

The Corporation of the
CITY OF WHITE ROCK



Regular Council Meeting for the purpose of
PUBLIC MEETING
AGENDA

Monday, May 3, 2021, 5:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

	Pages
1. CALL MEETING TO ORDER	
2. DIRECTOR OF CORPORATE ADMINISTRATION READS A STATMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC MEETING FOR THE EVENING	5
3. PUBLIC MEETING #1 - DEVELOPMENT VARIANCE PERMIT 438, 14989 ROPER AVENUE	
DEVELOPMENT VARIANCE PERMIT 438	
CIVIC ADDRESS: 14989 Roper Avenue	
PURPOSE:	
Development Variance Permit (DVP) 438 would permit two (2) new dwelling units on the property within the existing buildings, by reducing the minimum off-street parking supply requirement applicable to an "Apartment" use, within the lands subject to this Permit, from 1.2 spaces per dwelling unit, plus 0.3 spaces per dwelling unit for visitor parking (75 total spaces), to 58 spaces for 50 dwelling units, including one (1) space located immediately north of the subject property at 1371 Blackwood Street.	

4. **DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC MEETING HAS BEEN PUBLICIZED**

- Notice was published in the April 22 and 29 editions of the Peace Arch News
- 612 notices were mailed to owners and occupants within 100 metres of the subject property.
- A copy of the notice was placed on the public notice posting board on April 20, 2021

5. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED APPLICATION**

7

Note: Public Information Package attached for information purposes.

6. **THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED**

39

As of 8:30 a.m. on Wednesday, April 28, 2021 there have been **two (2)** submissions.

Note: Submissions received between 8:30 a.m., April 28, 2021 and 12:00 p.m. (noon), May 3, 2021 will be presented "On Table" at the Public Meeting.

Author	Date Received	Civic Address	Status	Item #
D. Lung	April 23, 2021	1455 George St White Rock BC - Unit 1603	Opposed	C-1
E. and P. Lofeudo	April 24, 2021	401-1381 Martin St White Rock BC	Opposed	C-2

7. **THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS**

8. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OR PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED APPLICATION**

9. **CONCLUSION OF PUBLIC HEARING #1 - DEVELOPMENT VARIANCE PERMIT 438, 14989 ROPER AVENUE**
10. **PUBLIC MEETING #2 - DEVELOPMENT VARIANCE PERMIT 439, 1588 JOHNSTON ROAD (SOLEIL)**
DEVELOPMENT VARIANCE PERMIT 439
CIVIC ADDRESS: 1588 Johnston Road
PURPOSE:
Development Variance Permit (DVP) 439 would permit a 1.54 metre variance to the maximum height permitted in the CR-1 Zone in order to allow for the stairs accessing the rooftop patios to be protected from the weather by stair vestibules.
11. **DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC MEETING HAS BEEN PUBLICIZED**
- Notice was published in the April 22 and 29 editions of the Peace Arch News
 - 602 notices were mailed to owners and occupants within 100 metres of the subject property.
 - A copy of the notice was placed on the public notice posting board on April 20, 2021
12. **THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED APPLICATION**
- Note: Public Information Package attached for information purposes.

41

13. THE CHAIRPERSON INVITES THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED

82

As of 8:30 a.m. on Wednesday, April 28, 2021 there have been five (5) submissions.

Note: Submissions received between 8:30 a.m., April 28, 2021 and 12:00 p.m. (noon), May 3, 2021 will be presented "On Table" at the Public Meeting.

Author	Date Received	Civic Address	Status	Item #
R. Falls	April 22, 2021	Buena Vista Avenue, White Rock	Support	C-1
J. Walsh	April 22, 2021	1455 George Street White Rock	Opposed	C-2
F. Lung	April 23, 2021	1455 George St White Rock BC - Unit 1603	Opposed	C-3
M. Labandelo	April 26, 2021	105 1526 George Street, White Rock	Support	C-4
S. Ellis	April 27, 2021	606 - 15280 North Bluff Road White Rock	Opposed	C-5

14. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS

15. IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OR PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED APPLICATION

16. CONCLUSION OF PUBLIC HEARING #2 - DEVELOPMENT VARIANCE PERMIT 439, 14989 1588 JOHNSTON ROAD

17. CONCLUSION OF THE MAY 3, 2021 PUBLIC MEETING

OPENING STATEMENT OF PUBLIC HEARING PURPOSE AND CONDUCT

The purpose of this evenings public meetings shall be to give a reasonable opportunity to be heard or to present written submissions respecting the proposals. Registration for the hearings took place earlier today from 12 p.m. to 4:00 p.m. Those wishing to speak to any of the proposals called into Corporate Administration providing their contact information and an email was provided with instructions on how to participate this evening. Members of the public who did not register to speak will still be given an opportunity to call in at the end of registration list. Individuals will be called in the order that their name appears on the registration list. The speaker will begin by clearly stating their name and address and then providing their comments concerning the proposal. The address of the speaker is permitted to be collected through Section 26c of the *Freedom of Information and Protection of Privacy Act*. If the speaker has any questions regarding the collection of their personal information, please contact Corporate Administration.

If you have a petition with you, please read out the information at the top of the petition and it may be submitted to staff via email directly following the meeting.

Anyone wishing to speak at this meeting must be acknowledged by the Chairperson. Anyone speaking is requested to follow instructions provided by staff:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw and permit) being considered at the Public Hearing
- Each speaker will be given a maximum of **five (5) minutes to speak**
- **Turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

Once all individuals on the registration list have had the opportunity to speak the Chairperson will ask for anyone wishing to speak to call into the meeting and contact information will be provided.

A person speaking an additional time is requested to add additional information from what they said previously.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposal with individual citizens. It is also not the time for the speaker to be asking questions of staff regarding the application.

Any person who wishes to present a written submission to Council may do so. The submissions will be retained by staff and copies of submissions will be available upon request. Everyone shall be given a reasonable opportunity to be heard at this Public Hearing/meeting. No one will be or should feel discouraged or prevented from making their views heard.

Note: *The meeting will be streamed live and archived through the City's web-streaming service.*

NOTICE OF PUBLIC MEETING – MAY 3, 2021

DEVELOPMENT VARIANCE PERMIT 438

CIVIC ADDRESS: 14989 Roper Avenue

PURPOSE: Development Variance Permit (DVP) 438 would permit two (2) new dwelling units on the property within the existing buildings, by reducing the minimum off-street parking supply requirement applicable to an “Apartment” use, within the lands subject to this Permit, from 1.2 spaces per dwelling unit, plus 0.3 spaces per dwelling unit for visitor parking (75 total spaces), to 58 spaces for 50 dwelling units, including one (1) space located immediately north of the subject property at 1371 Blackwood Street.

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Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning report dated March 29, 2021	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC MEETING
MONDAY, MAY 3, 2021**

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **MONDAY, MAY 3, 2021 at 5:00 P.M.** in accordance with the *Local Government Act* and the Planning Procedures Bylaw. All persons who deem their interest in property is affected by the proposed application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed application that is the subject of the Public Meeting. At the Public Meeting, Council will hear and receive submissions from interested persons in regard to the application listed below:

1) DEVELOPMENT VARIANCE PERMIT 438

CIVIC ADDRESS: 14989 Roper Avenue (See Site Map Attached)

PURPOSE: Development Variance Permit (DVP) 438 would permit two (2) new dwelling units on the property within the existing buildings, by reducing the minimum off-street parking supply requirement applicable to an “Apartment” use, within the lands subject to this Permit, from 1.2 spaces per dwelling unit, plus 0.3 spaces per dwelling unit for visitor parking (75 total spaces), to 58 spaces for 50 dwelling units, including one (1) space located immediately north of the subject property at 1371 Blackwood Street.

Further details regarding the subject of the Public Meeting may be obtained from the City’s Planning and Development Services Department at City Hall by contacting 604-541-2136 | planning@whiterockcity.ca.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Meetings will be held virtually and will also be live streamed on the City website. To participate in a Public Meeting, please review the options below.

1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to clerksoffice@whiterockcity.ca or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Meeting, May 3, 2021.**

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You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the “City Hall Drop Box” to the left outside the front door; or
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the applicable subject line:
 - **PM 1: DVP 438, 14989 Roper Avenue**

2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Meeting item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted).

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Civic address
- Whether you are in support of or not in support of the item

3. You may register to speak to a Public Meeting item via telephone:

Registration will be open from 12:00 p.m. to 4:00 p.m. on the date of the Public Meeting, May 3, 2021. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

Register to speak by emailing clerksoffice@whiterockcity.ca or calling 604-541-2127.

Please note the following instructions when you call into the Public Meeting:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the meeting through the City’s Live Stream while you are on hold.
- Your comments must be relevant to the application (permit) being considered at the Public Meeting
- You will have 5 minutes to speak
- **While speaking turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting



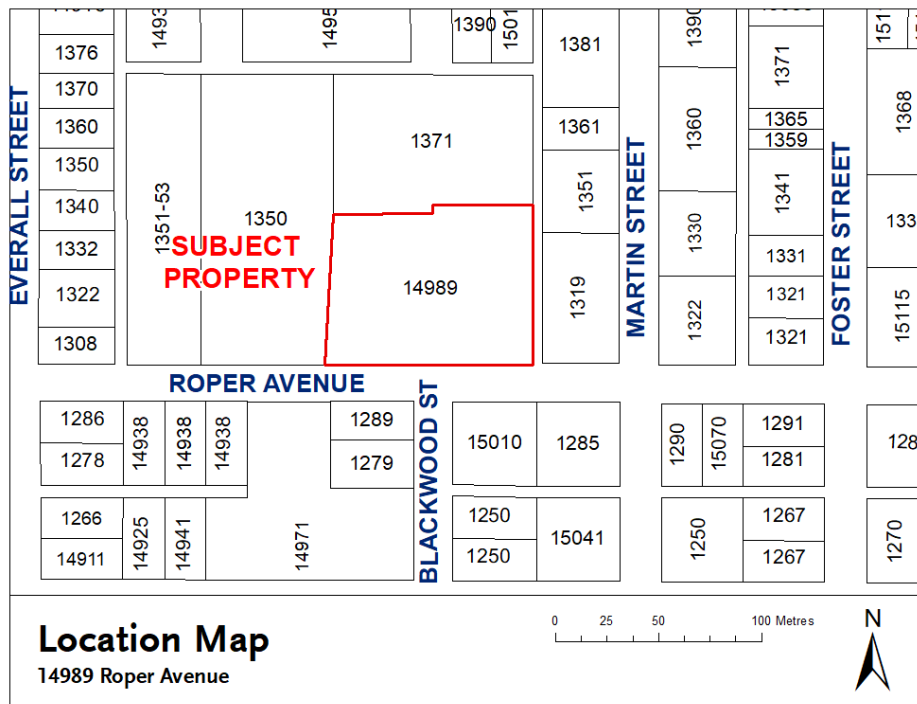
If you miss the noted registration period, please watch the live meeting at the following link: : whiterockcity.ca/Agendas as there will be an opportunity for you to call in for a limited period of time.

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the application after the Public Meeting has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

The proposed application and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from April 20, 2021, until May 3, 2021. **If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.**

SITE MAP – 14989 Roper Avenue



April 16, 2021

Tracey Arthur, Director of Corporate Administration

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www.whiterockcity.ca

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 29, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: 14989 Roper Avenue, Development Variance Permit No. 438 (19-023)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
 2. Following the electronic public meeting, approve issuance of Development Variance Permit No. 438.
-

EXECUTIVE SUMMARY

The City of White Rock has received an application for a development variance permit which, if approved, would allow for two new dwelling units within the existing 48 unit rental development at 14989 Roper Avenue ("Bayview Gardens"). When the four-building development was constructed (circa 1969) parking was required at a rate of one space per unit whereas the current applicable parking rate is 1.5 spaces per unit. The variance would recognize an overall supply of 58 parking spaces whereas 75 spaces would be required if constructed under current bylaw requirements. Three new parking spaces have been proposed with the introduction of the two new units to ensure the increase in density is accommodated with additional parking, which meets the current parking supply requirements of the zoning bylaw for the new units and increases the ratio of parking spaces per unit for the overall building. The two new rental homes would be a modest increase to the supply of rental housing in the community.

Staff recommend that Development Variance Permit No. 438 be referred to a public meeting and that following, Council consider approving the issuance of the Development Variance Permit.

PREVIOUS COUNCIL DIRECTION

Not Applicable.

INTRODUCTION/BACKGROUND

The City of White Rock has received an application for a Development Variance Permit (DVP), submitted by Musson Cattell Mackey Partnership Architects ('Applicant'), tied to the property at 14989 Roper Avenue ('Subject Property') (see Appendix A – Location & Ortho Maps). The property is occupied by four separate apartment buildings, built circa 1969, containing a total of

48 units (see Appendix B – Site Plan). When the buildings were constructed, the zoning bylaw required off-street parking at a minimum rate of one space per dwelling unit. Today the property provides 55 parking spaces for the 48 units (1.15 spaces per unit).

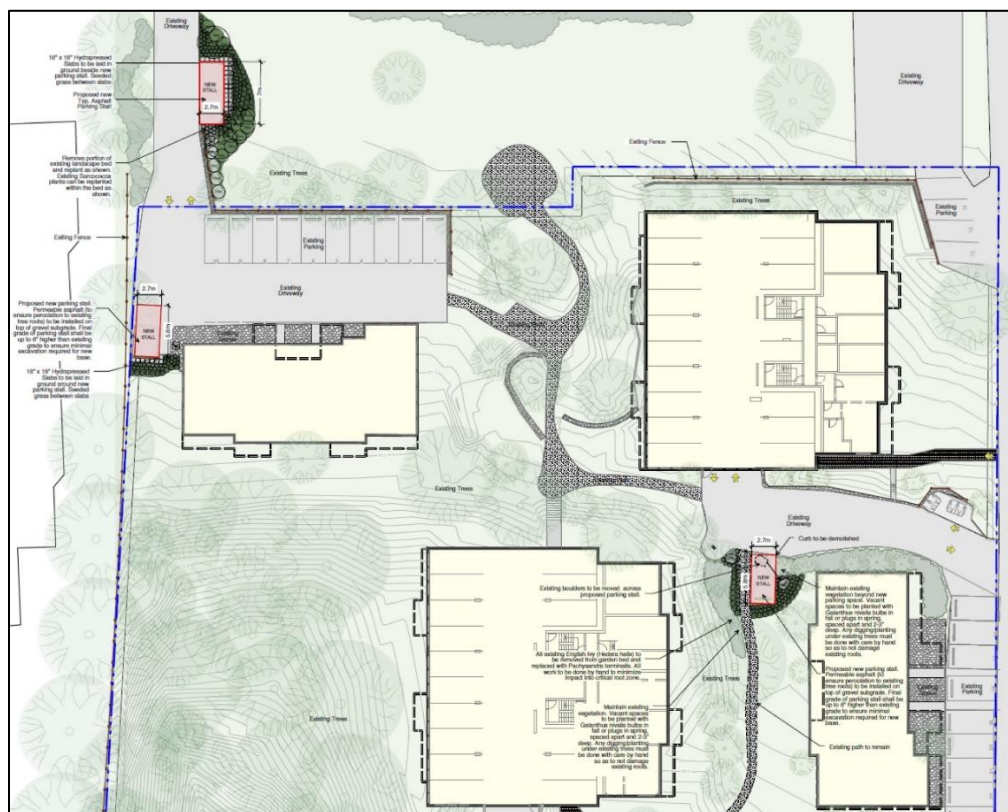
The DVP application proposes to introduce two new dwelling units through internal space conversion within Buildings #2 and #3 (see Appendix C – Existing & New Sections). Section 4.14.2 of City of White Rock Zoning Bylaw, 2012, No. 2000, provides that:

“development existing prior to the adoption of this Bylaw shall be considered acceptable provided that there are no changes in the use or increases in the floor area and/or density of the development. If there is a change of use or increase in the floor area or density, an existing development will be required to comply with the minimum requirements outlined in Paragraph 4.14.1.”

In this case, the addition of two new units represents an increase in density requiring the development, overall, to comply with the current parking supply standards of the zoning bylaw. Per Section 4.14.1 of the Bylaw (Off-Street Parking Requirements), parking for an “Apartment” use shall be provided at a rate of 1.2 spaces per unit, plus 0.3 spaces per unit for visitor parking. With 50 units proposed (i.e., 48 existing plus 2 new), a total of 75 parking spaces would be required. It is not feasible to locate an additional 20 parking spaces on the site without losing the landscaped areas between the building which are an amenity for residents and contribute to the city’s natural environment.

The Applicant has proposed site alterations that would accommodate three new off-street parking spaces, ensuring each of the new units is introduced in tandem with a supply of parking that meets current zoning standards. Overall, the change would help yield a supply of 58 parking spaces for 50 units (1.16 spaces per unit overall). The three new spaces are illustrated in the site plan diagram below (a full version of this landscape plan is provided as Appendix D).

Figure 1: Landscape Site Plan (new parking spaces indicated in red; blue line indicates property boundary)



It is noted that one of the three parking spaces is to be situated on the abutting property to the north (i.e., 1371 Blackwood Street), which is a rental building with the same owner. This is due to limited space on 14989 Roper Avenue to locate a third space without removing existing landscaping and trees. The conditions of the draft Development Variance Permit would require that if this parking space on 1371 Blackwood Street is no longer available for tenants at 14989 Roper Avenue, that one of the new units must remain vacant when the tenants leave until an additional space is provided on 14989 Roper Avenue.

Analysis

The subject property is designated Urban Neighbourhood in the City of White Rock Official Community Plan (OCP). The Urban Neighbourhood designation recognizes multi-unit residential uses in townhouses and low-rise buildings. Policy 8.5.2 of the OCP supports density of up to 1.5 gross Floor Area Ratio (FAR) in buildings of up to four storeys in height. The proposal would introduce two new units through the conversion of existing storage areas. The conversion would create one studio unit (274 square feet) and one one-bedroom unit (613 square feet). The development has a total FAR of 0.46 and existing buildings are two and three storeys in height. The policies of the OCP as they relate density and height would be upheld.

In evaluating the proposal staff have considered the current utilization of available parking as evidenced through site investigations and a review of aerial photography between 1998 and 2020. The aerial photography, included in Appendix E, provides a snapshot of the utilization of parking over the past 20 years. Site photos taken March 2, 2021 at 11:30 a.m., included as Appendix F, also highlight some vacancy in available parking. The owner of the property has further noted that parking has not historically been fully utilized on site. The project Architect has clarified the limited size of units available within the existing development, summarized in Table 1 below. This information is offered to further the Committee's awareness of the

composition of the development and the potential demand for off-street parking, recognizing that smaller units tend to accommodate smaller family sizes with lower demand for vehicle parking.

Table 1: Summary of Units by Size

Size of Dwelling Unit	Unit Area	Number of Units	Percentage of Total
Studio	443 ft ²	6	13%
One-Bedroom	671 ft ²	25	52%
Two-Bedroom	885 ft ²	17	35%
Total	N/A	48	100%

As an alternative to the recommendation offered in this report (issuing the variance allowing two new units with three new parking spaces), staff believe there is merit to considering the issuance of a development variance permit that would enable the increase in density through the introduction of two new, small, dwelling units alongside only two new parking spaces. If supported, this option would allow for the removal of the proposed parking space on the abutting property to the north. This would lessen the disturbance to the landscaping on the property and costs to the applicant/owner while also helping to avoid the over-supply of parking which could further reliance on private automobile use, being a contributor to climate change.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A Public Information Meeting (PIM) for the application was held on August 26, 2020. Approximately eight people attended the PIM. Participants asked questions regarding the supply of parking, the current use of the space to be converted (i.e., storage), the planned interior finishes of the proposed units, the suitability of ventilation recognizing the proximity of the units to the parkade, and whether or not the proposal will alter the massing of the buildings. The Applicant provided clarification to the comments with no outstanding concerns remaining. A copy of the Applicant's PIM Summary is included as Appendix G. Staff are satisfied with the responses provided.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was circulated to City department representatives for technical review and comment. If the DVP application is approved, the proposal will be subject to a building permit application in addition to engineering (servicing) approval requirements. Technical comments from City staff were accordingly limited to identifying items that will need to be addressed through subsequent approvals processes.

CLIMATE CHANGE IMPLICATIONS

Allowing for the conversion of underutilized space within an existing building, served by public roads and related infrastructure, lessens the need for outward sprawl into areas that require new investment and land use change. This sort of gentle infill is supported by the policies of the OCP and can be beneficial in addressing factors (e.g., continued reliance on the private automobile, removal of wooded or undeveloped lands, etc.) that can contribute to climate change.

ALIGNMENT WITH STRATEGIC PRIORITIES

There is not a specific project or Council Strategic Priority for which this proposal is aligned or aimed at addressing.

OPTIONS / RISKS / ALTERNATIVES

The following three alternatives are available as they relate to the requested DVP and the recommendations offered in this report:

1. The Committee could approve of the application (DVP 438) based on two new dwelling units being supported by only two new parking spaces; or
2. The Committee could recommend a deferral of the application (DVP 438), pending the receipt of additional information; or
3. The Committee could recommend the denial of the application (DVP 438);

Staff note that Alternative 1 (requiring only two new spaces) may be considered supportable given the size of the new units and historic low utilization of parking on the site, and could be approved as an amendment to the draft Development Variance Permit either prior to the PIM or as an amendment by Council resolution after the PIM.

CONCLUSION

The City of White Rock has received an application for a development variance permit which, if approved, would allow for the introduction of two new dwelling units into the existing 48 unit development at 14989 Roper Avenue. When the four-building development was constructed circa 1969, parking was required at a rate of one space per unit whereas the current parking rate applied to an Apartment use is 1.5 spaces per unit. A copy of Draft Development Variance Permit No. 438 is included in this report as Appendix H. The variance requested would recognize relief from Section 4.14.1 of the zoning bylaw to allow for parking to be supplied at a rate of 1.16 spaces per dwelling unit (i.e., 58 spaces for 50 units) whereas the current standard applicable to an "Apartment" use is 1.5 spaces per unit (i.e., 1.2 per unit plus 0.3 per unit for visitors requiring 75 spaces for 50 units). The rate of parking recognized in the draft DVP reflects the three new parking spaces that are proposed with the introduction of two new units. If the alternative option #1 presented in this report were pursued, with only two new parking spaces introduced, the rate of parking to be included in the DVP would be 1.14 parking spaces per unit and staff believe this may be sufficient given the small size of the new units and underutilization of existing parking.

Staff recommend that Development Variance Permit No. 438 be referred to a public meeting and that Council consider approving the issuance of the Development Variance Permit.

Respectfully submitted,



Carl Isaak, RPP, MCIP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Location Map
Appendix B: Site Plan
Appendix C: Existing & New Sections
Appendix D: Landscape Plan
Appendix E: Aerial Imagery
Appendix F: Site Photos
Appendix G: PIM Summary
Appendix H: Draft Development Variance Permit No. 438



**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

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MCMPartners.com

realstar

LEGEND

- AREA NOT IN SCOPE
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW STRUCTURAL WALL
- NEW CMU WALL
- NEW PARTITION WALL
- EXISTING CEILING TO BE DEMOLISHED
- EXISTING CEILING TO REMAIN

01 | DECEMBER 16th, 2019

ISSUED FOR CIVIL APPLICATION

Revisions 11111 MCM CO

Seal

**BAYVIEW GARDENS
APARTMENTS
RENOVATION**

14989 Roper Avenue
Whiterock, BC
Project

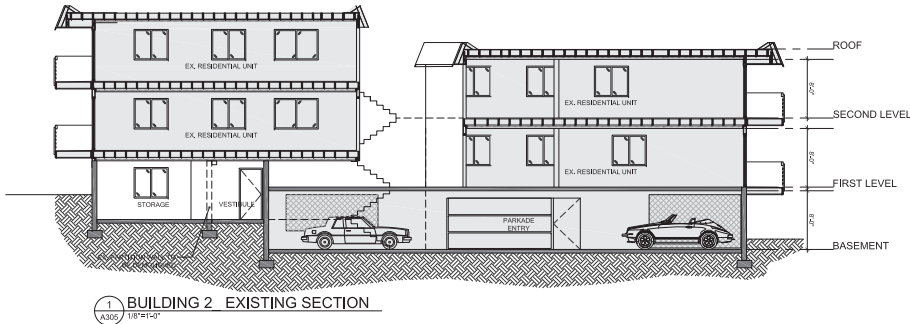
**Building 2 & 3
Ex. & New
Sections**

Drawing

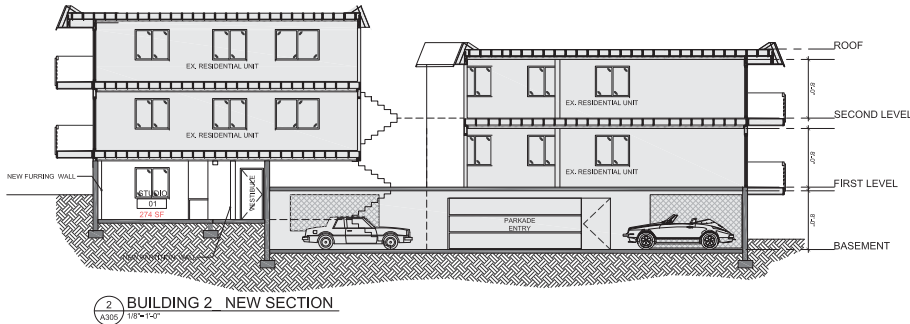
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Project 218072

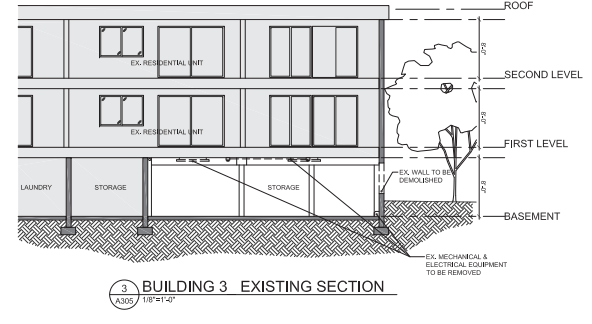
Sheet A305



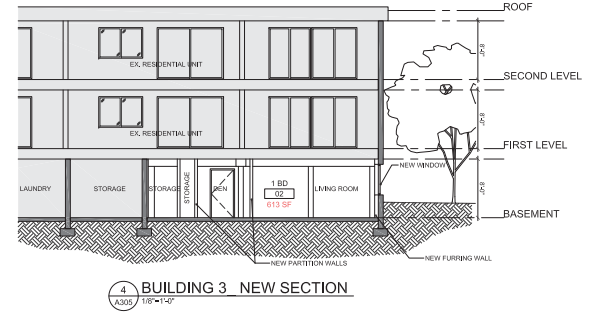
1 BUILDING 2 EXISTING SECTION
A305 / 1/8"=1'-0"



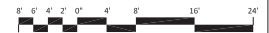
2 BUILDING 2 NEW SECTION
A305 / 1/8"=1'-0"

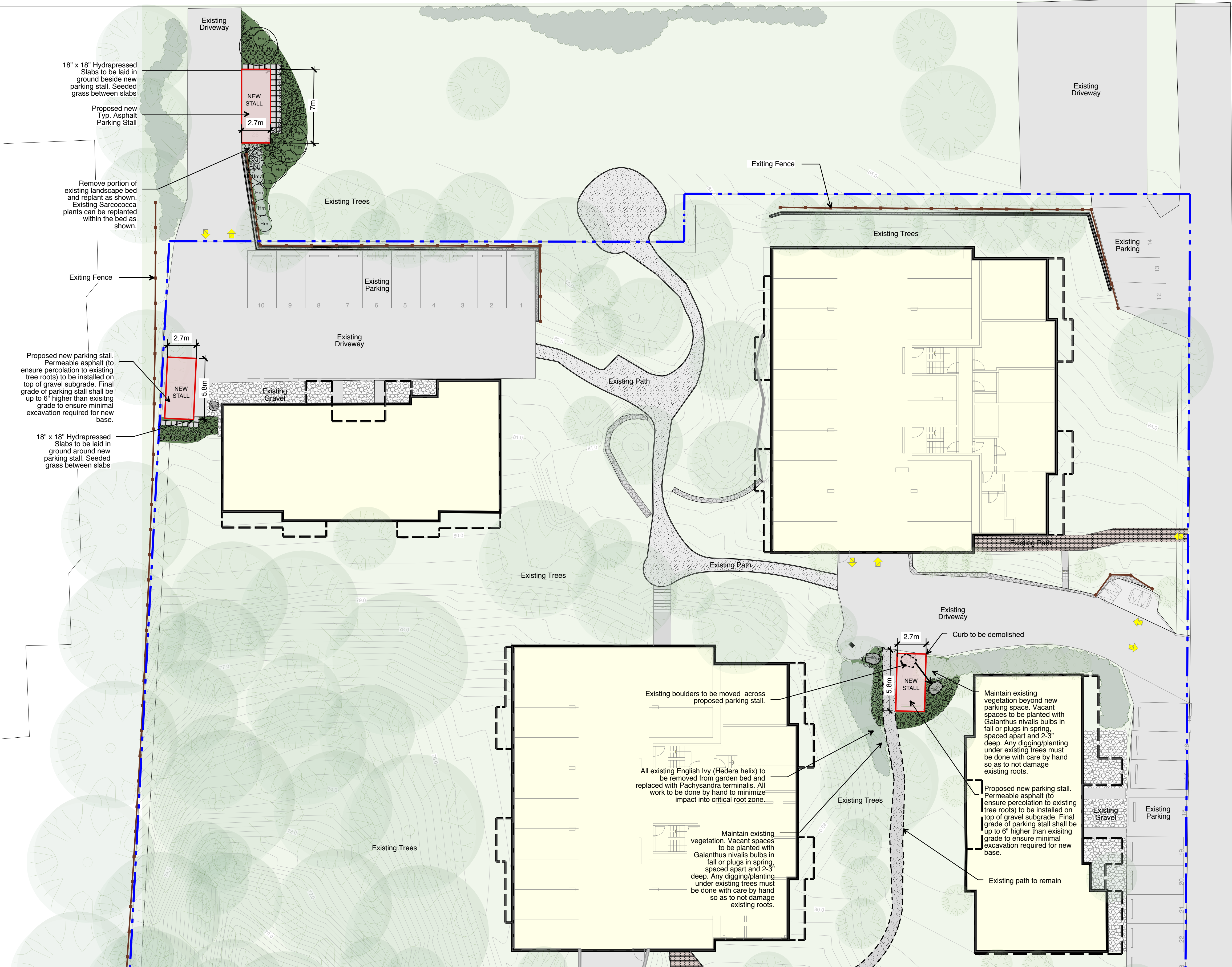


3 BUILDING 3 EXISTING SECTION
A305 / 1/8"=1'-0"

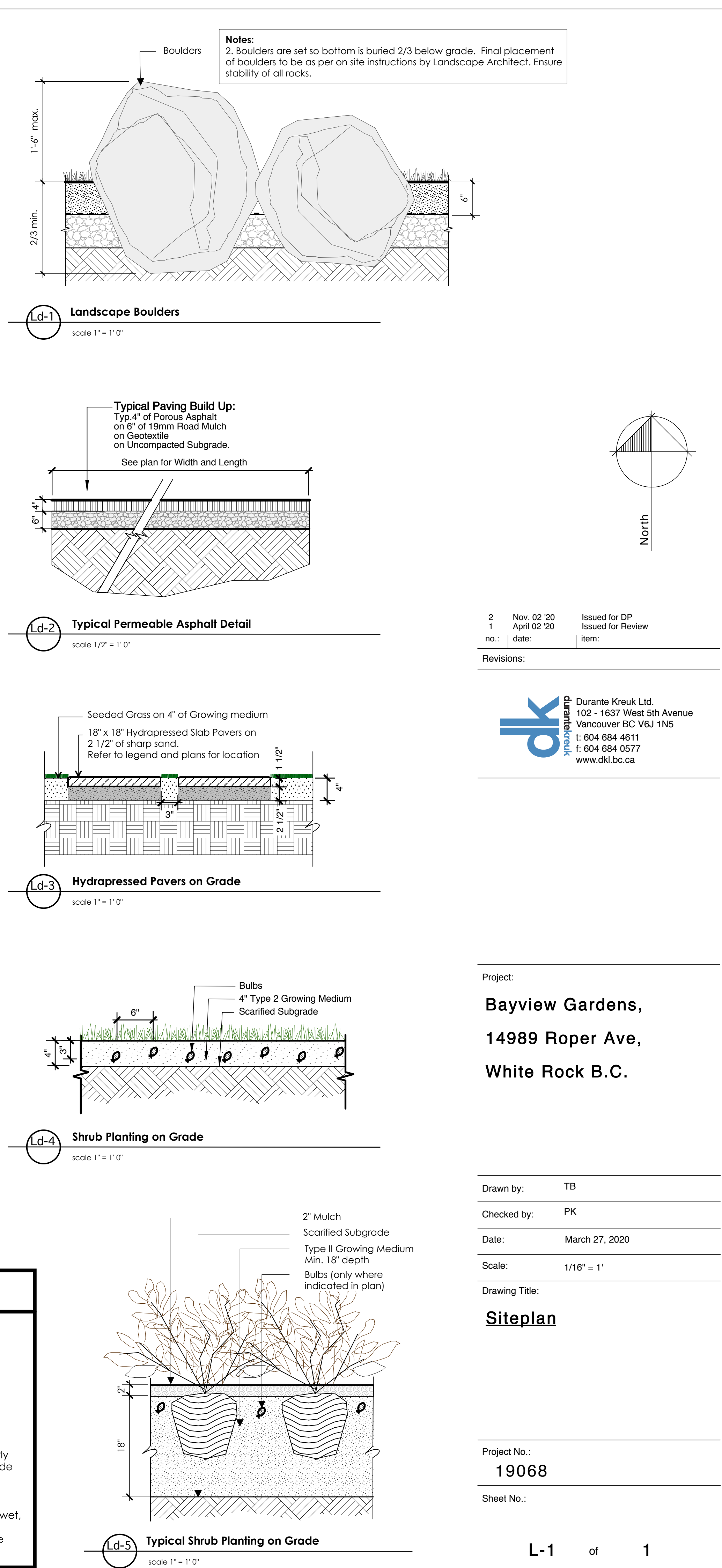


4 BUILDING 3 NEW SECTION
A305 / 1/8"=1'-0"





Material Legend			On-Site Plant List				General Notes	
Detail	Key	Material	Sym	Botanical Name	Common Name	Size/Space	Planting Notes 1. All plants / planting to be per BCNTA and BCSLA standards. 2. Plant selection subject to availability at the time of planting. 3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered. 5. All plants to be sourced from nurseries certified free of P. ramorum. Soil Preparation and Placement Notes 1. All growing medium placed on project to meet or exceed BCNTA and B.C Landscape Standards latest edition. 2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample. 3. Submittals shall be made at least seven (7) days prior placement. 4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.	
Ld-02		Proposed Parking Stall. Permeable Asphalt where noted.		Existing Tree	N/A	N/A		
		Gravel Path						
		Existing Landscape, Out of Scope						
Ld-05 04		Planting						
Ld-03		18" x 18" Hydrapressed Texada Slabs by Abbotsford Concrete. Grey	Sym/Qty	Botanical Name	Common Name	Size		
			3	Perennials				
			151	Acer circinatum	Vine Maple	12" o.c.		
			14	Carex divulsa	Berkley Sedge	18" o.c.		
			33	hydrangea macrophylla 'blaumeise'		60" o.c.		
			70	Polystichum acrostichoides	Snowdrop	18" o.c.		
				Sarcococca confusa	Sweet Box	24" o.c.		



Aerial Imagery (2001 to 2020)



Figure 1: 2001 - Aerial Image



Figure 2: 2006 – Aerial Image



Figure 3: 2011 - Aerial Image



Figure 4: 2016 - Aerial Image



Figure 5: 2020 - Aerial Image



Photo 1: View of property from south, looking north along Blackwood Lane



Photo 2: Looking at internal lane north of Building 1 (connecting to 1371 Blackwood Street) – one new parking space to be situated in grassed area, adjacent to right side of lane as shown in the image.



Photo 3: Looking south towards Building 1, one new parking space proposed in the location of the truck on the right hand side of the image.



Photo 4: View of location of one new proposed parking space (in location of truck)



Photo 5: View of Parking Area north of Building 1



Photo 6: Location of third new parking space left of large rock adjacent to path

Public Information Meeting Summary 14989 Roper Avenue, White Rock, B.C.



Introduction

The purpose of this report is to summarize the Public Information Meeting held by the City of White Rock and Musson Cattell Mackey Partnership Architects Designer Planners on August 26th, 2020. The intent of the meeting was to present the development proposal for 14989 Roper Avenue to the public and to address the attendee's comments and concerns.

Location and Time

The meeting was held on line from 5:30pm to 7:00pm.

Meeting Format

The meeting was held on line via Teams having the proposed development information presented multiple times that included all related information for attendees to review. The City of White Rock took questions from any attendees wish to do so and having the applicant respond.

Representatives of the City and the Developer

Greg Newman – Planner, City of White Rock
Athena von Hausen – Planner, City of White Rock
Curtis Brock – Musson Cattell Mackey Partnership Architects

Sign-in and Feedback

Roughly eight resident attended the on line meeting with questions & answers being provided, see below summary. An additional comment with no objection coming from an owner via email, see below. There were a few questions raised regarding the parking variance but none expressing concerns regarding the parking variance impact to tenants or local residence.

The meeting format via on line question & answer format and not in an in person open house; it is harder to access the attendees for either support or objection of the variance or proposed renovation. I feel the attendees either support or had no objections to the variance as there were no objections to the variance, with most questions being more building code or developer related.

Questions & comments from parties attending or responding to the application & public information meeting with response provided:

1. Are any of the existing units to be upgraded?
 - a. Response: No, not as part of this application
2. How much would the total be for in lieu of parking for this?
 - a. Response by city planner: Payment in lieu of parking would not be applicable to this proposal
3. Why does the developer feel he can be exempt from existing parking requirements? That is quite a big difference in parking stalls required no as opposed to what is now?
 - a. Response: The three proposed additional parking stalls for the two proposed suites meet the current bylaw ratio requirements. The parking shortfall variance is related to the parking bylaw requirements that have changed in the bylaw updates. The request for parking relaxation is based upon observed used of parking on the site over the years. The owner & tenants have found there is sufficient parking, and believes the original ratio to be sufficient for tenant use.
4. Is there to be any increases in rent over the next few years?
 - a. Owners response: Rental increases will be per government regulated standards
5. Is parking included in the unit rent or is it charged extra?
 - a. Owners response: No, parking stall rent is separate from the suite rent
6. Why only two units?
 - a. Response: The spaces identified to be converted are underutilized and there is an opportunity to provide rental units to the community, thus better using the space with no additional building foot print being required.
7. Is there a utility aerial service on frontage adjoining the site and will this be placed underground as required by bylaw ?
 - a. Response: No not unless required by the city bylaw. This item will be reviewed further in the building permit process.

8. Do you have to bring electrical and fire up to code?
 - a. Response: The electrical & fire code requirements will be addressed in the building permit construction documents as required to meet the BC building code & city bylaws
9. What sort of interior finishes will these two units have?
 - a. Response: Interior finishes have not yet been selected & will be selected during the construction document building permit phase
10. At the south end, at Roper and Blackwood lane, there's a tree that is in an odd place and not well pruned or cared for. Would you consider removing that tree and putting a parking spot at the end of the row of existing spots?
 - a. Response: There is a 6 meter setback from the south property line, within which parking would not likely be permitted. This existing tree is within that setback. The tree minimizes the appearance of parking from the street. Locating a new parking stall here would also necessitate moving the existing signage. The development team has worked with the city planner & engineering department in finding suitable parking stall locations.
11. Are these units equipped with sprinklers, smoke, & CO alarms?
 - a. Response: Sprinkler, smoke & CO alarm requirements will be addressed in the building permit construction document phase & will be addressed per the BC building code & city bylaws
12. What is the square footage of each new unit ? What is the square footage of the existing apartments?
 - a. Response: The area of the proposed Studio is 274 sq.ft., and the proposed one bedroom is 613 sq.ft. Existing units on site are roughly 580 sq.ft. or more.
13. What has been the existing use of these spaces to be converted?
 - a. Response: Unused storage
14. Would they have kitchen spaces?
 - a. Response: Yes both units will have kitchens
15. Would there be any issues with proper ventilation since they are so close to the existing parking?
 - a. Response: We don't see any ventilation issues, if any they will be addressed in the building permit construction document phase & will be addressed per the BC building code & city bylaws
16. Do either of the proposed units exit into a parking area?
 - a. Response: No

17. Where is the exit on the northerly unit?
a. Response: Both units exit via a half flight of stairs to the existing grade level.
18. Looks like 2 units side by side in north unit, one highlighted ,the other not
a. Response: There will only be one new unit in the north building.
19. Is the wall between the electrical room and studio concrete?
a. Response: Yes
20. If there is a fire in the electrical room, what chance do the studio occupants have to get out, especially if they are sleeping?
a. Response: The existing electrical room consists of concrete walls which carry a fire rating. The door will remain closed. If the study entry door was blocked, the occupant may exit through the slider window on the south wall, adjacent to the bed. Note: The proposed units will be fully constructed to meet the BC building code & cite bylaw.
21. Is any additional height to the building being proposed?
a. Response: No additional height is proposed or required, as the proposed units will be within the existing building envelope structure.

Comment 1:

We are owners in Seapark East NW2154 (1350 Vidal St) at the south end of our property, adjacent to, and looking directly over, the lot affected by the proposed development. We wish to express my opinion now in writing that we have no objection to the project- assuming that it is construction to be undertaken inside the extant structures. No additions, to either building, no new buildings. We also would like it known that I expect that construction will take place only during City approved hours. We have included a small diagram showing our unit relative to the lot with the development application: You can see that we are one of the adjacent owners the most affected by this proposal. We are on the top floor of our building, far above any fence which might deflect some of the noise. Please register our opinion of no-objection in advance of the meeting.

Conclusion

We have made our best effort to review interpret and address each comment received. If any clarification is required related to our proposal or our responses please let us know and we will ensure to responds accordingly.

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT VARIANCE PERMIT NO. 438

1. This Development Variance Permit No. 438 is issued to **1371 Blackwood Street Holdings Ltd** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 49, Plan NWP37159, Section 10, Township 1, New Westminster Land District

PID: 007-530-161

As indicated on Schedule A

2. This Development Variance Permit No. 438 is issued pursuant to the authority of Section 498 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234," as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
 - (a) To allow two new dwelling units on the property within the existing buildings, Section 4.14.1 is varied to reduce the minimum off-street parking supply requirement applicable to an "Apartment" use, within the lands subject to this Permit, from 1.2 spaces per dwelling unit, plus 0.3 spaces per dwelling unit for visitor parking (75 total spaces), to 58 spaces for 50 dwelling units, including one space located immediately north of the subject property at 1371 Blackwood Street.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
5. **Terms and Conditions:**
 - (a) The development shall generally conform to the drawings attached hereto as Schedule B, being the Site Plan drawing prepared by Durante Kreuk Ltd. dated March 27, 2020 with most recent revision (No. 2) dated November 2, 2020.

- (b) Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
- (c) If the new parking space provided on the property to the north (1371 Blackwood Street) is no longer available to residents at the subject property, one of the two new dwelling units enabled by this Development Variance Permit shall not be occupied by a new tenancy until such time as a replacement parking space has been established on the subject property to the satisfaction of the Director of Planning and Development Services.

6. This permit does not constitute a Sign Permit, or a Building Permit.

Authorizing Resolution passed by the Council on the _____ day of _____ 2021.

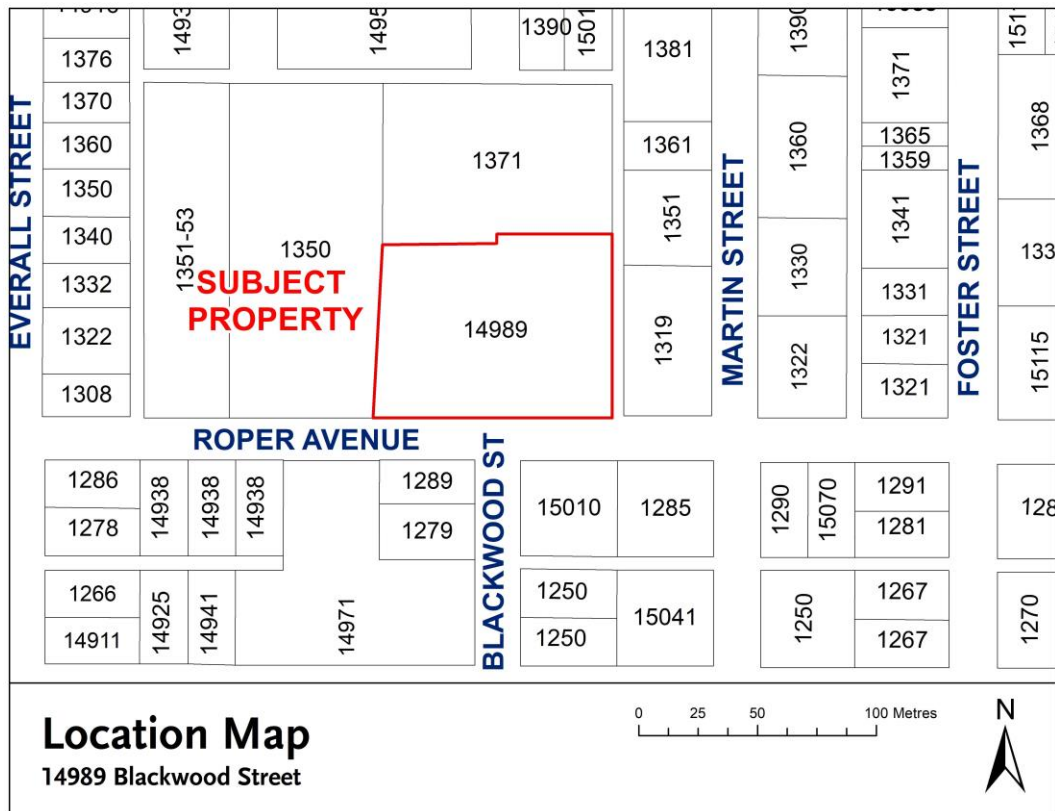
This development variance permit has been executed at White Rock, British Columbia, the _____ day of _____ 2021.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

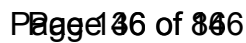
Mayor – Darryl Walker

Director of Corporate Administration – Tracey Arthur

Schedule A Location Map



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MINUTE EXTRACTS REGARDING DEVELOPMENT VARIANCE PERMIT 438 – 14989 Roper Avenue

Land Use and Planning Committee
March 29, 2021

5.4 14989 Roper Avenue, Development Variance Permit No. 438 (19-023)

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "14989 Roper Avenue, Development Variance Permit No. 438".

The Manager of Planning provided a PowerPoint outlining the application and process.

Motion Number: LU/P-047 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
2. Following the electronic public meeting, approve issuance of Development Variance Permit No. 438.

Voted in the Negative (1): Councillor Kristjanson

Motion CARRIED (6 to 1)

Regular Council Meeting
April 12, 2021

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a Land Use and Planning Committee (Chairperson - Councillor Kristjanson)

7.2.a.c Recommendation #3 - 14989 Roper Avenue, Development Variance Permit No. 438 (19-023)

Motion Number: 2020-190

THAT Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
2. Following the electronic public meeting, approve issuance of Development Variance Permit No. 438.

Motion CARRIED (7 to 0)

From: [Dwayne Lung](#)
To: [Clerk's Office](#)
Subject: Development Variance Permit 438
Date: April 23, 2021 11:21:30 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Oppose permit 438

Lack of public parking throughout our city should not be further restricted by developer looking for increased profit at public parking expence.

Frank Lung
1455 George St White Rock BC
Unit 1603

From: [EDWARD LOFEUDO](#)
To: [Clerk's Office](#)
Subject: Variance Permit 438
Date: April 24, 2021 10:14:48 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

clerksoffice@whiterockcity.ca

Sirs re-Development Variance Permit 438

My wife and I are against any variance regarding reducing development parking. As White Rock is expanding very rapidly - parking is already difficult for visitors. To reduce parking requirements of 10 % this early, developers will try and reduce parking with every new development.

This will set a precedent and parking will eventually be similar to the "West End" of Vancouver.

White Rock is a desired area for future population growth and parking relaxation should not be considered

Ed and Patricia Lofeudo
401-1381 Martin St
White Rock BC V4B 3W6

Regards Ed Lofeudo

NOTICE OF PUBLIC MEETING – MAY 3, 2021

DEVELOPMENT VARIANCE PERMIT 439

CIVIC ADDRESS: 1588 JOHNSTON ROAD, SOLEIL

Purpose: Development Variance Permit (DVP) 439 would permit a 1.54 metre variance to the maximum height permitted in the CR-1 Zone in order to allow for the stairs accessing the rooftop patios to be protected from the weather by stair vestibules.



Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning report dated March 29, 2021	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

NOTICE OF PUBLIC MEETING
MONDAY, MAY 3, 2021

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **MONDAY, MAY 3, 2021** at **5:00 P.M.** in accordance with the *Local Government Act* and the Planning Procedures Bylaw. All persons who deem their interest in property is affected by the proposed application shall be afforded an opportunity to be heard **via a telephone-in process** or by forwarding written submissions reflecting matters contained in the proposed application that is the subject of the Public Meeting. At the Public Meeting, Council will hear and receive submissions from interested persons in regard to the application listed below:

1) DEVELOPMENT VARIANCE PERMIT 439

CIVIC ADDRESS: 1588 Johnston Road, Soleil (See Site Map Attached)

PURPOSE: Development Variance Permit (DVP) 439 would permit a 1.54 metre variance to the maximum height permitted in the CR-1 Zone in order to allow for the stairs accessing the rooftop patios to be protected from the weather by stair vestibules.

Further details regarding the subject of the Public Meeting may be obtained from the City's Planning and Development Services Department at City Hall by contacting 604-541-2136 | planning@whiterockcity.ca.

Electronic Meeting: The Provincial Health Officer has issued orders related to gatherings and events in the province of BC. As such, Public Meetings will be held virtually and will also be live streamed on the City website. To participate in a Public Meeting, please review the options below.

1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to clerksoffice@whiterockcity.ca or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Meeting, May 3, 2021.**

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery by leaving it in the “City Hall Drop Box” to the left outside the front door; or
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the applicable subject line:
 - **PM 2: DVP 439, 1588 Johnston Road, Soleil**

2. If you do not wish to speak or write in but would still like to convey that you are in support or that you are not in support of the Public Hearing/ Meeting item:

You may phone 604-541-2127 to register your support / or that you are not in support of the Public Meeting item. If the call is not answered please leave a voicemail with the call-in information noted below (all four (4) bullet points must be noted).

When you call-in, please be prepared to provide the following information:

- The public hearing item
- Your first and last name
- Civic address
- Whether you are in support of or not in support of the item

3. You may register to speak to a Public Hearing/ Meeting item via telephone:

Registration will be open from 12:00 p.m. to 4:00 p.m. on the date of the Public Hearing/ Meeting, May 3, 2021. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

Register to speak by emailing clerksoffice@whiterockcity.ca or calling 604-541-2127.

Please note the following instructions when you call into the Public Meeting:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the meeting through the City’s Live Stream while you are on hold.
- Your comments must be relevant to the application (permit) being considered at the Public Meeting
- You will have 5 minutes to speak
- **While speaking turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting


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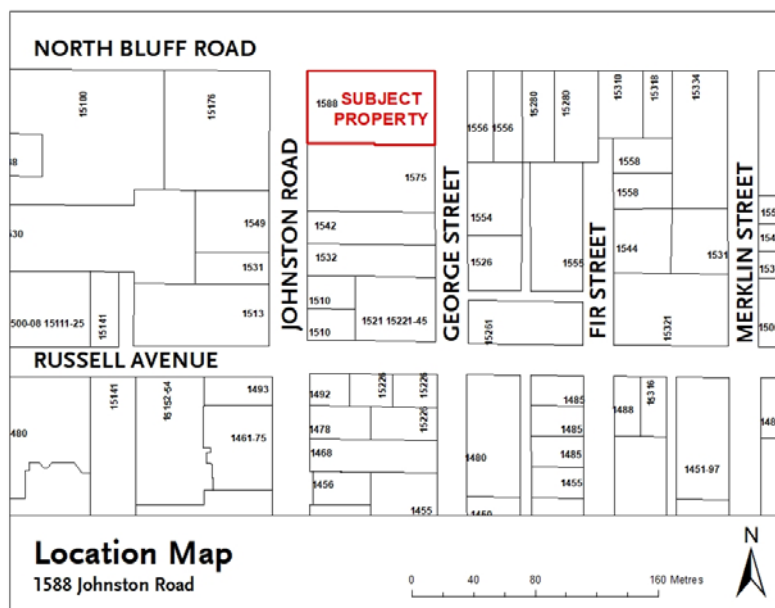
If you miss the noted registration period, please watch the live meeting at the following link: : whiterockcity.ca/Agendas as there will be an opportunity for you to call in for a limited period of time.

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the application after the Public Meeting has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

The proposed application and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from April 20, 2021, until May 3, 2021. **If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.**

SITE MAP – 1588 JOHNSTON ROAD



April 16, 2021


Tracey Arthur, Director of Corporate Administration

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THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 29, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: 1588 Johnston Road, Soleil – Development Variance Permit No. 439 (21-004)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property; and
 2. Following the electronic public meeting, consider approval of Development Variance Permit No. 439.
-

EXECUTIVE SUMMARY

An application for a Development Variance Permit (DVP) has been received to permit the stairs accessing the rooftop patios at the Soleil development (1588 Johnston Road) to be protected from the weather by stair vestibules. Access to the outdoor rooftop patios units was previously designed via rooftop hatches, which do not comply with the access and egress requirements established within the BC Building Code. The property is zoned Town Centre Area Commercial / Residential Zone (CR-1). The CR-1 enables a maximum height of 80.7 metres (265.0 feet) measured above “average natural grade” and subject to the provisions of Section 6.16.5 of City of White Rock Zoning Bylaw, 2012, No. 2000. The proposed stair vestibules would have a maximum height of 82.24 metres, being 1.54 metres (approx. 5.05 feet) higher than the maximum height permitted in the CR-1 Zone. No other height variances to the approved design are proposed and it is not considered that the proposed vestibules will have an impact on views or shadowing of any adjacent property. Staff have considered the feedback received from the public and the Applicant’s response to this feedback, in addition to applicable policies of the Official Community Plan and good planning principles. Staff recommend that the project proceed to a public meeting.

PREVIOUS COUNCIL DIRECTION

Not Applicable.

INTRODUCTION/BACKGROUND

The City of White Rock has received a Development Variance Permit (DVP) application from Ciccozzi Architecture ('Applicant') to enable the introduction of three penthouse stair vestibules within the Soleil development at 1588 Johnston Road ('Property'). The Property, currently under construction, is designated Town Centre in the Official Community Plan ('OCP') and is zoned Town Centre Area Commercial / Residential Zone (CR-1) in City of White Rock Zoning Bylaw, 2012, No. 2000 ('Bylaw'). While there is a draft amendment to the CR-1 zone in process, as this project was previously approved through a Development Permit, the amendments would not impact this property. The Town Centre designation recognizes this area as "the centre for cultural, civic, economic and public life in the City" and current policies support the greatest densities and heights in the area bounded by North Bluff Road, Johnston Road, Russell Avenue, and George Street; the Property is situated within this area (see Appendix A – Location Map).

The CR-1 Zone currently and at the time the Development Permit for the Property was issued, enables a maximum height of 80.7 metres (265.0 feet). The Development Permit drawings at the time of approval indicated rooftop patios on the top of the building which were designed to be accessed via internal stairs and a rooftop hatch. Upon further review of the drawings in the Building Permit application for the main building, it has been determined that the rooftop hatches as originally proposed would not meet the requirements of the BC Building Code. As an alternative, the access stairs are now proposed to be protected from the weather by vestibules. Staff worked with the architect to explore design alternatives that would not require a height variance for the vestibule structures, however no viable alternatives were found and it is considered that these structures are minor and will have no impact to views or shadowing on any properties or the public realm.

The three proposed stair vestibules would have a maximum height of 82.24 metres, which is 1.54 metres (approximately five feet) higher than the maximum height permitted in the CR-1 Zone. It is important to note that the three stair vestibules would be situated adjacent to rooftop mechanical units, with screening, and an "architectural monument" (see Figure 1 and 2). Appendix B to this report includes the complete drawing package.

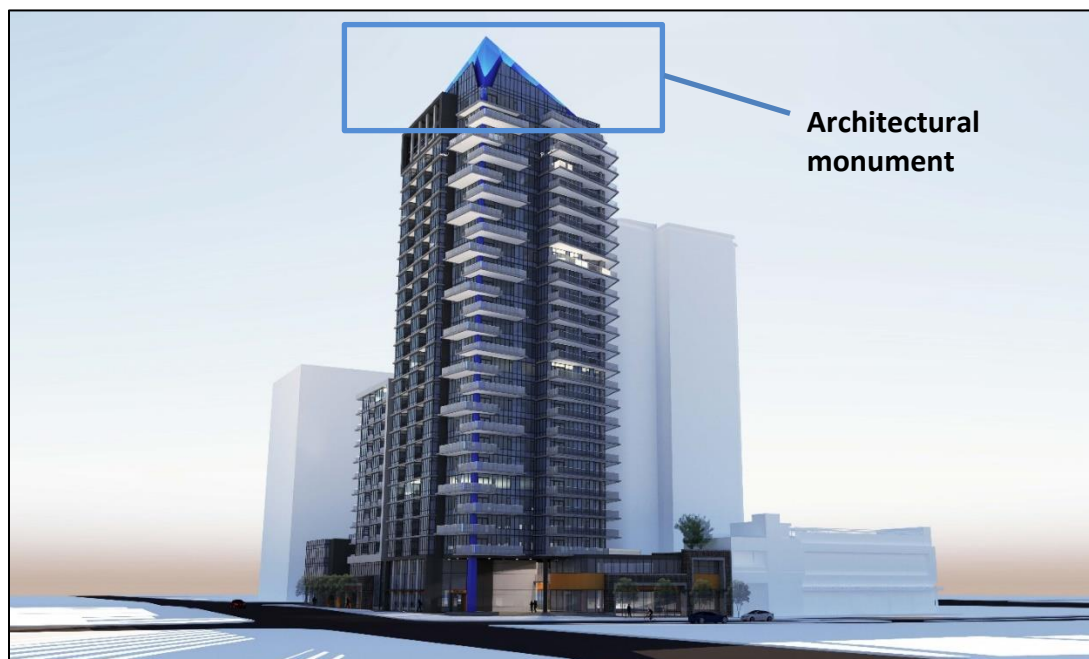


Figure 1: Proposed Penthouse Stair Vestibule with Architectural Monument and Mechanical Screening in Background

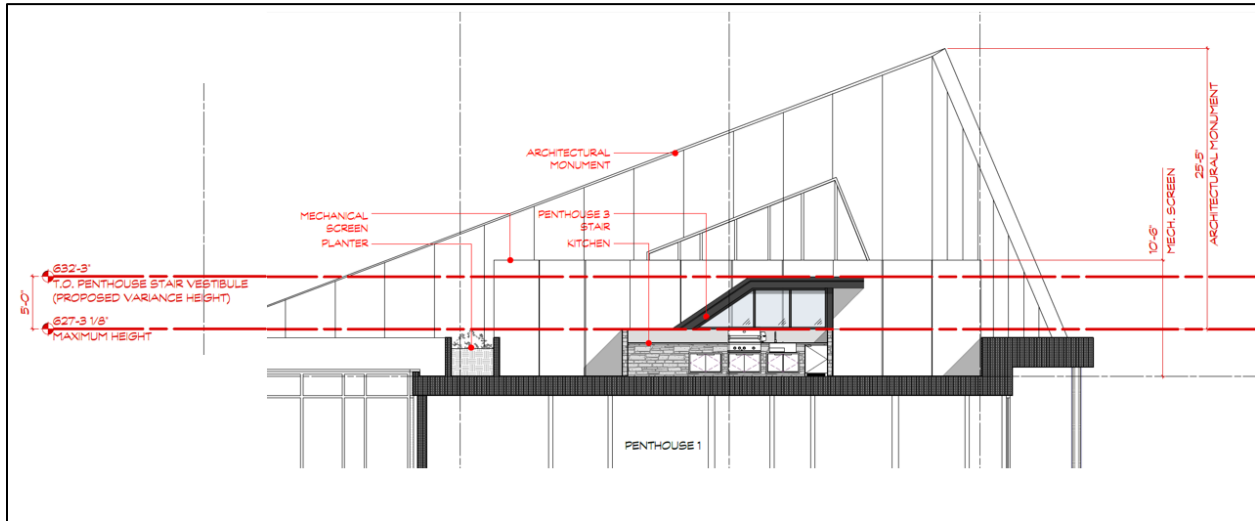


Figure 2: Proposed Penthouse Stair Vestibule with Architectural Monument and Mechanical Screening in Background

Section 4.13.4 of the Bylaw allows exceedances from a maximum height standard for: “elevator shafts and stair towers that do not provide direct access to the roof; for antennas; for church spires, belfries and domes; for chimneys; for flag poles; and, for monuments; but no such structure shall cover more than 20 percent of the lot or, if located on a building, no more than 10 percent of the roof area of the building.” Staff provide that the rooftop mechanical units function analogously to a “chimney” and are accordingly exempt from the maximum height standards of the Bylaw. The screening wrapping around the mechanical units, being limited in size to that necessary to enclose the equipment itself and integrated with the units, is also exempt from the maximum height standard. Lastly, the noted section explicitly identifies “monuments” as being exempt from the height standards of the Bylaw. These exemptions are important as the proposed stair vestibules would be lower in height than these components, meaning impacts to views caused by the vestibules would be negligible.

Site Context

The Property is surrounded by a mix of commercial and residential uses within the City of White Rock’s Town Centre and the southern limits of the City of Surrey’s Semiahmoo Town Centre (see Figure 2). Immediately south of the Property is the Oceana PARC development, being a 23 storey residential tower with commercial floor space at grade.

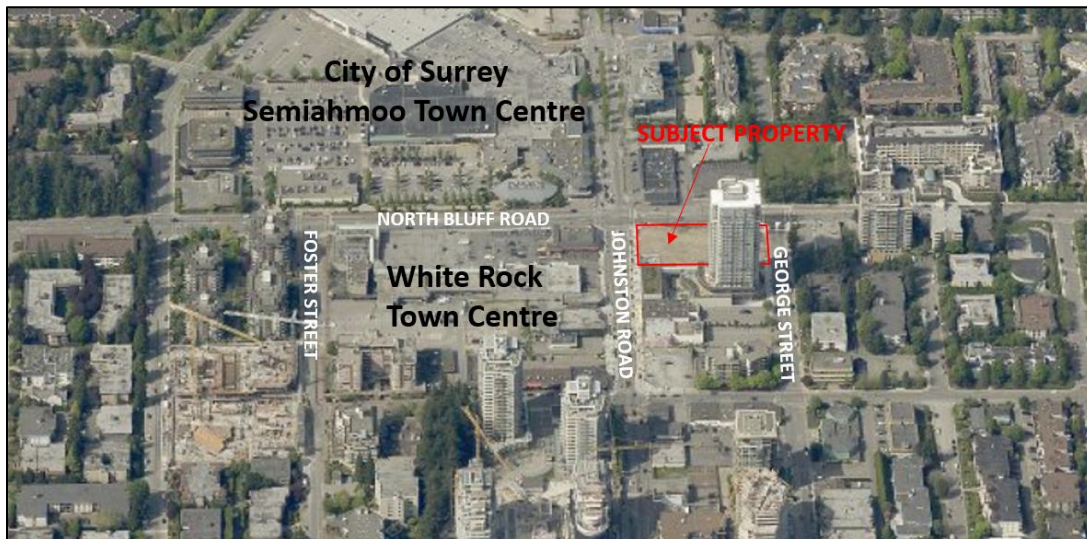


Figure 3: Aerial Image illustrating Subject Property and Site Context

Consultation with the Public

On February 25, 2021 a Public Information Meeting (PIM) was held to raise awareness of the proposal. Approximately 5 people attended the meeting. Digital feedback forms were advertised during the PIM and made available until February 29, 2021. Two forms were completed with both of the respondents offering support for the variance (see Appendix C - Feedback Forms). The Applicant has provided a PIM Summary which acknowledges the single comment (support) received during the PIM (see Appendix D).

Analysis

As noted, the proposed stair vestibules will be largely screened from neighbouring views by rooftop mechanical equipment and an architectural monument, both of which are exempt from the maximum height provisions of the zoning bylaw (see Figure 3 below).



Figure 4: Rendering of the rooftop penthouse units and the proposed stair vestibules, set against the mechanical screening

For pedestrians on the street in White Rock's Town Centre, the stair towers will not be visible due to the setback of the structures from the outer edges of the roof (see Figure 4, also provided as Sheet A1.02 in Appendix B). It is also unlikely that pedestrians and land owners viewing the building from much further away will be able to see the vestibules due to their positioning on the rooftop and the overall height of the building within the area.

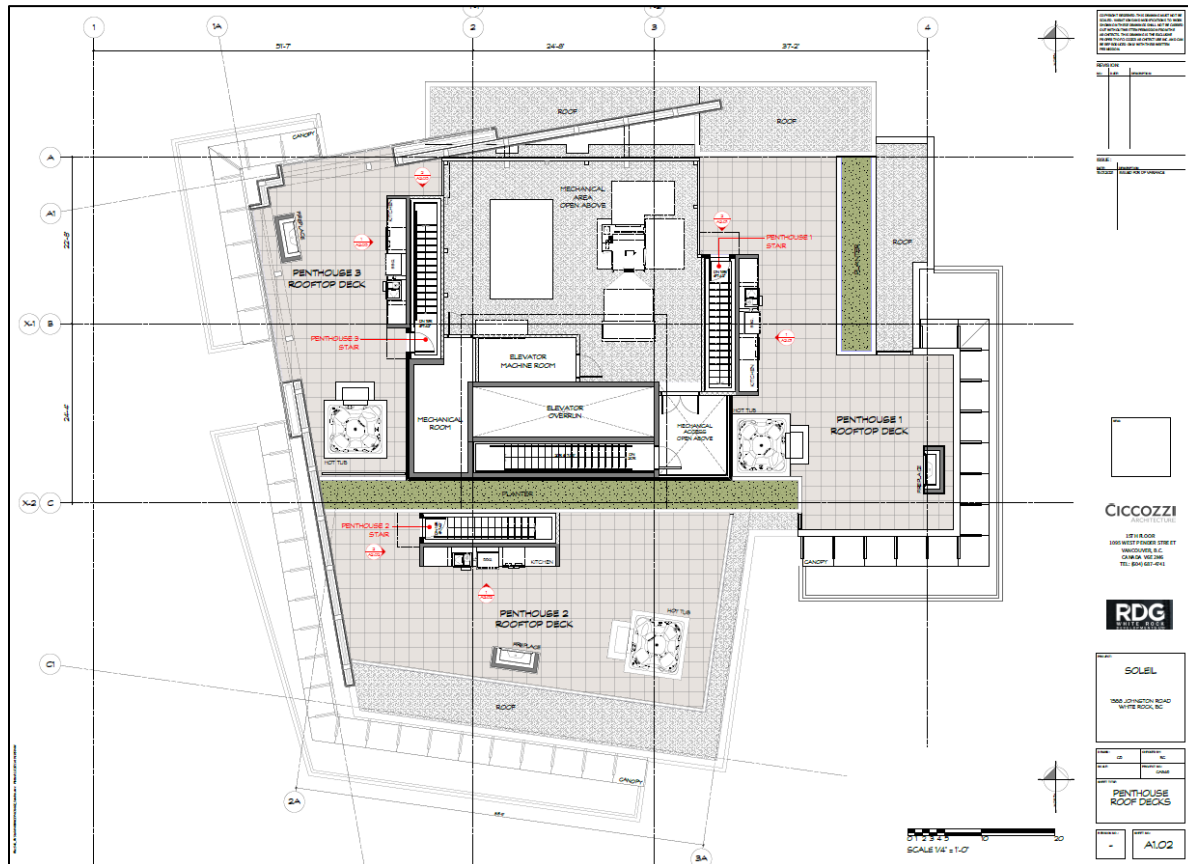


Figure 1: Soleil Rooftop Plan

The Oceana PARC building immediately south of the Subject Property is a 23 storey building that does not have accessible rooftop amenity / penthouse space. The architectural drawings for the PARC building provide that the underside of the roof slab (i.e. the ceiling) of the 23rd storey is approximately 2.8 metres (9.3 feet) lower in elevation than the floor level of the penthouse terrace at the Soleil building. This means that, despite the close proximity of the PARC building to the Soleil building, residents living within the top storey of the PARC building would not be able to see the proposed stair vestibules.

It is the opinion of staff that the additional height sought through this development variance permit application will not result in any negative impacts to neighbouring land owners / users nor will the proposed stair vestibules detract from the overall form and character of the Soleil development as experienced by the public. A draft version of Development Variance Permit No. 439 is included as Appendix E to this report.

FINANCIAL IMPLICATIONS

Not Applicable.

LEGAL IMPLICATIONS

Not Applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As noted, feedback received during and after the PIM has been considered in preparing this report and a draft Development Variance Permit for consideration by the City's Land Use Planning Committee and ultimately Council.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was circulated to City Departments for review and comment. There are no outstanding issues to be resolved as they relate to the DVP application.

CLIMATE CHANGE IMPLICATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal does not align with or respond to any specific project or Council Strategic Priority.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. Deny Development Variance Permit No. 439 and provide alternative suggestions to the Applicant on how the design could be revised to comply with City of White Rock Zoning Bylaw, 2012, No, 2000; or
2. Defer consideration of Development Variance Permit No. 439 and refer the Application back to staff to address any issues identified by Council.

Either of the above alternatives would necessitate redesign of the building and ultimately delay its construction. The rooftop patios approved in the Development Permit may not be accessible the future residents without significantly compromising the design of the units.

CONCLUSION

Ciccozzi Architecture has made an application for a development variance permit to support the introduction of stair vestibules into the rooftop design of the Soleil building at 1588 Johnston Road. The vestibules provide access and weather protection for internal stairs to rooftop patios that were approved with the Development Permit for this property. The vestibules would be largely screened from neighbouring views as a result of the presence of both an architectural monument and rooftop mechanical equipment/screening which are greater in height than the proposed structures and explicitly exempt from the maximum height provisions of the zoning bylaw. Considering these factors, in addition to contextual matters, staff believe the requested variance will have a minimal impact on the public. Staff recommend that the proposal proceed to Public Meeting and that Council consider the issuance of the Development Variance Permit.

Respectfully submitted,



Carl Isaak, RPP, MCIP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read 'Guillermo Ferrero', written over a light blue horizontal line.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: Location Map

Appendix B: Design Drawings for Development Variance Permit

Appendix C: PIM Feedback Forms

Appendix D: PIM Summary

Appendix E: Draft Development Variance Permit No. 439

Location Map
1588 Johnston Road

0 40 80 160 Metres

Page 55 of 146

SOLEIL MIXED USE DEVELOPMENT

1588 JOHNSTON ROAD, WHITE ROCK, BC

ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES - JANUARY 15, 2021

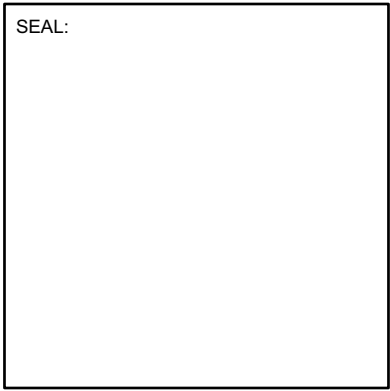


DRAWING LIST		
SHEET#	DESCRIPTION	SCALE
A0.00	COVER SHEET	AS NOTED
A1.01	LEVEL 26 - PENTHOUSE	AS NOTED
A1.02	PENTHOUSE ROOF DECKS	AS NOTED
A1.03	ROOF TOP	AS NOTED
A3.01	PENTHOUSE STAIR 1	AS NOTED
A3.02	PENTHOUSE STAIR 2	AS NOTED
A3.03	PENTHOUSE STAIR 3	AS NOTED



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REVISION:		
NO.	DATE	DESCRIPTION
ISSUE:		
DATE	DESCRIPTION	
15.01.2021	ISSUED FOR DP VARIANCE	



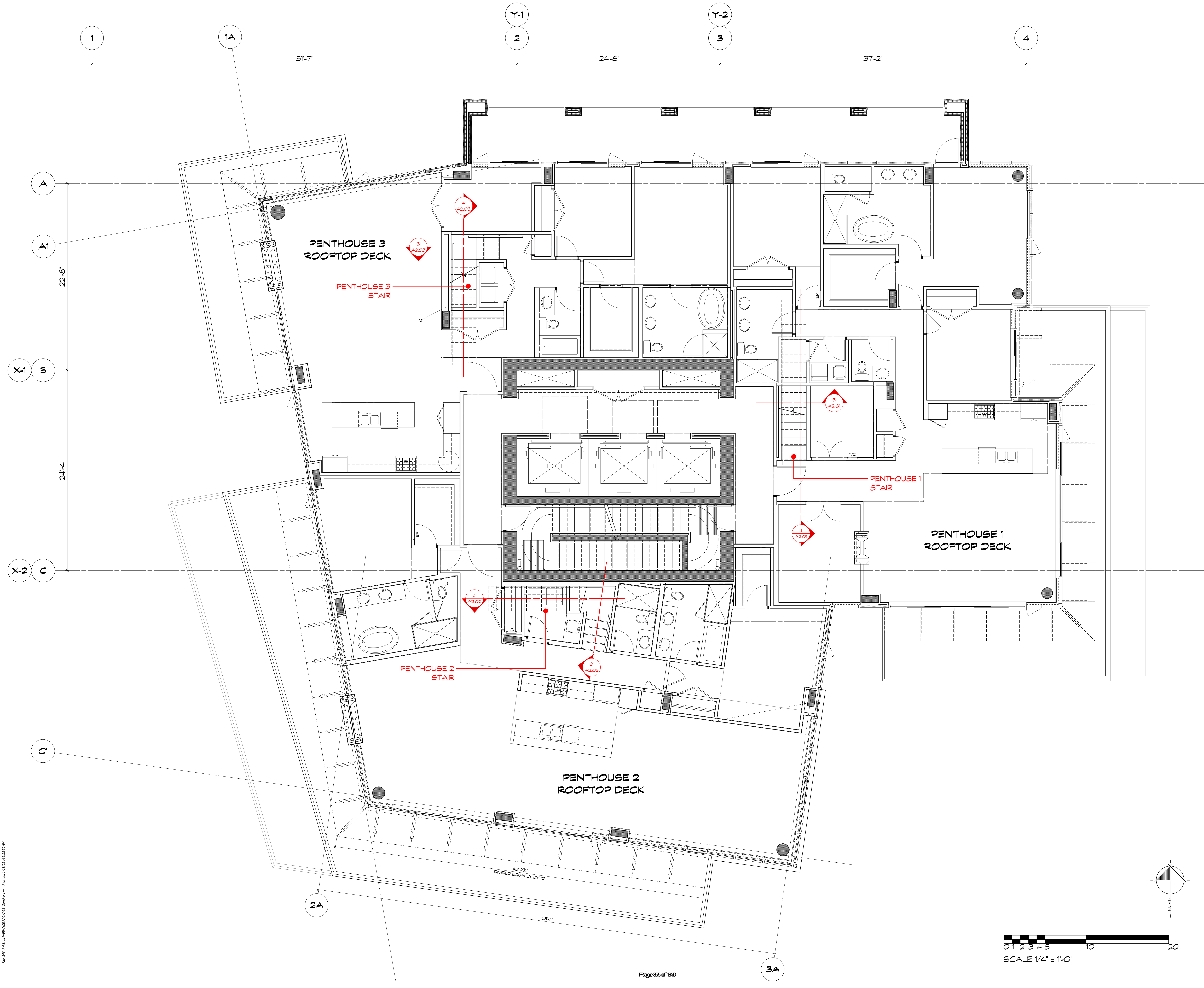
CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



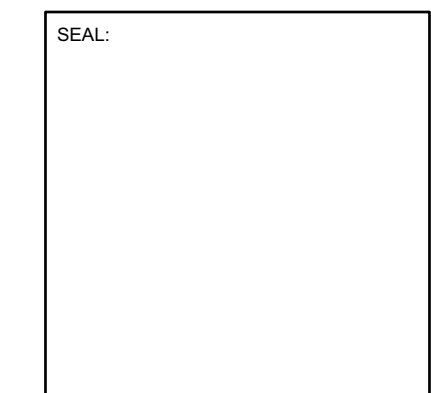
PROJECT:	
SOLEIL	
1588 JOHNSTON ROAD WHITE ROCK, BC	

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REVISION NO.: -	SHEET NO.: A0.00



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ISSUE:		
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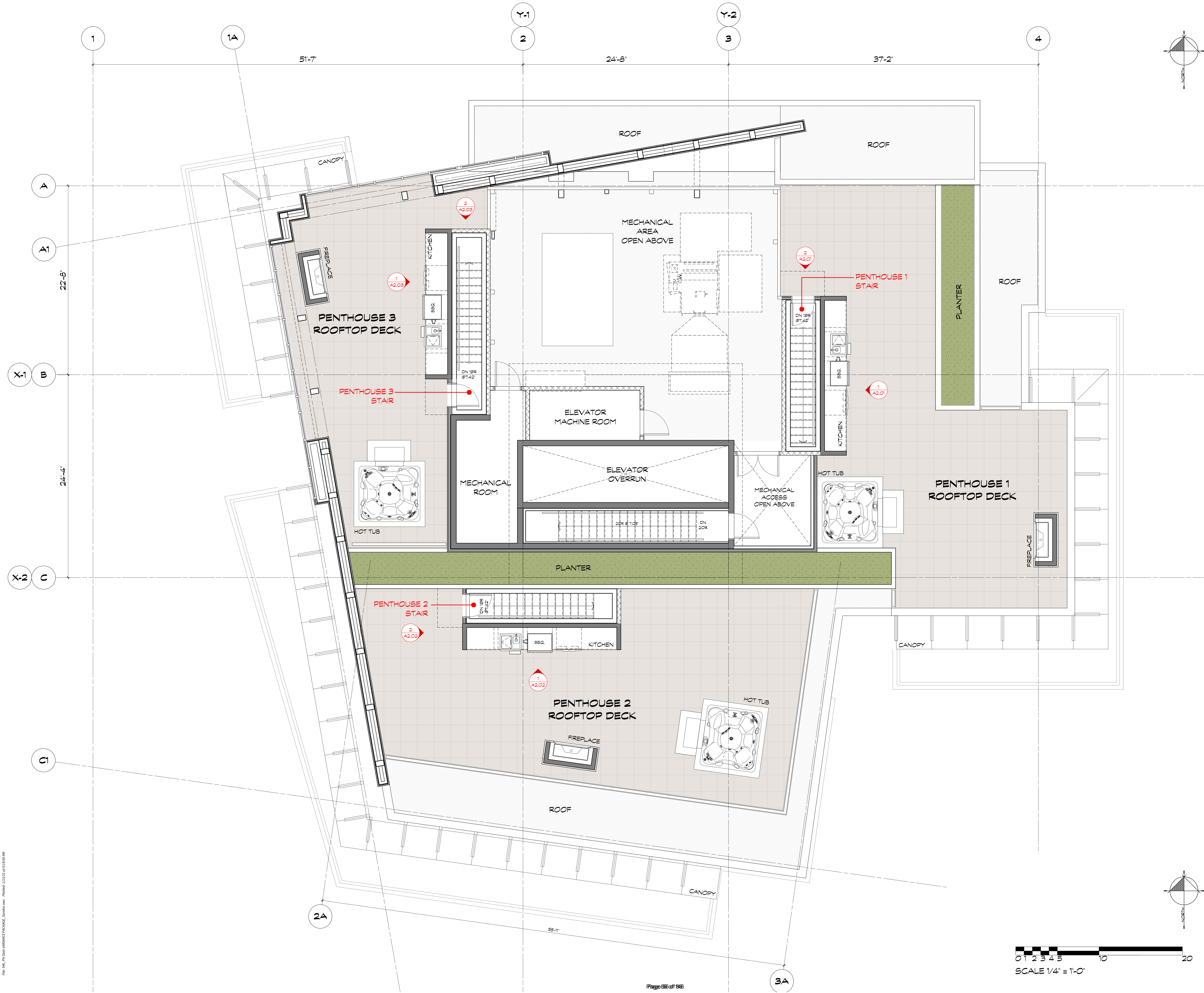


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PROJECT:	SOLEIL
1588 JOHNSTON ROAD WHITE ROCK, BC	

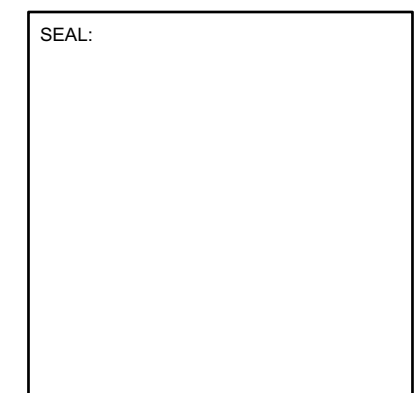
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SHEET TITLE: LEVEL 26 PENTHOUSE	
REVISION NO.: -	SHEET NO.: A1.01



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REVISION:
NO. DATE DESCRIPTION

ISSUE:
DATE DESCRIPTION
15.01.2021 ISSUED FOR DP VARIANCE



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ARCHITECTURE

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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



PROJECT:
SOLEIL

1588 JOHNSTON ROAD
WHITE ROCK, BC

DRAWN: CB CHECKED BY: RC
SCALE: PROJECT NO.: CAS46

SHEET TITLE:
**PENTHOUSE
ROOF DECKS**

REVISION NO.: SHEET NO.:
- A1.02

[illegible]

SEAL:	
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15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

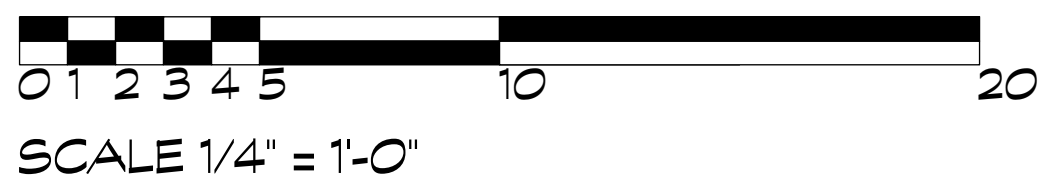
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1588 JOHNSTON ROAD
WHITE ROCK, BC

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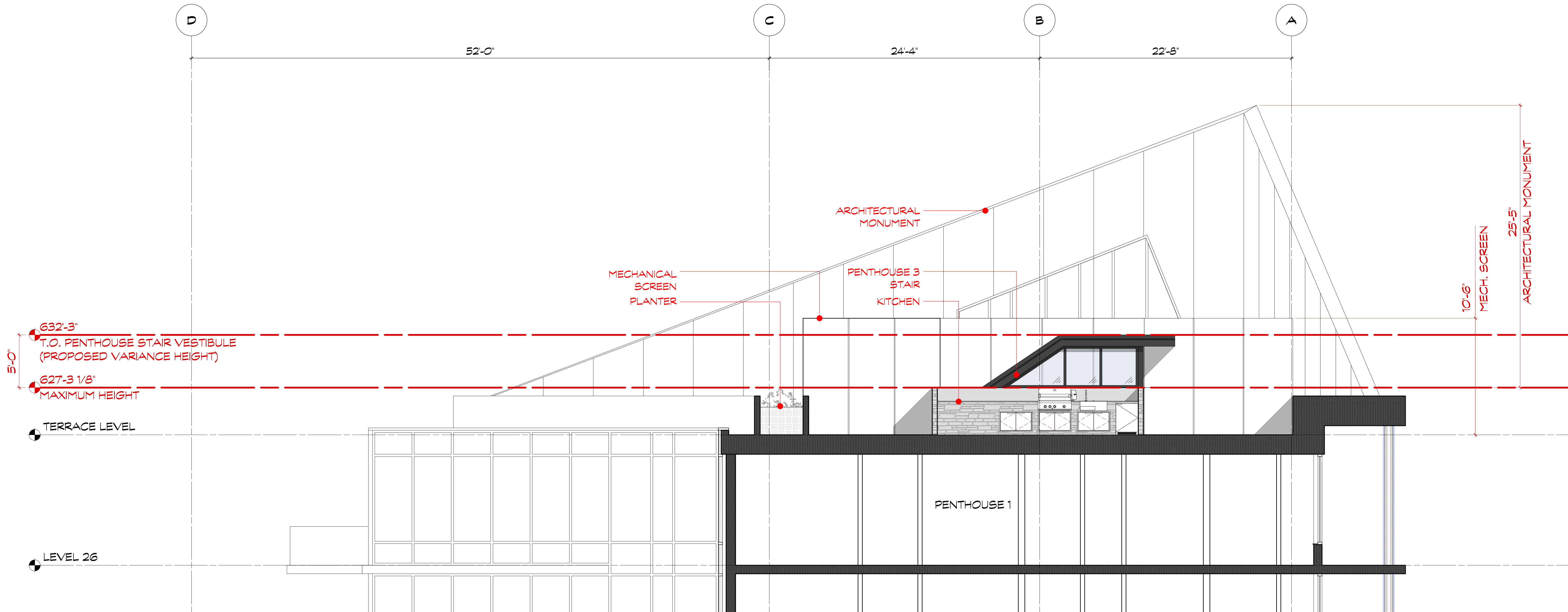
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REVISION NO.: -	SHEET NO.: A1.03
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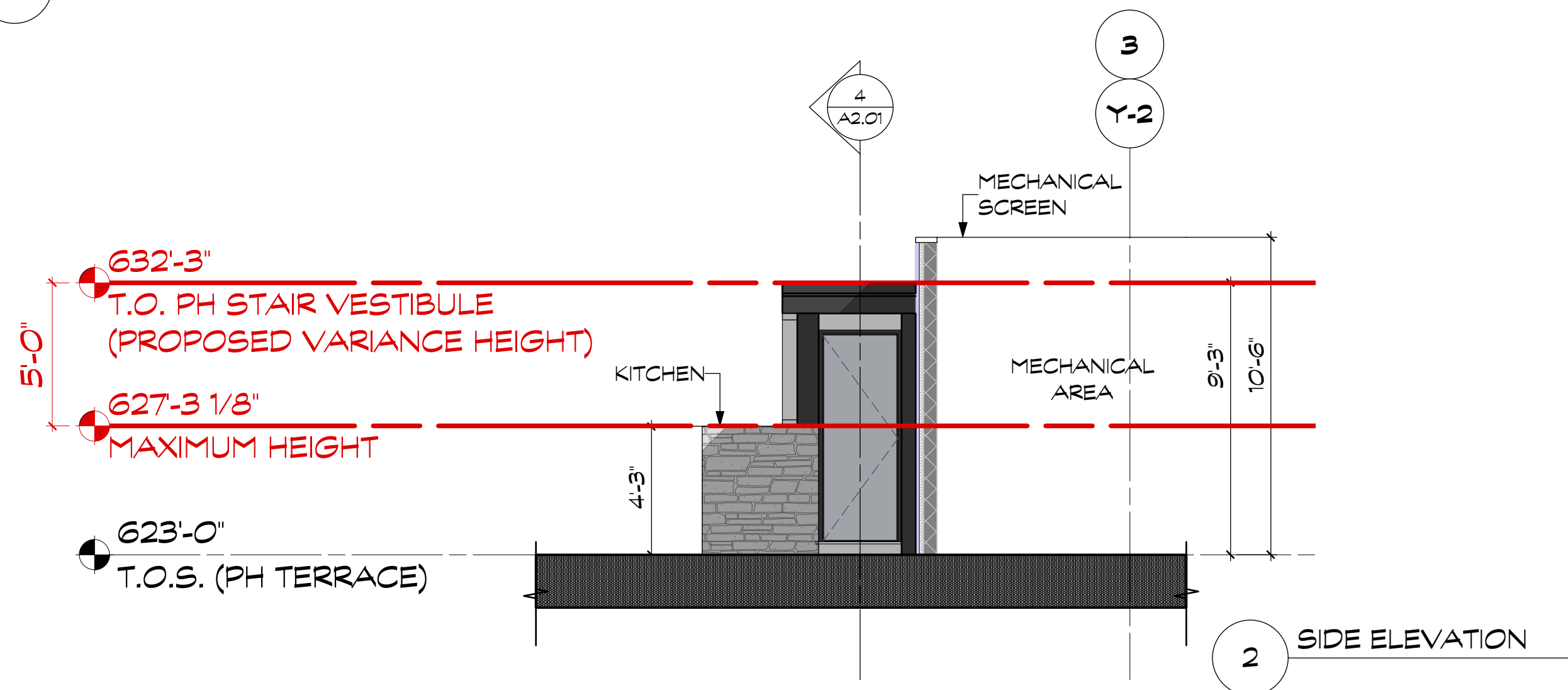


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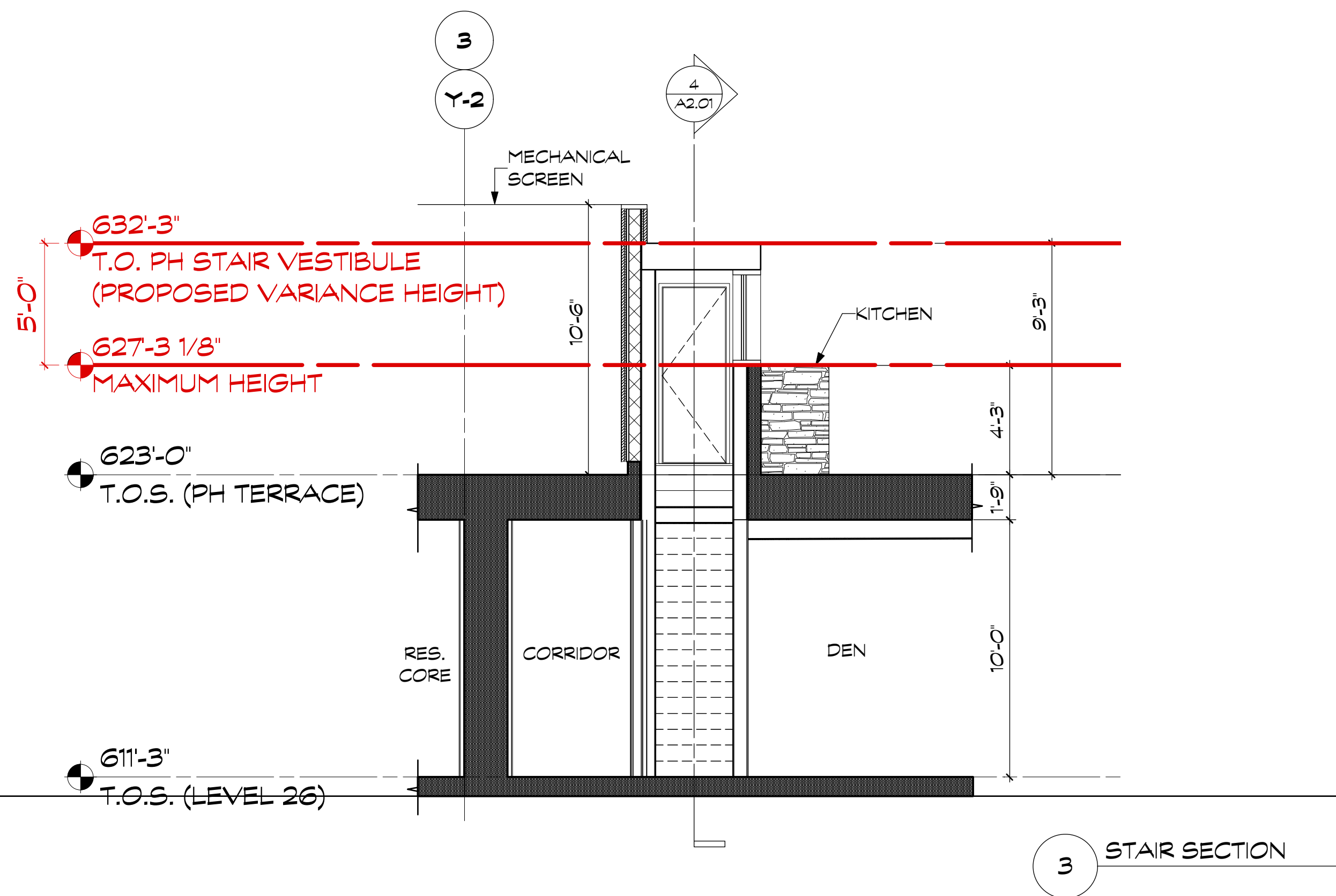
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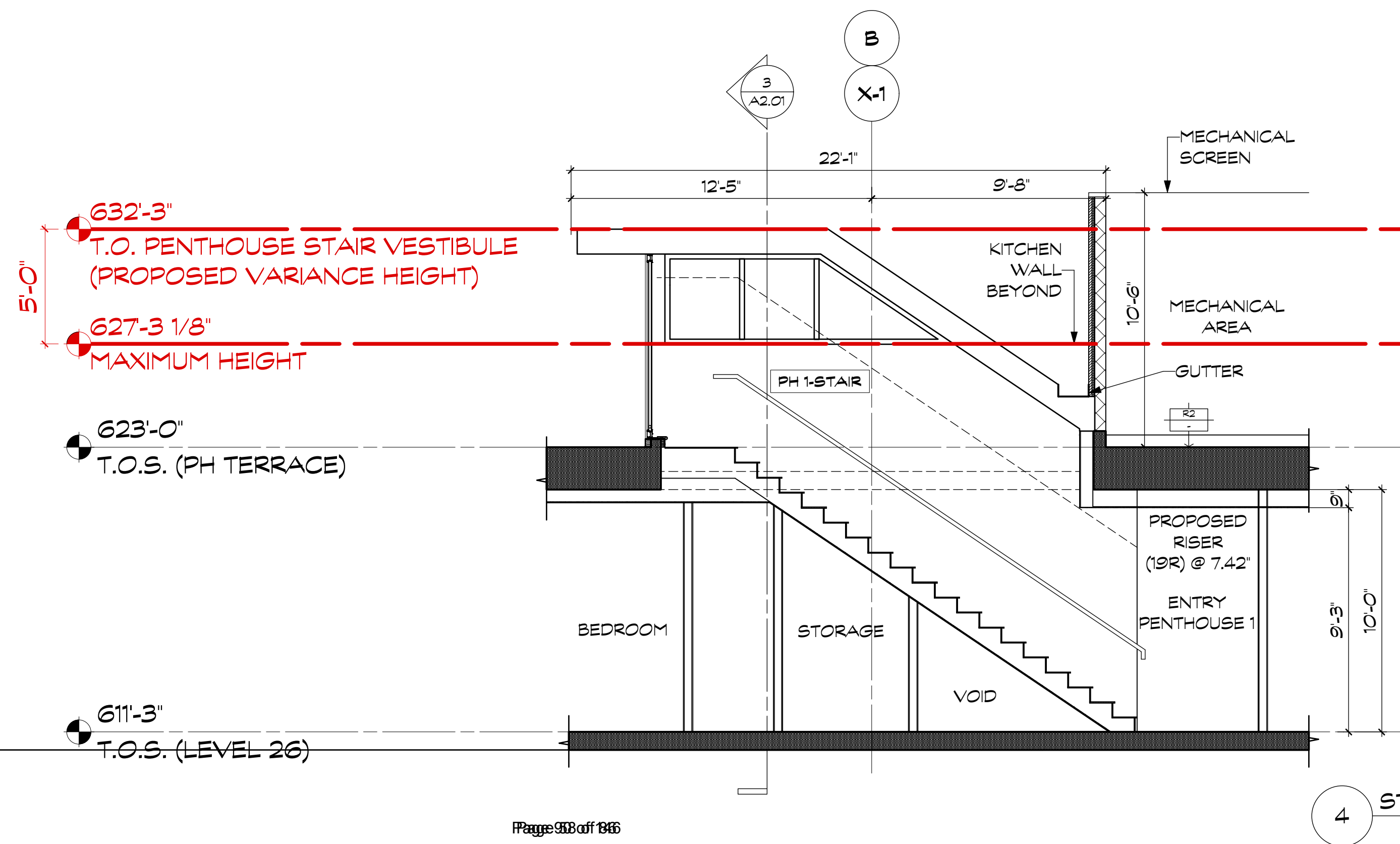
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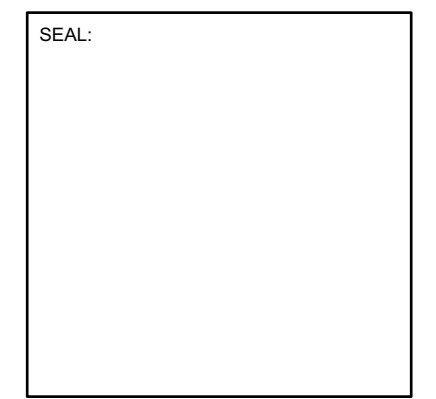
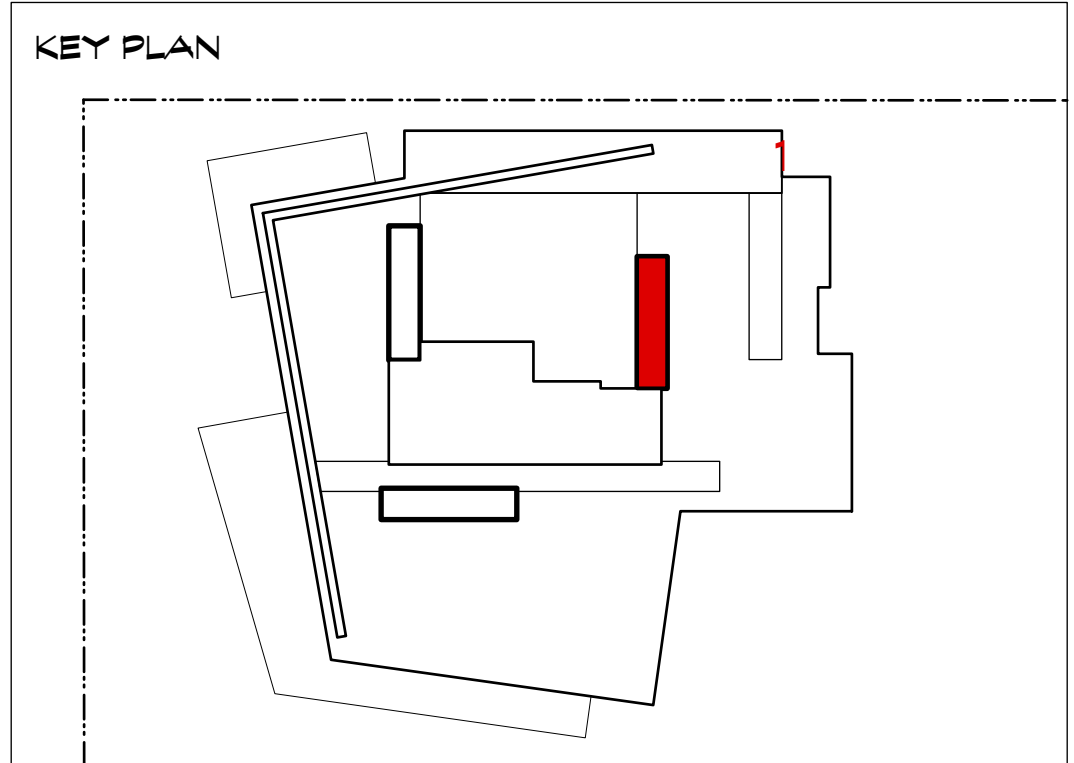
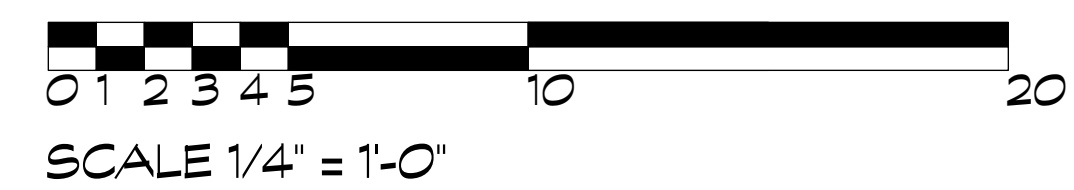
2 SIDE ELEVATION



3 STAIR SECTION



4 STAIR SECTION



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CANADA V6E 2M6
TEL: (604) 687-4741



PROJECT:
SOLEIL

1586 JOHNSTON ROAD
WHITE ROCK, BC

DRAWN: CB	CHECKED BY: RC
SCALE: PROJECT NO.: CA546	
SHEET TITLE: PENTHOUSE STAIR 1	
REVISION NO.: -	SHEET NO.: A2.01

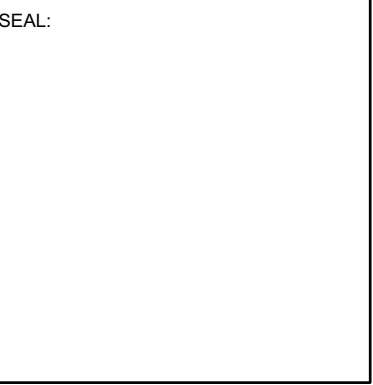
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
15.01.2021	ISSUED FOR DP VARIANCE



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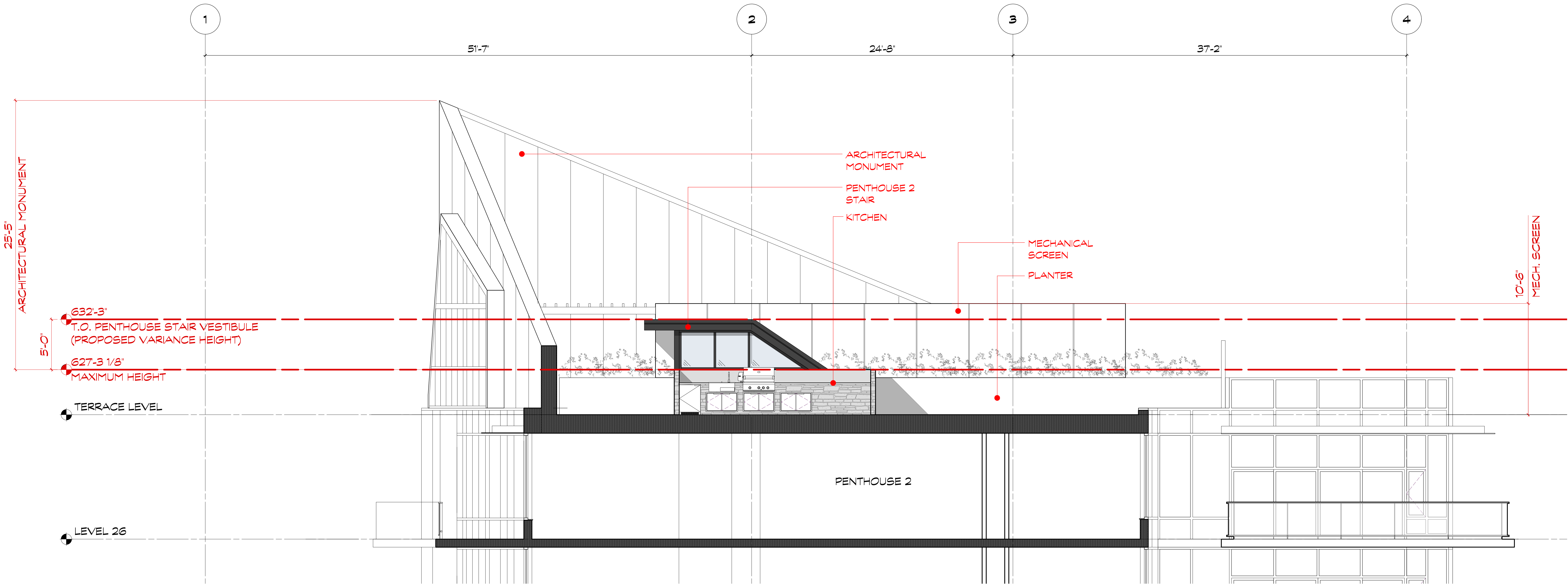
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



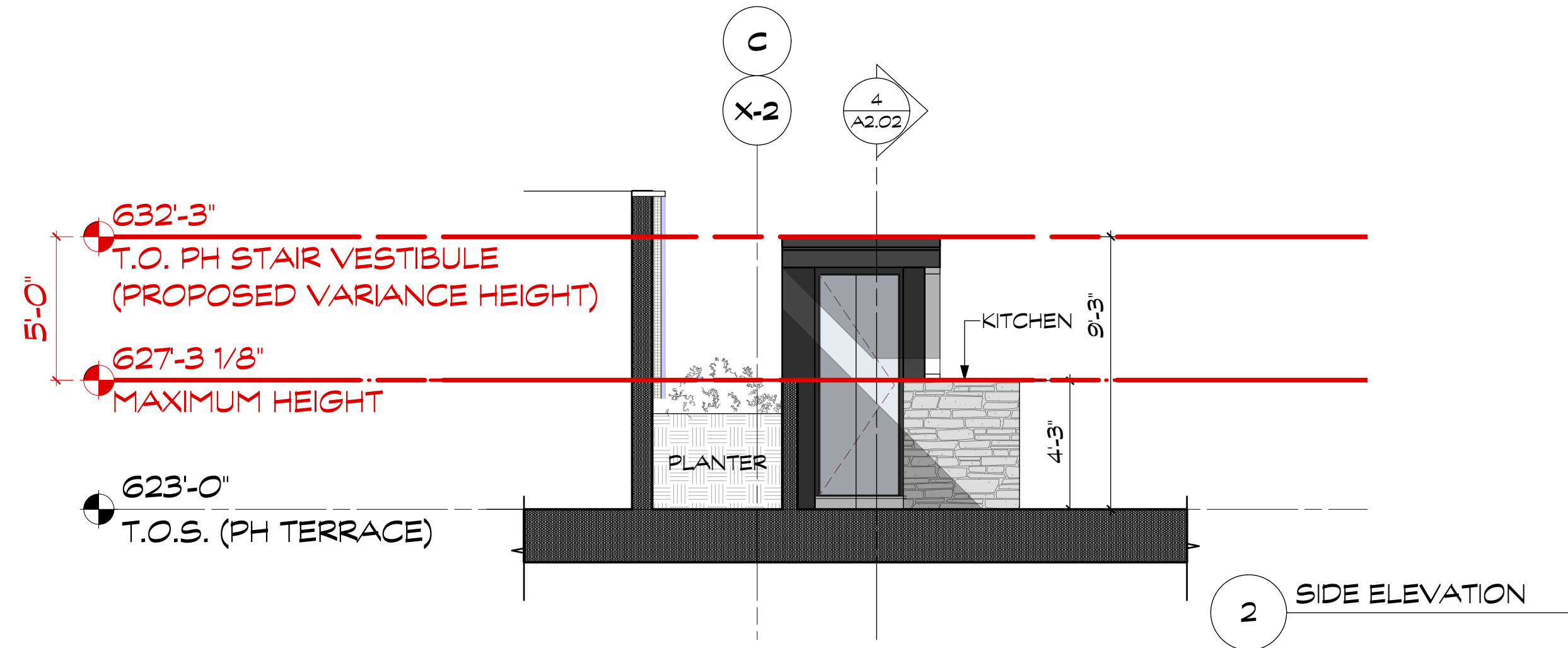
PROJECT:
SOLEIL

1586 JOHNSTON ROAD
WHITE ROCK, BC

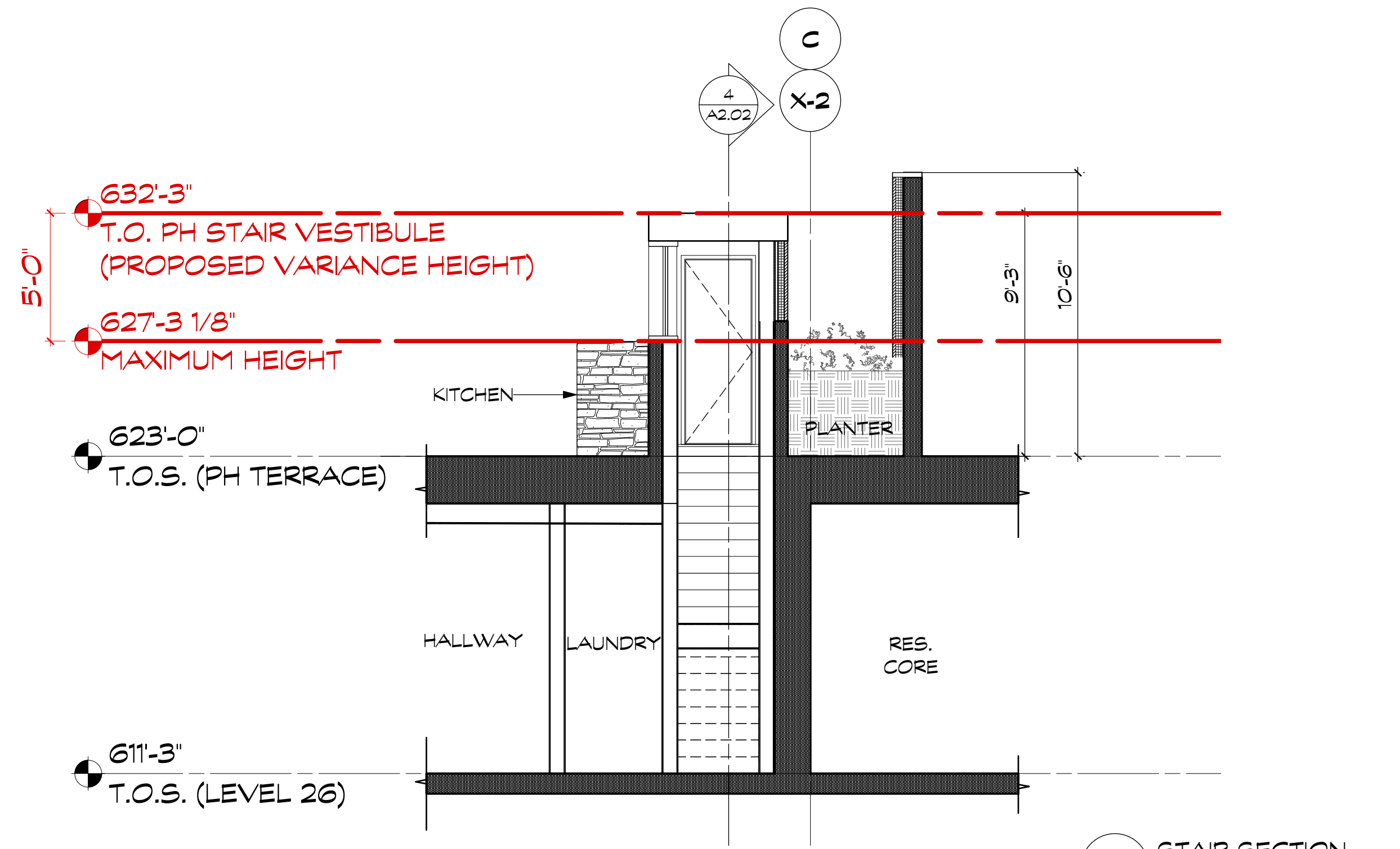
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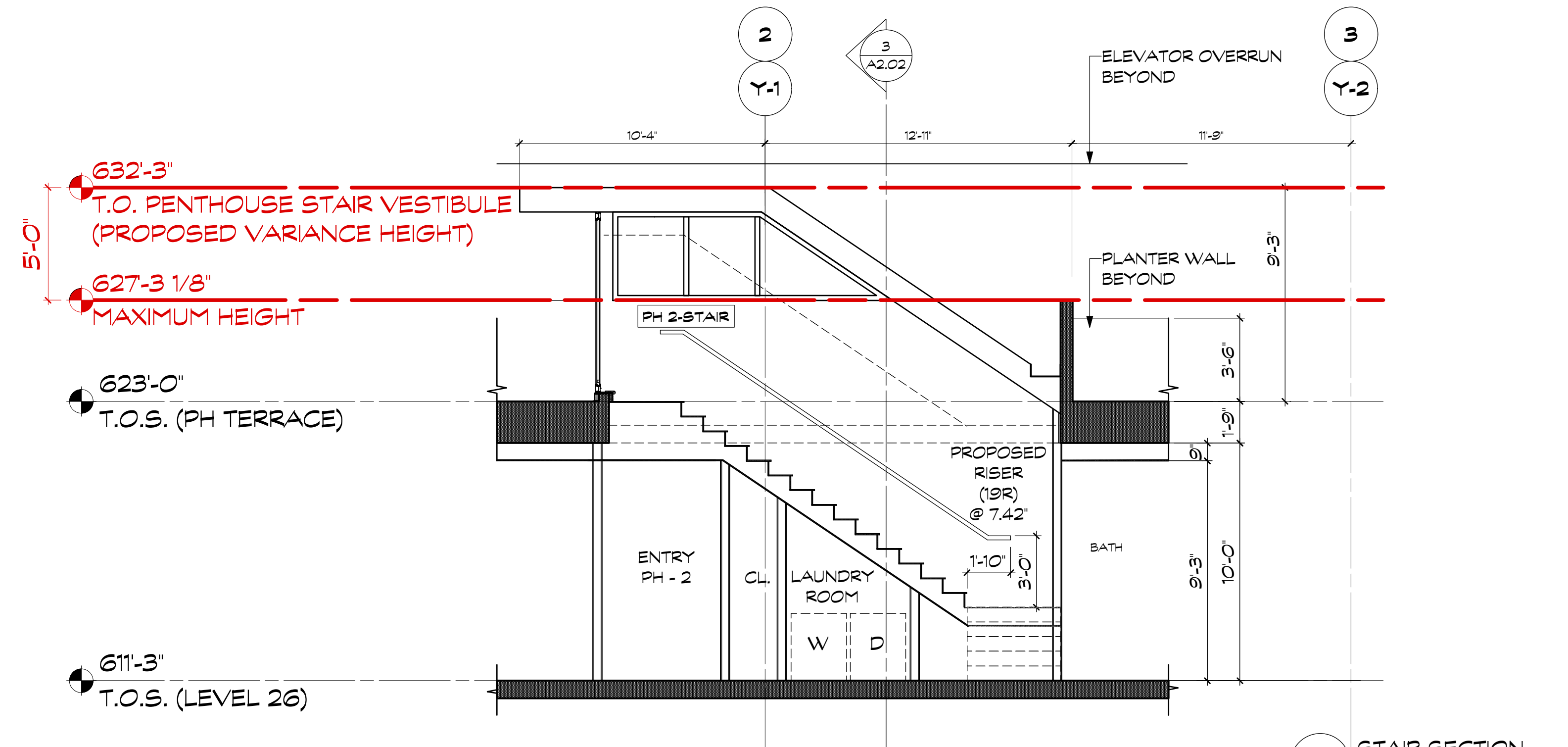
1 SECTION 2



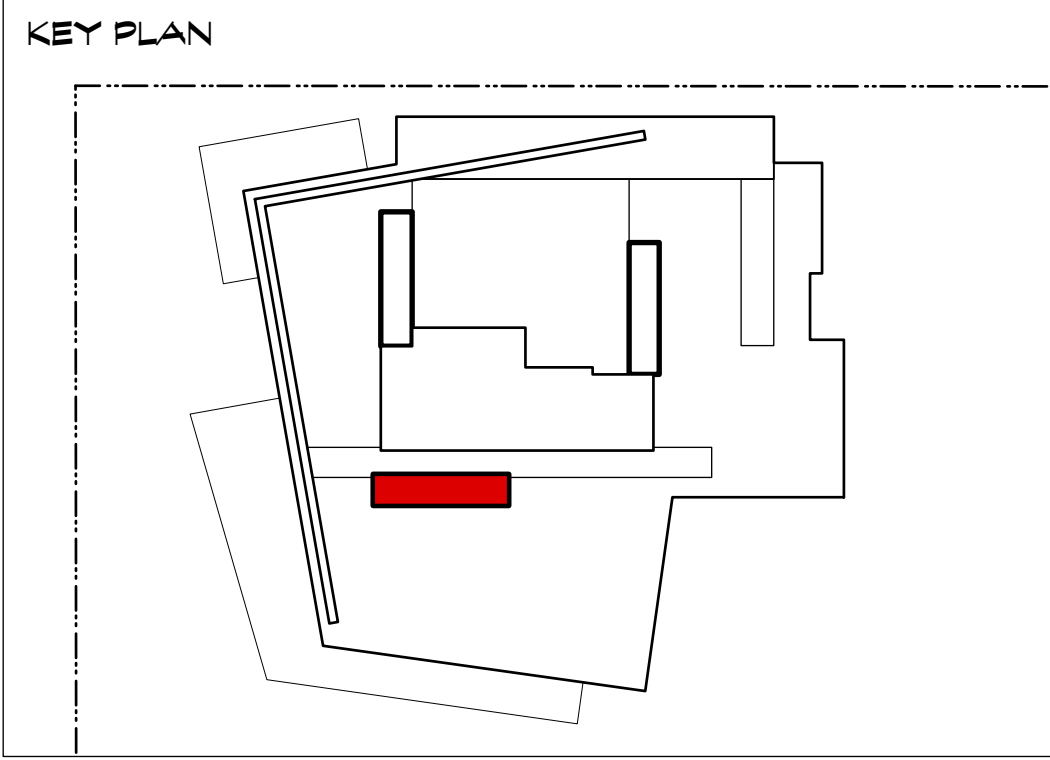
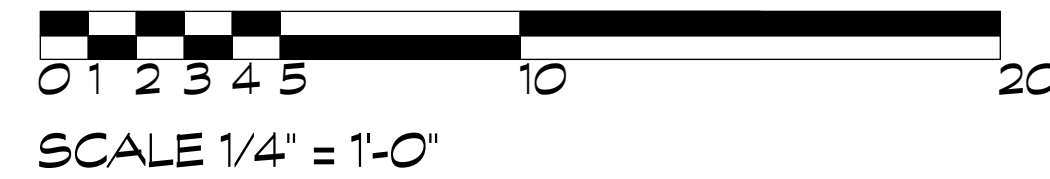
2 SIDE ELEVATION



3 STAIR SECTION

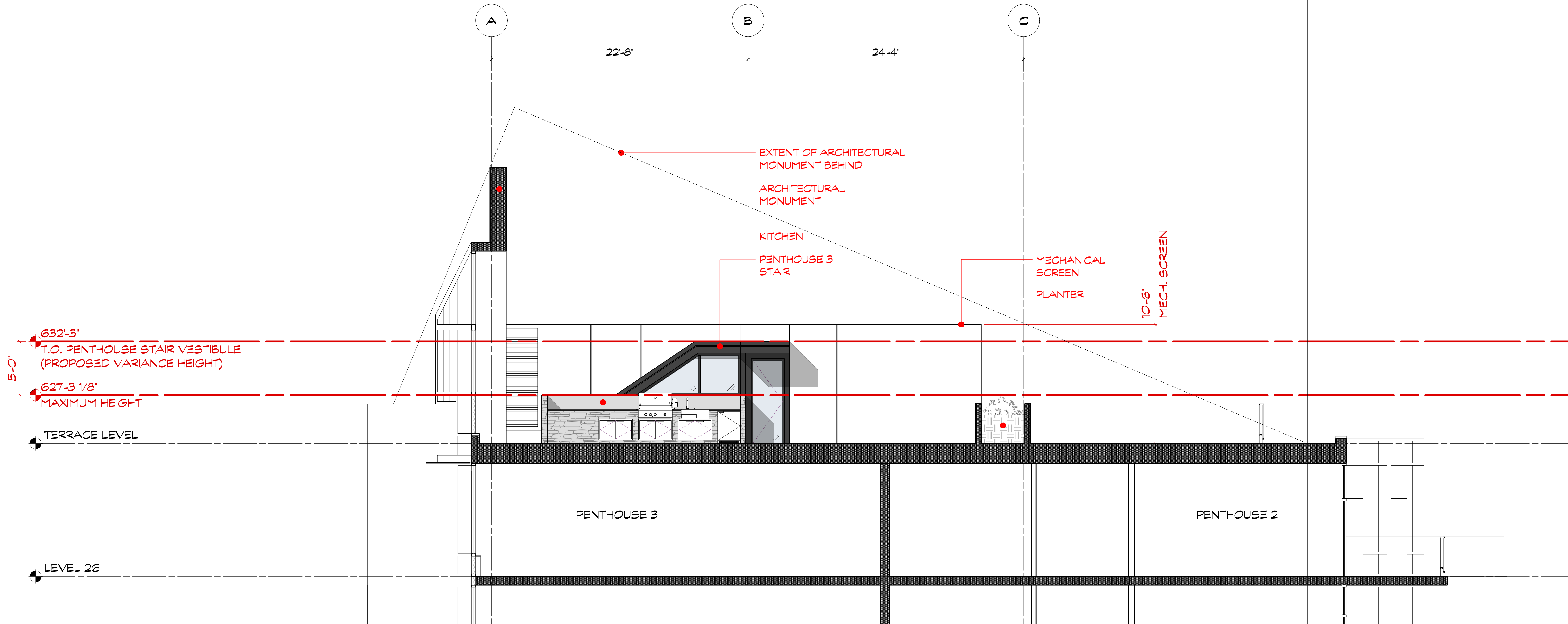


4 STAIR SECTION

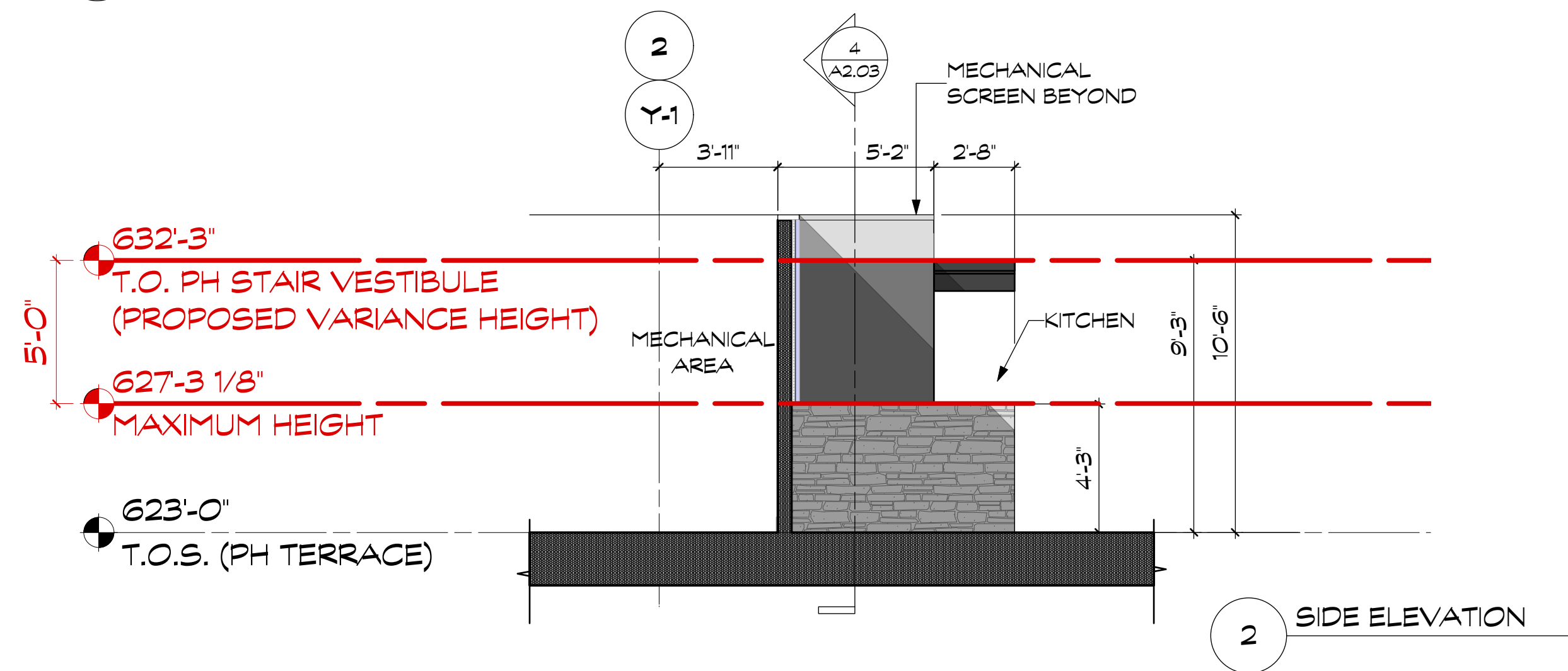


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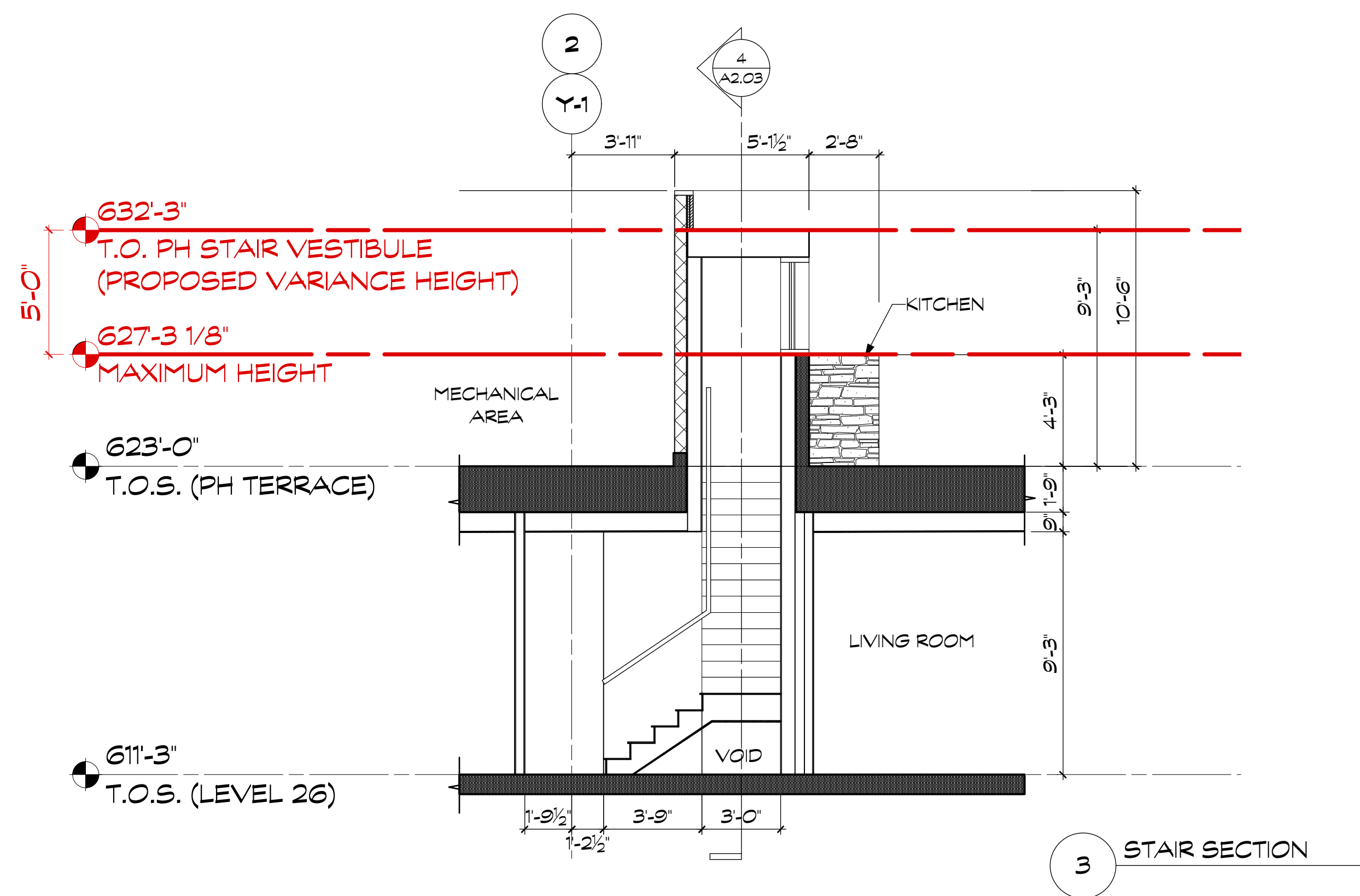
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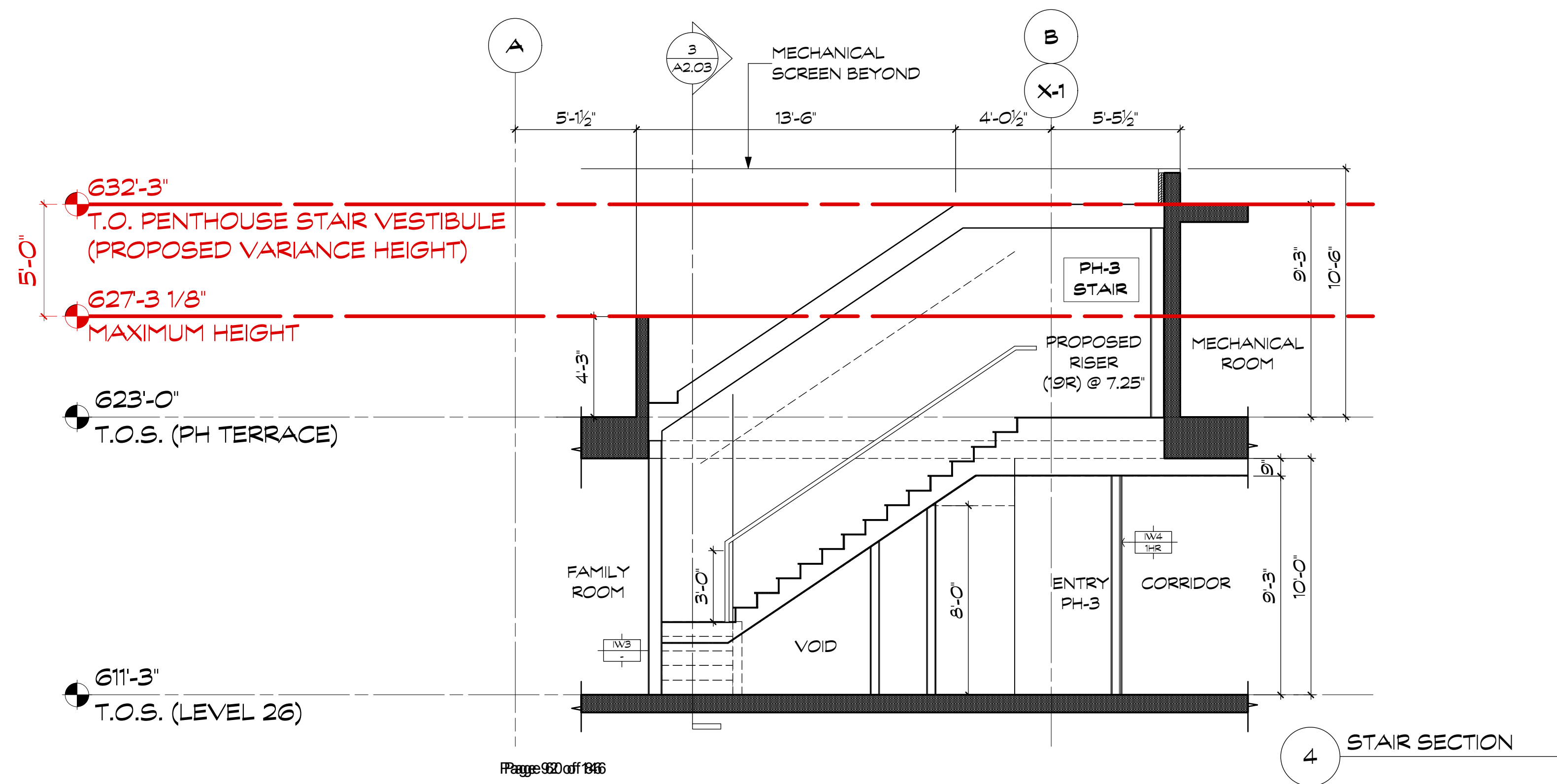
1 SECTION 3



2 SIDE ELEVATION



3 STAIR SECTION



4 STAIR SECTION

SEAL:

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ARCHITECTURE

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CANADA V6E 2M6
TEL: (604) 687-4741

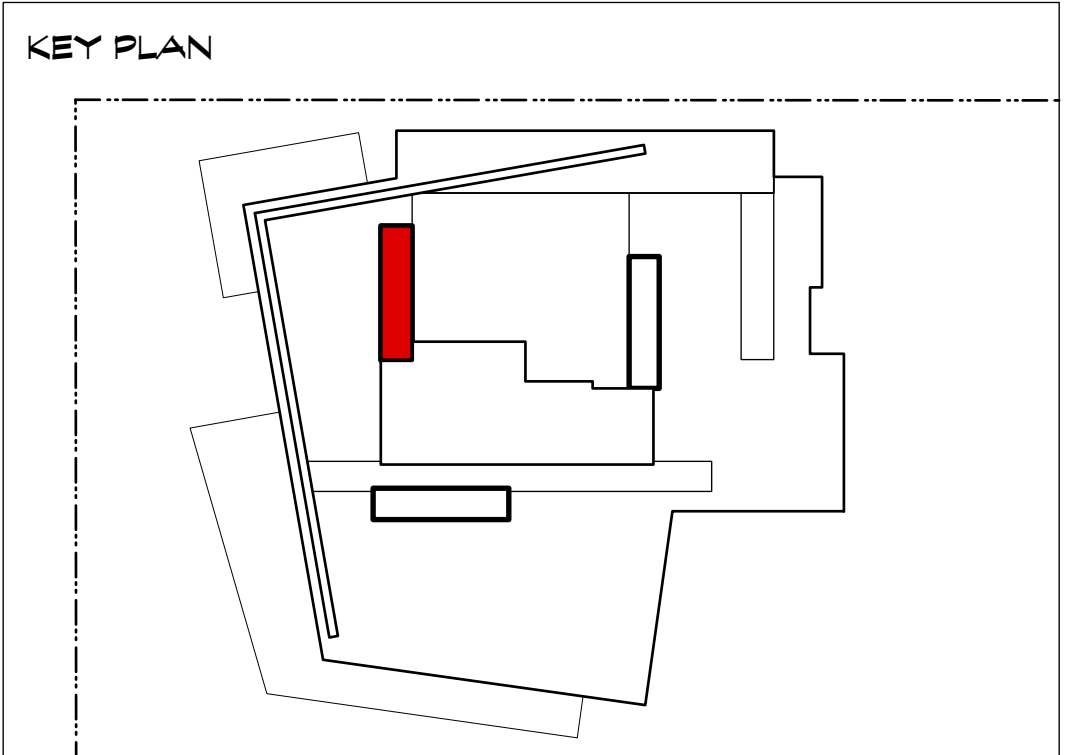
RDG
WHITE ROCK
DEVELOPMENTS LTD.

PROJECT:
SOLEIL

1586 JOHNSTON ROAD
WHITE ROCK, BC

DRAWN: CB	CHECKED BY: RC
SCALE: PROJECT NO.: CA546	
SHEET TITLE: PENTHOUSE STAIR 3	
REVISION NO.: -	SHEET NO.: A2.03

0 1 2 3 4 5 10 20
SCALE 1/4" = 1'-0"





1588 Johnston Road

FEEDBACK FORM

Public Information Meeting

2

Responses

02:35

Average time to complete

Active

Status

1. Please provide your name:

2

Responses

Latest Responses

"Uwe Schnack"

"Diane Chan"

2. Please provide your address:

2

Responses

Latest Responses

"14463 Magdalen Crescent, White Rock"

"201-1264 Merklin St."

3. Do you support the proposed development application?

● Yes	2
● No	0
● Undecided	0



4. Please provide your comments on the application:

2

Responses

Latest Responses

"This is a matter of safety for the residents. The additional height won'..."

"Since the stairs cannot be seen from the street and does not change t..."

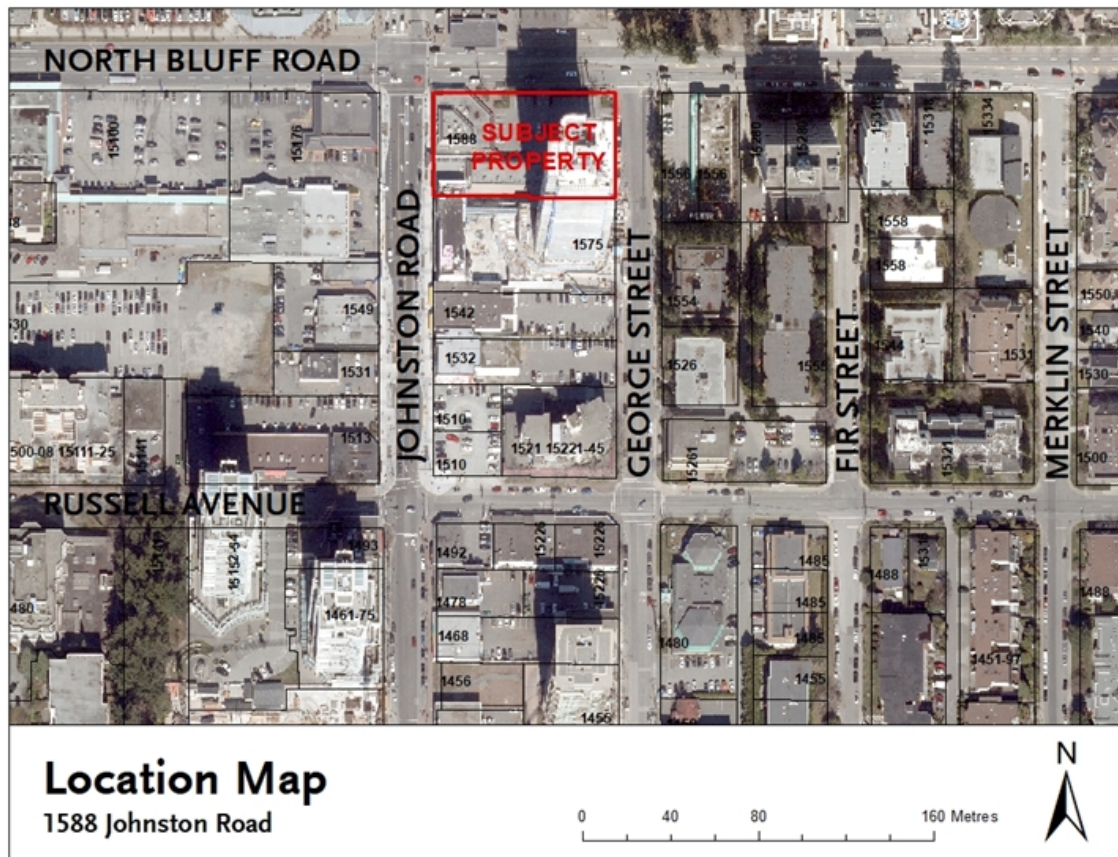
1588 Johnston Road

Soleil Development

Development Variance Permit

The City of White Rock has received a Development Variance Permit (DVP) application tied to the Soleil development at 1588 Johnston Road. The variance, if approved, would permit three penthouse stair towers to project above the maximum height permissions of the Town Centre Area Commercial / Residential (CR-1) Zone. The requested maximum height is 82.24 metres whereas the maximum height in the CR-1 Zone is 80.70 metres; total relief sought is 1.54 metres or approximately five (5) feet. Note that the design of the building includes an architectural monument which exceeds the height of the proposed stair towers; this monument is exempt from the maximum height provisions of the City's Zoning Bylaw, per Section 4.13.4.

The information on this electronic form is collected under the authority of the Freedom of Information and Protection of Privacy Act, RSBC 1996, c. 165, s. 26(e). The information will be used for evaluating the DVP application. By submitting this electronic form, you are consenting to its collection and use. If you have any questions about the collection and use of this information, contact the Director of Corporate Administration, White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6, Tel. 604-541-2100



1

Please provide your name: *

Diane Chan

2

Please provide your address:

201-1264 Merklin St.

3

Do you support the proposed development application?

☐ Yes

- ☐ No
- ☐ Undecided

4

Please provide your comments on the application:

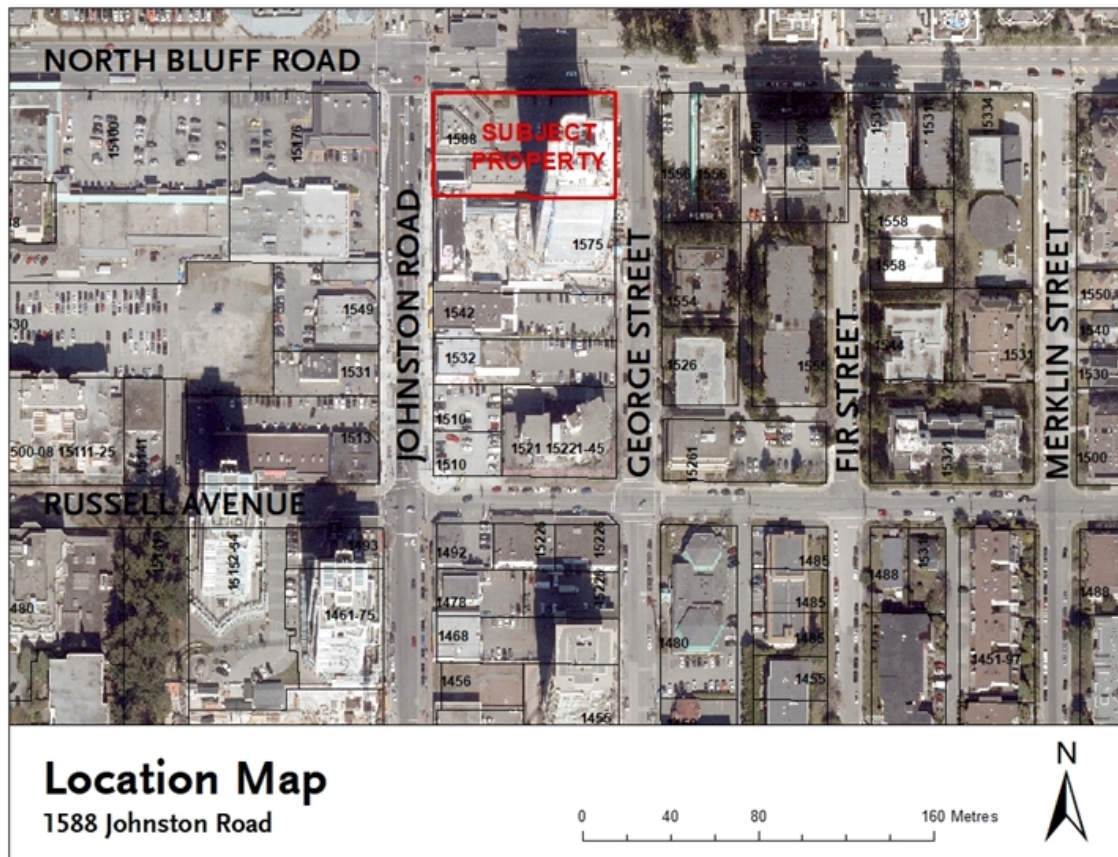
Since the stairs cannot be seen from the street and does not change the over-all height of the building, I do not see a problem with the variance request.



1588 Johnston Road Soleil Development Development Variance Permit

The City of White Rock has received a Development Variance Permit (DVP) application tied to the Soleil development at 1588 Johnston Road. The variance, if approved, would permit three penthouse stair towers to project above the maximum height permissions of the Town Centre Area Commercial / Residential (CR-1) Zone. The requested maximum height is 82.24 metres whereas the maximum height in the CR-1 Zone is 80.70 metres; total relief sought is 1.54 metres or approximately five (5) feet. Note that the design of the building includes an architectural monument which exceeds the height of the proposed stair towers; this monument is exempt from the maximum height provisions of the City's Zoning Bylaw, per Section 4.13.4.

The information on this electronic form is collected under the authority of the Freedom of Information and Protection of Privacy Act, RSBC 1996, c. 165, s. 26(e). The information will be used for evaluating the DVP application. By submitting this electronic form, you are consenting to its collection and use. If you have any questions about the collection and use of this information, contact the Director of Corporate Administration, White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6, Tel. 604-541-2100



1

Please provide your name: *

Uwe Schnack

2

Please provide your address:

14463 Magdalen Crescent, White Rock

3

Do you support the proposed development application?

☐ Yes

- ☐ No
- ☐ Undecided

4

Please provide your comments on the application:

This is a matter of safety for the residents. The additional height won't even be visible from the ground. It is lower than the sail. It should be approved.

PUBLIC INFORMATION MEETING SUMMARY

PROJECT NAME: SOLEIL White Rock

MEETING DATE: February 25, 2021

PURPOSE OF MEETING: Public Information Meeting to present a Development Variance Permit for 3 Penthouse Stairs to project beyond the maximum height permissions of the Town Centre Area Commercial/Residential (CR-1) Zone

PLACE OF MEETING: Digital presentation

PREPARED BY Sandro Mancini, Ciccozzi Architecture

PUBLIC INFORMATION OVERVIEW:

- The format of the meeting was a MS Team virtual meeting for invited neighbours & other members of the public – attended by approximately 5 guests
- Project Team members in attendance:
 - Greg Newman, City of White Rock
 - John Rempel, RDG Management
 - Sandro Mancini, Ciccozzi Architecture
 - Carolina Brito, Ciccozzi Architecture
- The presentation consisted of a slideshow containing 9 images, illustrating Plans, Sections, Elevations, and 3D renderings of the 3 Penthouse Stair Vestibules.
- Greg Newman gave a brief introduction of the project and the Variance being requested. He noted that if the Variance is approved, this would permit three penthouse stair vestibules to project above the maximum height permissions of the Town Centre Area Commercial/Residential (CR-1) Zone
- Sandro Mancini gave the Development Variance Permit presentation to the 5 participants. The presentation was repeated 2 other times for guests arriving late (a total of 3 times)
- 2 guests were in support of the proposal:
 - 1 comment noted that the Vestibules were a matter of safety for the residents and the additional height would not even be visible from the ground and that it is lower than the Architectural Monument “Blue Sail” and this application should be approved.
 - 1 Guest placed a comment at the Q&A during the meeting and noted that the building is a nice-looking building and there is no objection to the request for additional height at the Stair Vestibules.
- There were no additional comments made at the Q&A during the meeting

Robert Ciccozzi
Architect AIBC,
AAA, AIA, B.Arch.
PRINCIPAL

Shannon Seefeldt
Architect AIBC, AIA,
NCARB, B.Arch.
SR. ASSOCIATE

Sandro Mancini
Architect AIBC,
NCARB
SR. ASSOCIATE

Otto Lejeune
Architect AIBC, RAIC,
LEED GA.
SR. ASSOCIATE

Craig Rogers
Architect AIBC, LEED AP,
BD+C, D.Arch, PBDA, B.E.D.
SR. ASSOCIATE

Erin Szpilewski
B.Arch.Sc,
Sr. Technologist
SR. ASSOCIATE

Darrell Radom
Cert. Tech.
Sr. Technologist
SR. ASSOCIATE

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT VARIANCE PERMIT NO. 439

1. This Development Variance Permit No. 436 is issued to **1588 HOLDINGS LTD** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: Lot A, Plan NWP71341, Part NW1/4, Section 11, Township 1, New Westminster Land District

PID: 003-674-789

As indicated on Schedule A

2. This Development Variance Permit No. 439 is issued pursuant to the authority of Section 498 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234," as amended.
3. The provisions of the "City of White Rock Zoning Bylaw, 2012, No. 2000," as amended, are varied as follows:
 - (a) Section 6.16.5 is varied to permit a *principal building* having a maximum height of 82.24 metres, being limited to the three stair vestibules providing access to the rooftop penthouse units.
4. Said lands shall be developed in accordance with all terms, conditions, and provisions of this permit and any plans and specifications attached to this permit which shall form a part hereof.
5. Terms and Conditions:
 - (a) The development shall generally conform to the drawings attached hereto as Schedule B.
6. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
7. This permit does not constitute a Sign Permit, a Tree Management Permit or a Building Permit.

Authorizing Resolution passed by the Council on the _____ day of _____ 2021.

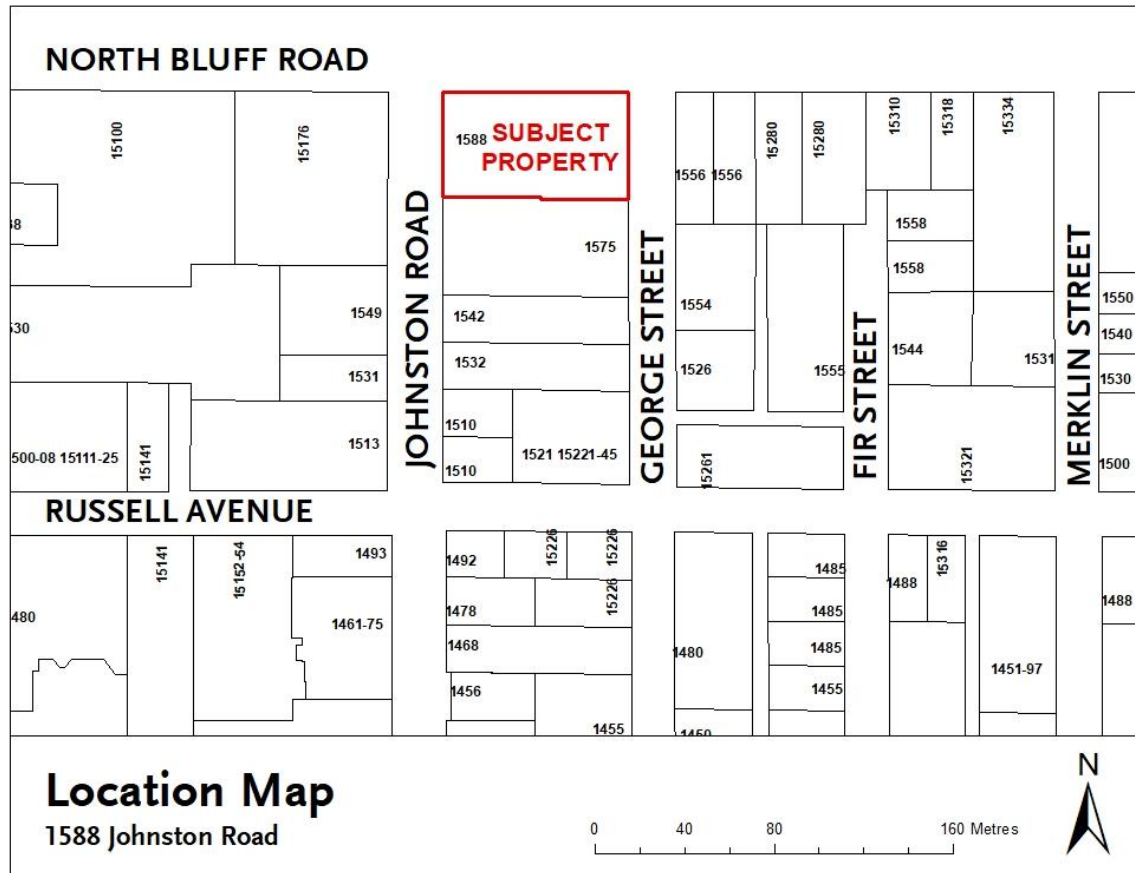
This development variance permit has been executed at White Rock, British Columbia, the _____ day of _____ 2021.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Darryl Walker

Director of Corporate Administration – Tracey Arthur

Schedule A
Location Map



Schedule B

DRAFT

Architectural Drawings

1. I, the undersigned, being the duly qualified Architect or Engineer, do hereby certify that I am the author of the foregoing design, and that I am a duly Licensed Professional Engineer in the State of British Columbia, Canada, and that I am not a member of the Engineering Council of Canada.	DATE: 10/10/2021	SIGNATURE: [Signature]
2. I, the undersigned, being the duly qualified Architect or Engineer, do hereby certify that I am the author of the foregoing design, and that I am a duly Licensed Professional Engineer in the State of British Columbia, Canada, and that I am not a member of the Engineering Council of Canada.	DATE: 10/10/2021	SIGNATURE: [Signature]



CICCOZZI
ARCHITECTURE
1011-1013
JANUARY 15, 2021
KINGSTON, BC
CANADA V6K 1A6
TEL: 604-441-1111

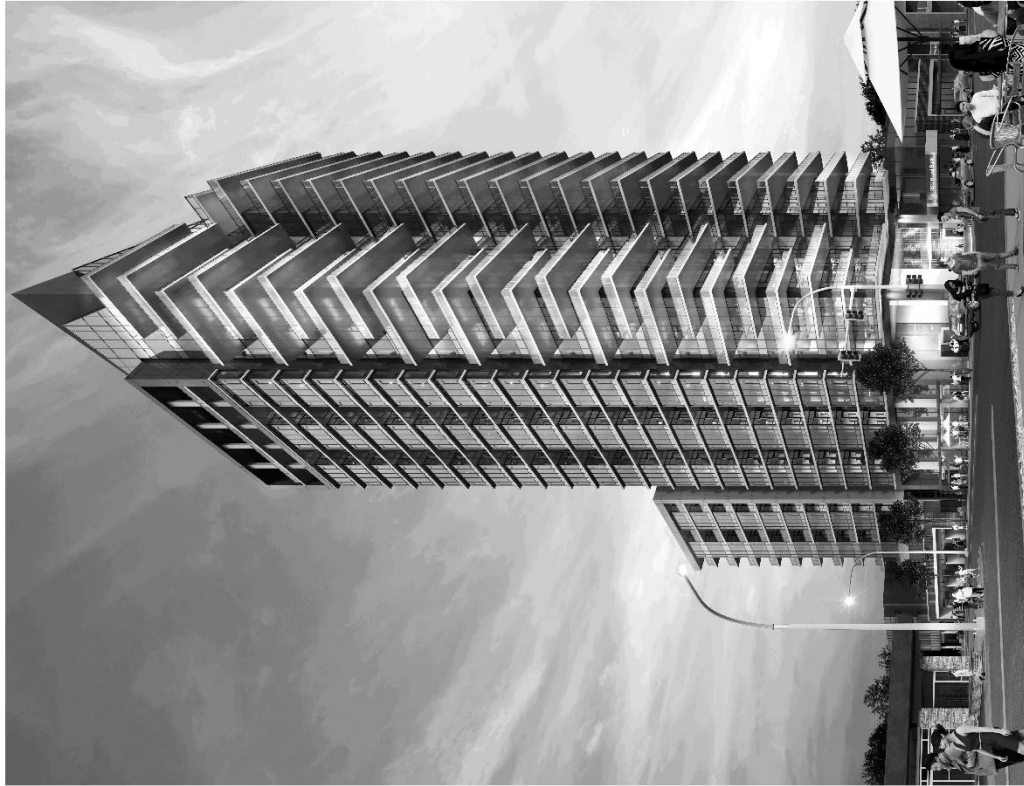


SOLEIL 1588 JOHNSTON ROAD WHITE ROCK, BC	DATE: 10/10/2021	SIGNATURE: [Signature]
COVER SHEET	DATE: 10/10/2021	SIGNATURE: [Signature]
AC.00	DATE: 10/10/2021	SIGNATURE: [Signature]

SOLEIL MIXED USE DEVELOPMENT 1588 JOHNSTON ROAD, WHITE ROCK, BC ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES - JANUARY 15, 2021



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
2	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
3	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
4	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
5	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
6	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
7	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
8	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
9	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC
10	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES	10/10/2021	AC



CONSTRUCTION OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF TORONTO BUILDING CODE, 1997 EDITION, AS AMENDED, AND THE CITY OF TORONTO ZONING BY-LAW, 1997 EDITION, AS AMENDED, AND THE CITY OF TORONTO FIRE CODE, 1997 EDITION, AS AMENDED.

DATE: 11.11.2017
BY: [Signature]

DATE: 11.11.2017
BY: [Signature]

DATE: 11.11.2017
BY: [Signature]

DATE: 11.11.2017
BY: [Signature]

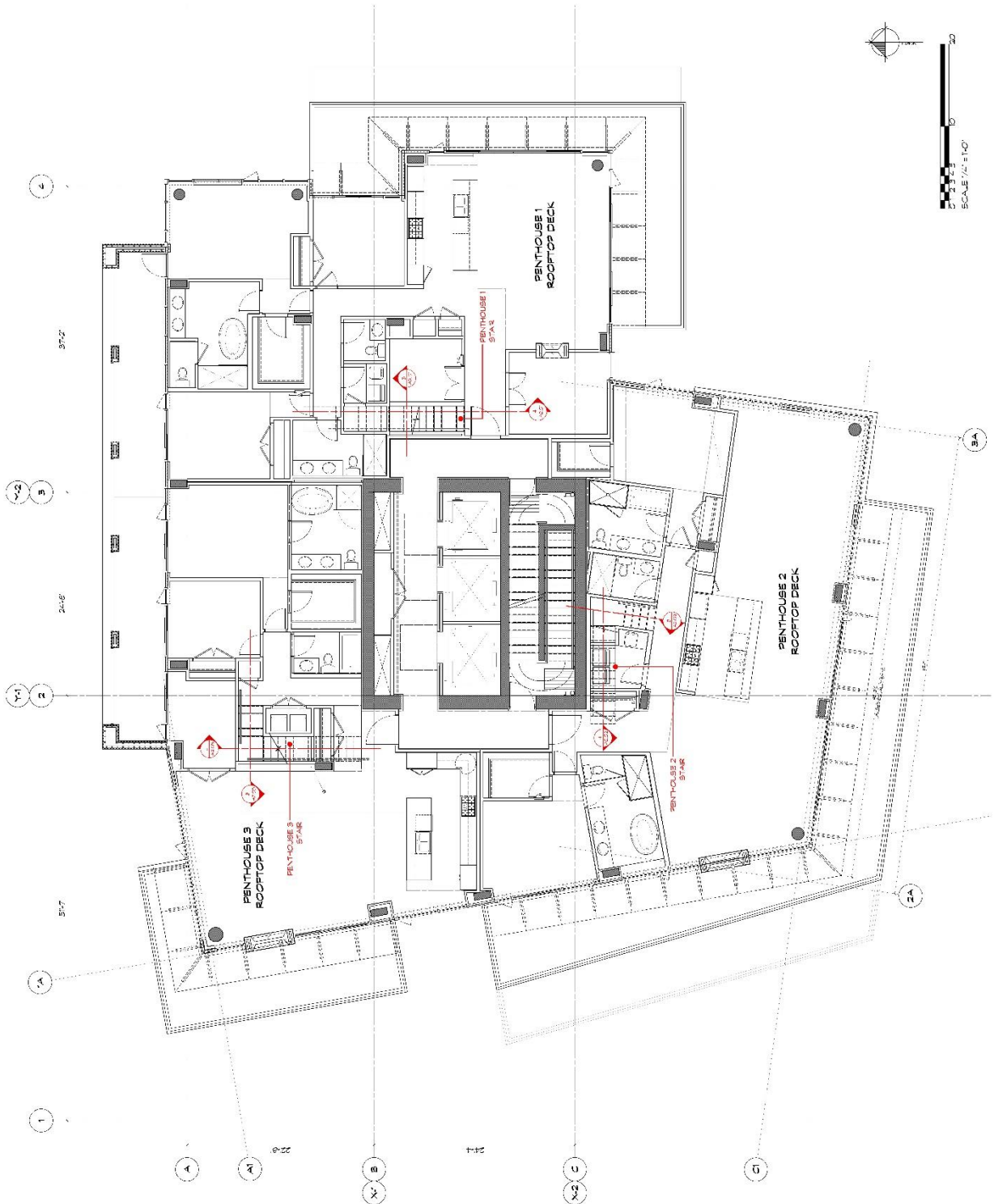
CICCOZZI
ARCHITECTURE
1000 SHEPPARD AVENUE EAST
SUITE 100
TORONTO, ONTARIO M2X 1K7
CANADA
TEL: 416-491-1111
TEL: 416-491-1111

RDG
REGISTERED DESIGNER
1000 SHEPPARD AVENUE EAST
SUITE 100
TORONTO, ONTARIO M2X 1K7
CANADA
TEL: 416-491-1111
TEL: 416-491-1111

SOLE
1000 SHEPPARD AVENUE EAST
SUITE 100
TORONTO, ONTARIO M2X 1K7
CANADA
TEL: 416-491-1111
TEL: 416-491-1111

**LEVEL 26
PENTHOUSE**

A101



NOTES: 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. 2. ALL DIMENSIONS ARE IN METERS. 3. ALL AREAS ARE TO BE VERIFIED BY THE ARCHITECT. 4. ALL AREAS ARE TO BE VERIFIED BY THE ARCHITECT. 5. ALL AREAS ARE TO BE VERIFIED BY THE ARCHITECT.

DATE: 10/10/2018

NAME: [Redacted]



CICCOZZI
ARCHITECTURE

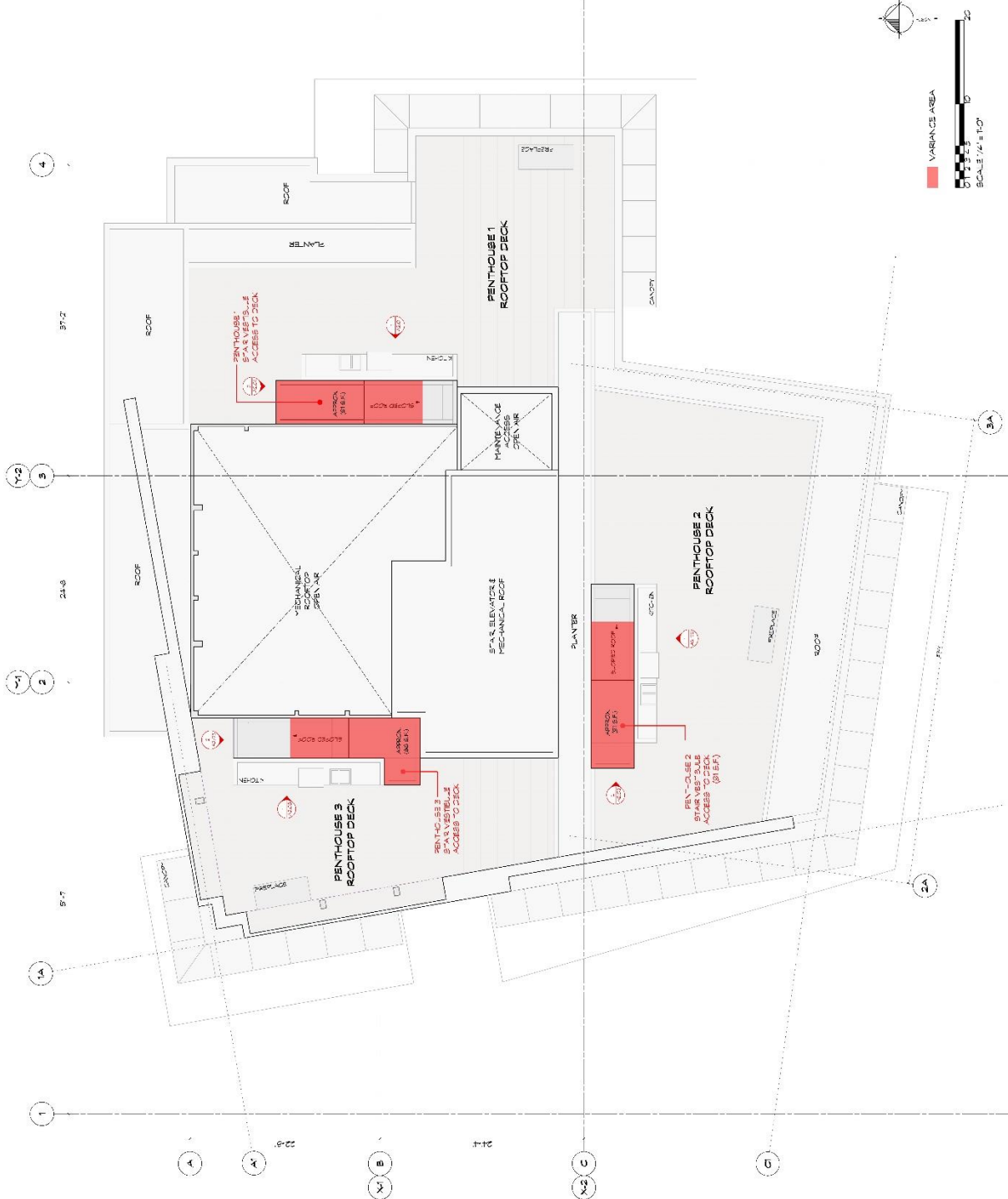
1005 WEST TILSON STREET
VANCOUVER, BC V6P 1M1
CANADA
TEL: (604) 681-1111



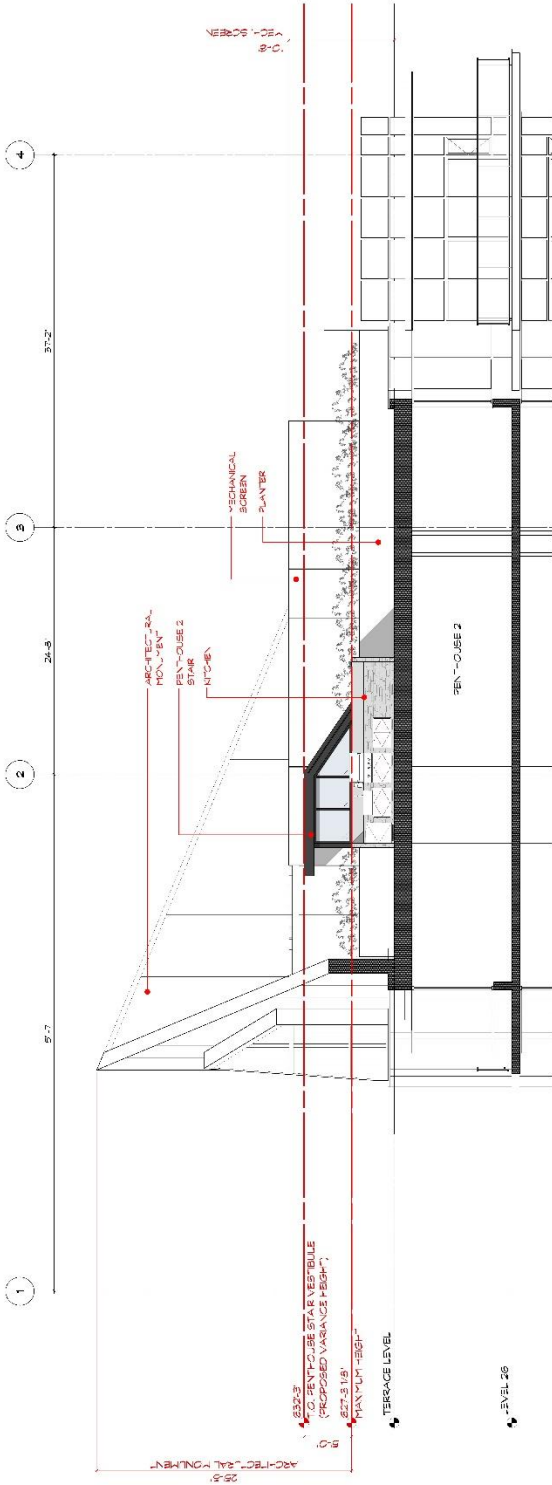
SOLEL
1005 WEST TILSON STREET
VANCOUVER, BC V6P 1M1

DATE: 10/10/2018
NAME: [Redacted]
PROJECT: [Redacted]
SHEET: 10/10/2018

SCALE: 1/4" = 1'-0"



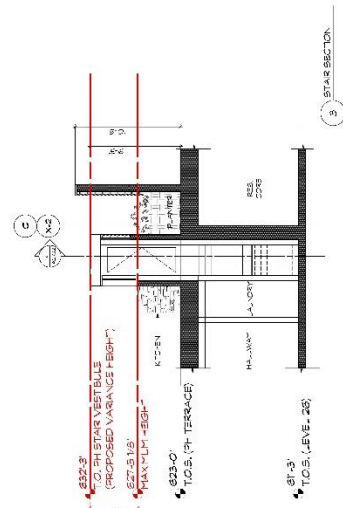
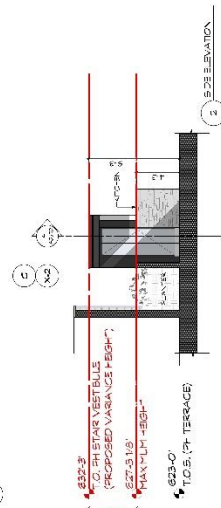
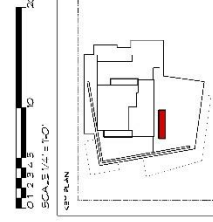
<p>1. ALL DIMENSIONS ARE IN FEET AND INCHES (F'-INCHES). DIMENSIONS IN PARENTHESES ARE IN METERS.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p>	<p>PROJECT: A2.02</p> <p>DATE: 12/20/2019</p> <p>DESIGNER: RDG</p> <p>CLIENT: STAR 2</p>
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CICCOZZI
ARCHITECTURE
1511 FLORENCE STREET
DALLAS, TEXAS 75201
PHONE: 214.766.1414
WWW.CICCOZZIARCH.COM



<p>PROJECT: A2.02</p> <p>DATE: 12/20/2019</p> <p>DESIGNER: RDG</p> <p>CLIENT: STAR 2</p>	<p>PROJECT: A2.02</p> <p>DATE: 12/20/2019</p> <p>DESIGNER: RDG</p> <p>CLIENT: STAR 2</p>
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with the use of



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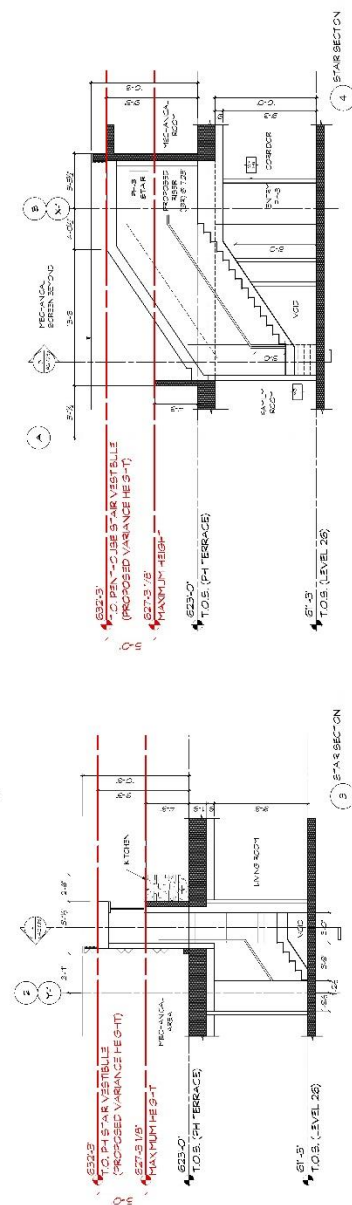
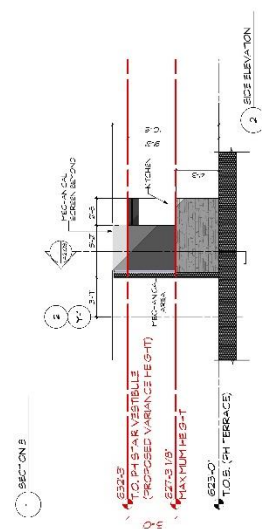
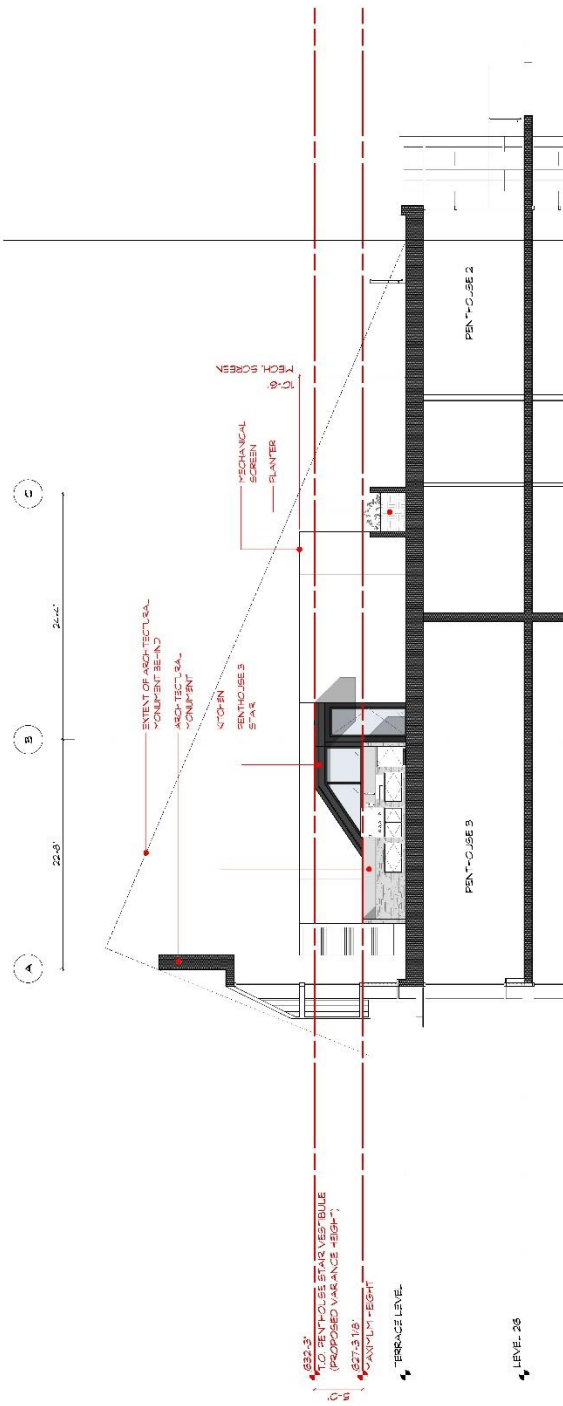
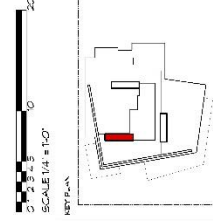
416-441-1234
1005 WEST MICHIGAN STREET
WILCOXVILLE, B.C.
CANADA V0E 2M6
TEL: (250) 637-1341



SOLE

NAME	DOB	DOB (YY-MM-DD)	SEX
PAT #	PAT #234567		
DATE	DATE		
PENTHOUSE 5-A-R3			

U.S. GOVERNMENT PRINTING OFFICE: 1967 O 454-032



MINUTE EXTRACTS REGARDING DEVELOPMENT VARIANCE PERMIT 439 – 1588 Johnston Road

Land Use and Planning Committee
March 29, 2021

5.2 1588 Johnston Road, Soleil – Development Variance Permit No. 439 (21-004)

Corporate report dated March 29, 2021 from the Director of Planning and Development Services titled "1588 Johnston Road, Soleil - Development Variance Permit No. 439 (21-004)".

The Manager of Planning provided a PowerPoint outlining the application and process.

Motion Number: LU/P-045 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property; and
2. Following the electronic public meeting, consider approval of Development Variance Permit No. 439.

Absent (1): Councillor Fathers

Motion CARRIED (6 to 0)

Regular Council Meeting
April 12, 2021

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.a Land Use and Planning Committee (Chairperson - Councillor Kristjanson)

7.2.a.a Recommendation #1 - 1588 Johnston Road, Soleil – Development Variance Permit No. 439 (21-004)

Motion Number: 2021-188

THAT Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property; and
2. Following the electronic public meeting, consider approval of Development Variance Permit No. 439.

Motion CARRIED (7 to 0)

From: [HealthExpress](#)
To: [Clerk's Office](#)
Subject: Variance permit 439
Date: April 22, 2021 3:29:43 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I think it makes sense to allow the 1.54 metre variance. They say to protect from the weather but I am saying besides that it improves the overall look of the rooftop

<https://pub-whiterockcity.escrimemeetings.com/filestream.ashx?DocumentId=1144>

Assuming the images in the link above are correct and am totally in favour of allowing this.

Health Express
Rick Falls

I am a resident as well as a business owner and live on Buena Vista Ave

From: [Joanne Walsh](#)
To: [Clerk's Office](#)
Subject: PM 2: DVP 439, 1588 Johnston Road, Soleil
Date: April 22, 2021 3:55:07 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I DO NOT support this variance permit.

If this development company was unable to design their building within the approved height restrictions for their project then we should not permit adjustments after the fact. I am sure they hired competent Architects and Engineers who would know only too well what height their design would need to be to accommodate the appropriate weather protection for stair vestibules. If we allow this variance it signals to development companies that it is easy to neglect to mention that a little extra height, density, less setback or whatever other SMALL adjustment might arise during initial approval can be brought forward after the fact and White Rock will approve it Time to remain firm. Did they manage to squeeze in an extra floor realizing they could leave the stair cover off the design and just ask later.

I object to this even being considered Time to say NO

Joanne Walsh
1455 George Street

From: [Dwayne Lung](#)
To: [Clerk's Office](#)
Subject: Development variance permit 439
Date: April 23, 2021 11:08:28 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Address: 1588 Johnston Road, Soleil

Not in support of variance.

Rooftop patios planned without access planning?

Appears as poor architect planning, or more likely a plan to exceed maximum height restrictions.

If architect did such poor planning, perhaps this is a red flag for other errors, requiring more stringent inspections as the construction progresses.

Frank Lung
1455 George St White Rock BC
Unit 1603

From: [Mary Rose Labandelo](#)
To: [Clerk's Office](#)
Subject: Development Variance Permit 439 1588 Johnston Rd.
Date: April 25, 2021 11:30:23 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,
I approved the development variance permit (DVP) 439 to permit 1.54 m. variance in the CR 1 Zone so rooftop patios will be protected from the weather.
Sincerely,
Mary Rose Labandelo
105 1526 George St.,
White Rock

From: [Susan](#)
To: [Clerk's Office](#)
Subject: Development Variance Permit 439 Soleil
Date: April 27, 2021 4:16:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to 1.54 metre variance to the Soleil development.

When Oceana Parc was built it blocked the late afternoon and early evening sun from our building. Now with Soleil the sun will be further blocked. Please oppose the height increase to this building. It is already too tall.

I know both these extremely tall buildings were approved by the previous Council. For years now we have been subjected to constant construction noise six days a week. Enough is enough.

Regards

Susan Ellis
606 - 15280 North Bluff Road
White Rock
V4B 3E8