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The Corporation of the District of West Vancouver

Board of Variance

April 21, 2021

On-Table Agenda Information Package

For Application 21-012 (1324 25th Street)		
SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 20, 2021	3
Redacted	April 21, 2021	4

Please add these on-table items to the April 21, 2021 Board of Variance Agenda Package as indicated.

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Application 21-012
(1324 25th Street)

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West Vancouver, B.C.

s.22(1)

April 21, 2021

Board of Variance
West Vancouver, B.C.

Subject Property: 1324 25th Street,

s.22(1) I live at s.22(1) from 1324 25th Street.

We are not directly impacted by the proposed variance, however, as a long-standing neighbourhood resident, I have a few points to make to the Board.

1. I would not like to see this variance to increase Site Coverage by approximately 10% to become a precedent in the neighbourhood. A future builder or developer should not use this coverage to indicate agreement by adjacent residents.
2. My understanding is the building of the Variance went ahead without a building permit. I would have expected the builder to know what requires a permit and what does not. The builder should have established this at the start and to appropriately advise the owner. The owner however also bears some responsibility since, I assume, the owner would be liable. Will builders or owners in the future go ahead and virtually complete a Variance project without a permit or Variance because completing the job before obtaining a permit or Variance will likely be okay.

This could easily become a precedent. I'll leave that to the Board.

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