor (COR1) as shown on Schedule A.

PASSED FIRST READING: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PUBLIC HEARING HELD \_\_\_\_\_

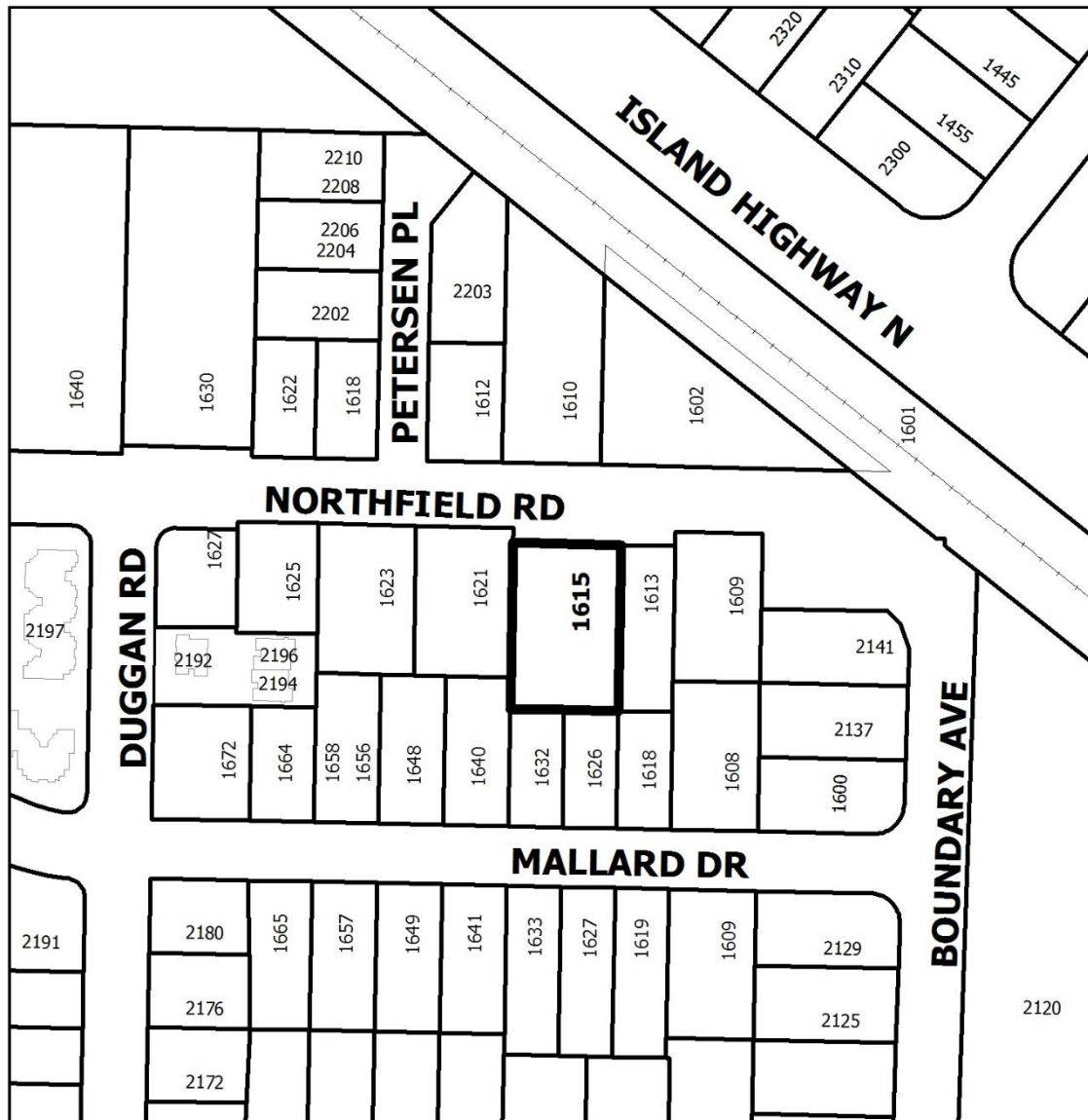
PASSED THIRD READING \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: \_\_\_\_\_

ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



REZONING APPLICATION NO. RA000385

## LOCATION PLAN



Civic : 1615 Northfield Road  
Lot 1, Section 17, Range 8,  
Mountain District, Plan VIP57545,  
Except part in Plan VIP82531



Subject Property  
to be Rezoned



## **8. Bylaw**

CITY OF NANAIMO

BYLAW NO. 4500.118

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

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PASSED FIRST READING: 2018-MAR-19

PASSED SECOND READING: 2018-MAR-19

PUBLIC HEARING HELD \_\_\_\_\_

PASSED THIRD READING \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: \_\_\_\_\_

ADOPTED \_\_\_\_\_

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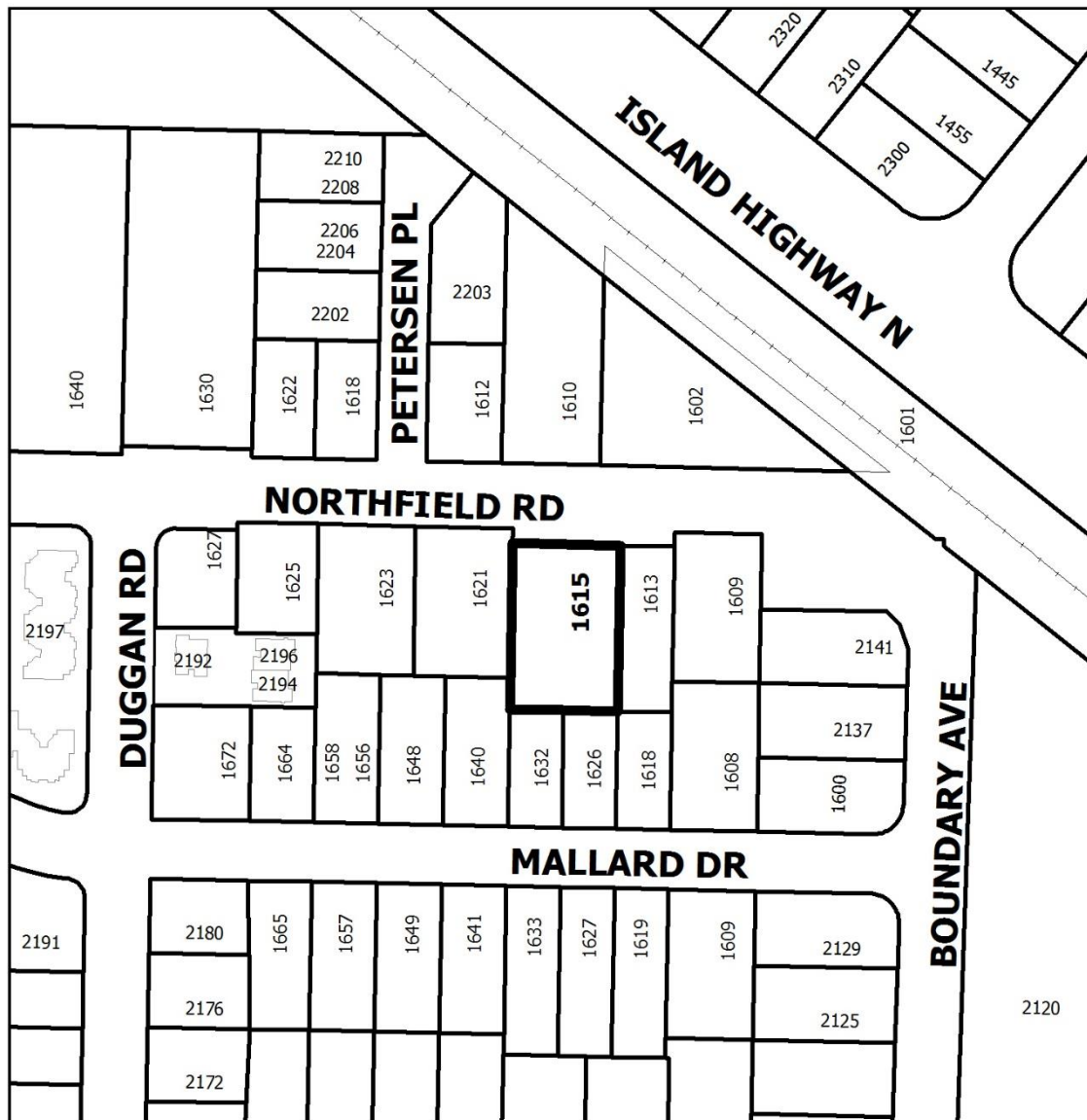
MAYOR

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CORPORATE OFFICER

File: RA000385  
Address: 1615 Northfield Road

## SCHEDULE A



REZONING APPLICATION NO. RA000385

### LOCATION PLAN

Civic : 1615 Northfield Road  
Lot 1, Section 17, Range 8,  
Mountain District, Plan VIP57545,  
Except part in Plan VIP82531



 Subject Property  
to be Rezoned

DATE OF MEETING April 5, 2018

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

SUBJECT **BYLAW CONTRAVENTION NOTICE – SECONDARY SUITES**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of the property listed within this report.

### **Recommendation**

That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the following properties:

1. 441 Foster Street – illegal secondary suite
2. 2883 Glen Eagle Crescent – illegal secondary suite

## **BACKGROUND**

### **Illegal Secondary Suites**

The following properties are where illegal secondary suites have been identified:

- 441 Foster Street
- 2883 Glen Eagle Crescent

A building permit application was issued to upgrade the suite at 441 Foster Street; however, no inspections were performed and the permit has now expired.

The deadline for a building permit application has passed with no application received for 2883 Glen Eagle Crescent.

As such, the Building Inspection Section, with the assistance of the Bylaw Enforcement Section will seek further action and/or removal of the secondary suite.

## **DISCUSSION**

The purpose of registering a Bylaw Contravention Notice (Section 57 of the *Community Charter*) on the title of the affected property is to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

As per the Secondary Suite Enforcement Policy, a Bylaw Contravention Notice is required to be registered on the title of the affected properties in order to identify construction that was originally completed without a building permit and it is, therefore, unknown if the completed works are compliant with the standards of the BC Building Code.

#### **SUMMARY POINTS**

- A Bylaw Contravention Notice is being registered in compliance with the Secondary Suite Enforcement Policy.
- Registration of a Bylaw Contravention Notice is required on the title of the affected property to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

#### **Submitted by:**

Darcy Fox  
Manager, Building Inspections

#### **Concurrence by:**

Dale Lindsay  
Director, Community Development

DATE OF MEETING | April 5, 2018 |

AUTHORED BY | DARCY FOX, MANAGER, BUILDING INSPECTIONS |

**SUBJECT | BYLAW CONTRAVENTION NOTICE - CONSTRUCTION STARTED WITHOUT A BUILDING PERMIT – 141 NOTTINGHAM DRIVE |**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 141 Nottingham Drive. |

### **Recommendation**

That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 141 Nottingham Drive for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”. |

## **BACKGROUND**

An inspection was completed on 2017-OCT-11 in response to a complaint regarding illegal construction. The inspection confirmed that windows had been installed in the shear wall at the front of the dwelling without a building permit. Correspondence was forwarded to the property owners advising that a building permit application was required to be submitted for the work. The deadline for a building permit application was 2017-NOV-29. To date, a building permit application has not been received. Pursuant to Section 57 of the *Community Charter*, it is recommended that a notice be registered on the property title to reflect the work completed without a permit or inspections in contravention of “Building Bylaw 2016 No 7224”. |

## **DISCUSSION**

The purpose of registering a Bylaw Contravention Notice (Section 57 of the *Community Charter*) on the title of the affected property is to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened. |

### **SUMMARY POINTS**

- Construction requiring a building permit was undertaken without first obtaining a permit.
- The deadline to submit a building permit application has passed.
- Registration of a Bylaw Contravention Notice is required on the title of the affected property to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

#### **Submitted by:**

Darcy Fox  
Manager, Building Inspections

#### **Concurrence by:**

Dale Lindsay  
Director, Community Development

DATE OF MEETING April 5, 2018

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

**SUBJECT** **BYLAW CONTRAVENTION NOTICE – CONSTRUCTION NOT COMPLETED AS PER CONDITIONS OF BUILDING PERMIT – 5030 LOST LAKE ROAD**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 5030 Lost Lake Road.

### **Recommendation**

That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 5030 Lost Lake Road for construction not completed as per the conditions of the building permit.

## **BACKGROUND**

A building permit for construction of a lock block retaining wall was issued 2016-OCT-05. However, the permit has expired and deficiencies, including an encroachment onto City property, remain outstanding in contravention of the Building Bylaw. The owner was given 30 days to rectify the outstanding deficiencies, but has declined to do so. Therefore, pursuant to Section 57 of the *Community Charter*, it is recommended that a notice be registered on the property title to reflect the contravention of “Building Bylaw 2016 No 7224”.

Although the matter of the encroachment was transferred to Bylaw Services on 2018-MAR-06 for further action and removal enforcement, a notice is required to disclose to those with an interest in the property of the regulations contravened and the deficiencies that remain outstanding.

## **DISCUSSION**

The purpose of registering a Bylaw Contravention Notice (Section 57 of the *Community Charter*) on the title of the affected property is to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.



### **SUMMARY POINTS**

- Construction was not completed as per the conditions of the permit.
- The deadline to renew the permit has passed.
- Registration of a Bylaw Contravention Notice is required on the title of the affected property to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

**Submitted by:**

Darcy Fox  
Manager, Building Inspections

**Concurrence by:**

Dale Lindsay  
Director, Community Development

DATE OF MEETING April 5, 2018

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

**SUBJECT** **BYLAW CONTRAVENTION NOTICE – CONSTRUCTION NOT COMPLETED AS PER CONDITIONS OF BUILDING PERMIT – 2310 NORTHFIELD ROAD (RETAINING WALL)**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 2310 Northfield Road.

### **Recommendation**

That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2310 Northfield Road for construction not completed as per the conditions of the building permit.

## **BACKGROUND**

A building permit for construction of a retaining wall was issued 2016-APR-01. However, the permit has now expired due to suspension of construction, with deficiencies remaining outstanding in contravention of the Building Bylaw. Pursuant to Section 57 of the *Community Charter*, it is recommended that a notice be registered on the property title to reflect the contravention of "Building Bylaw 2016 No 7224".

## **DISCUSSION**

The purpose of registering a Bylaw Contravention Notice (Section 57 of the *Community Charter*) on the title of the affected property is to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

## **SUMMARY POINTS**

- Construction was not completed as per the conditions of the permit.
- The deadline to renew the permit has passed.
- Registration of a Bylaw Contravention Notice is required on the title of the affected property to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.



**Submitted by:**

Darcy Fox  
Manager, Building Inspections

**Concurrence by:**

Dale Lindsay  
Director, Community Development

DATE OF MEETING April 5, 2018

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

**SUBJECT BYLAW CONTRAVENTION NOTICE – CONSTRUCTION NOT COMPLETED AS PER CONDITIONS OF BUILDING PERMIT – 2310 NORTHFIELD ROAD (SHELL BUILDING)**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 2310 Northfield Road.

### **Recommendation**

That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2310 Northfield Road for construction not completed as per the conditions of the building permit.

## **BACKGROUND**

A building permit for construction of two new commercial shell buildings was issued 2016-APR-01. However, the permit has now expired due to suspension of construction, with deficiencies remaining outstanding in contravention of the Building Bylaw. Pursuant to Section 57 of the *Community Charter*, it is recommended that a notice be registered on the property title to reflect the contravention of "Building Bylaw 2016 No 7224".

## **DISCUSSION**

The purpose of registering a Bylaw Contravention Notice (Section 57 of the *Community Charter*) on the title of the affected property is to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

## **SUMMARY POINTS**

- Construction was not completed as per the conditions of the permit.
- The deadline to renew the permit has passed.
- Registration of a Bylaw Contravention Notice is required on the title of the affected property to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.



**Submitted by:**

Darcy Fox  
Manager, Building Inspections

**Concurrence by:**

Dale Lindsay  
Director, Community Development