

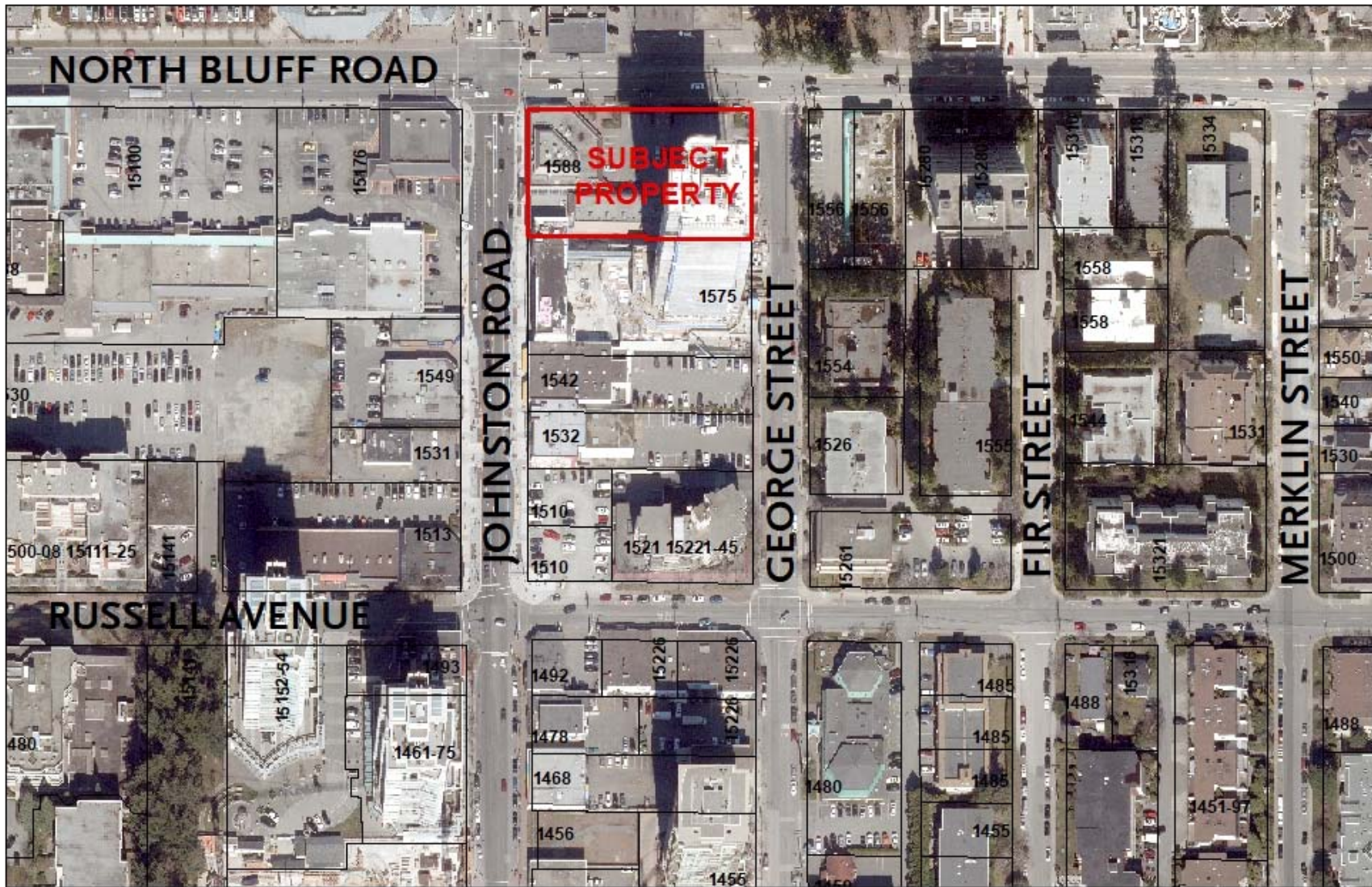
Development Variance Permit

1588 Johnston Road

WHITE ROCK
My City by the Sea!

March 29, 2021





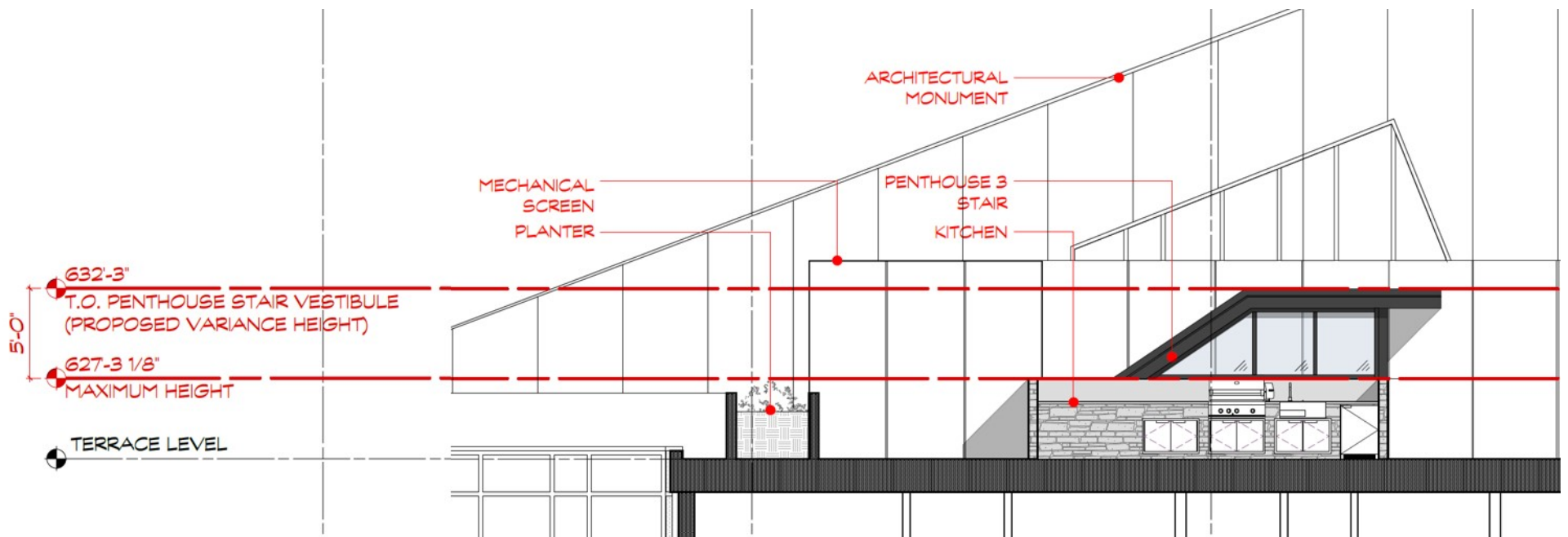
Location Map

1588 Johnston Road



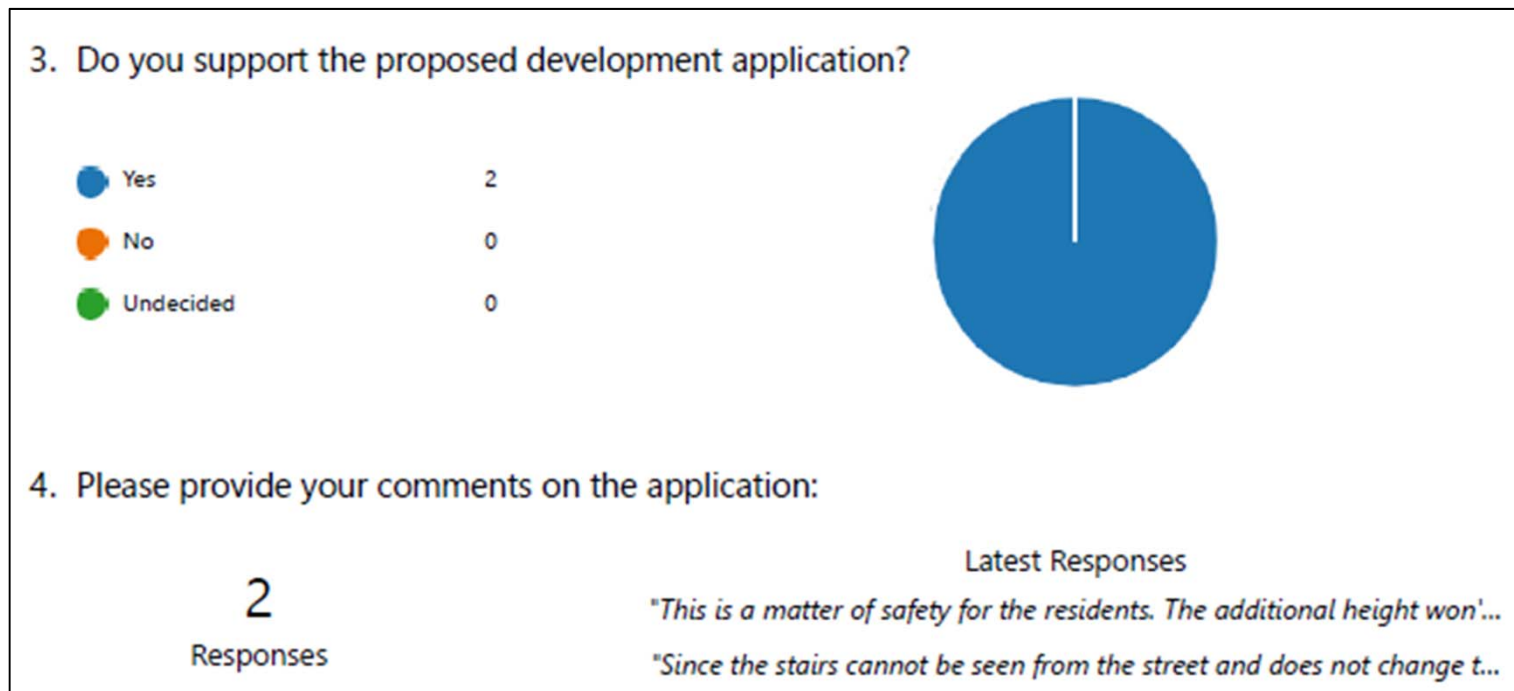
PROPOSAL

- Development Variance Permit (DVP) application to enable introduction of stair vestibules into the design; access was formerly proposed by way of rooftop hatches;
- Stair vestibules would result in a max. building height of 82.24 metres, requiring relief of 1.54 metres (~5.04 feet) from the maximum height of 80.7 metres permitted in the CR-1 Zone



CONSULTATION & FEEDBACK

- Digital Public Information Meeting held February 25, 2021
- Approximately 5 people attended the PIM
- No issues of concern were noted
- 2 feedback forms received both offering support – appendices



PLANNING ANALYSIS

- Property designated “Town Centre” in OCP – recognized as the centre for cultural, civic, economic and public life in the City. The Plan provides that the highest densities and height shall be concentrated in the Town Centre.

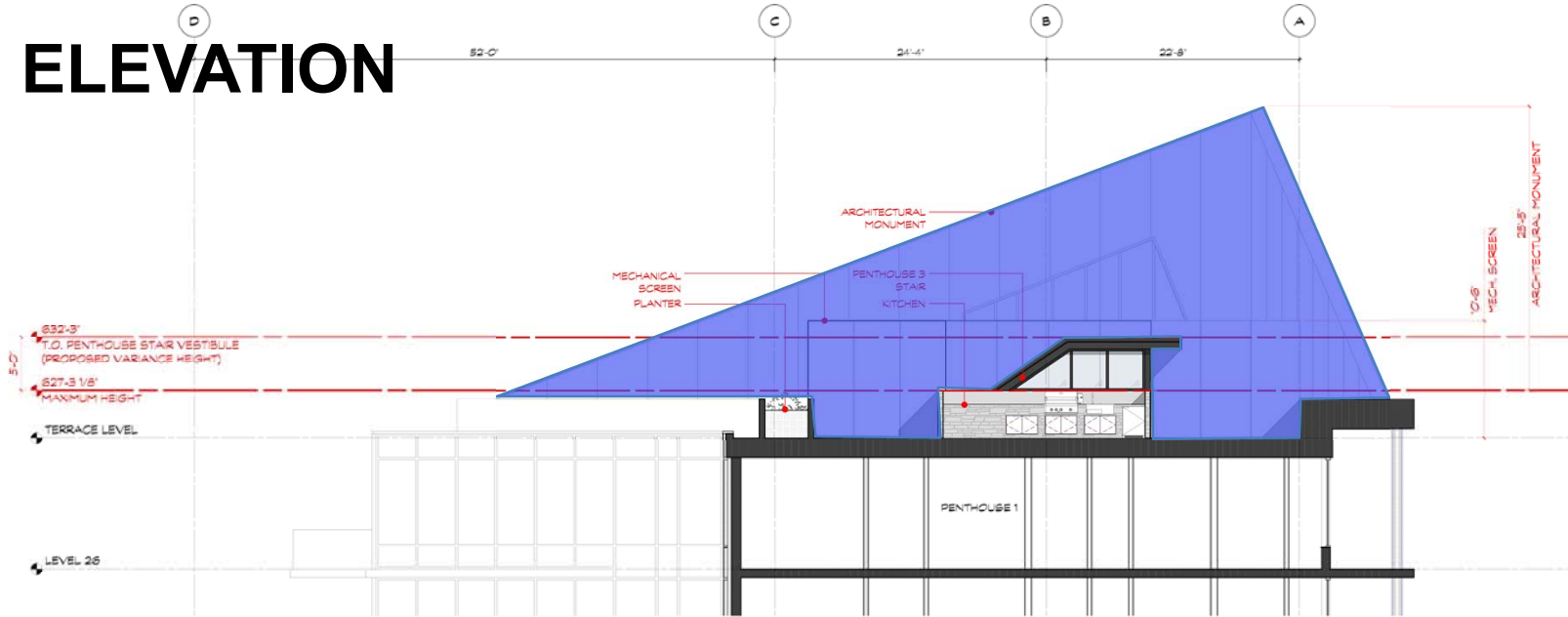


PLANNING ANALYSIS

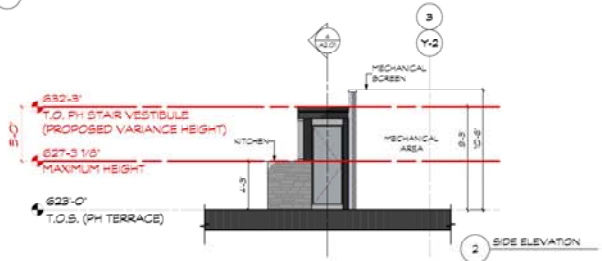
- The property is zoned Town Centre Commercial / Residential Zone CR-1. The CR-1 Zone allows for max. height of 80.7m subject to an amenity agreement; agreement entered with previous planning approvals.
- Section 4.13.4 of the Zoning Bylaw exempts “chimneys” (ventilation systems) and architectural “monuments” from the max. height of the Zone.
- Proposed stair vestibules would be lower in height than these features.



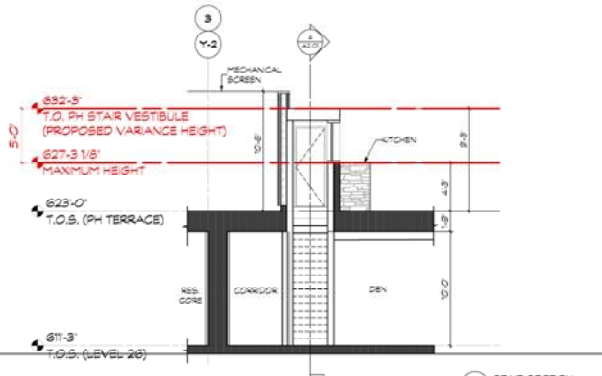
ELEVATION



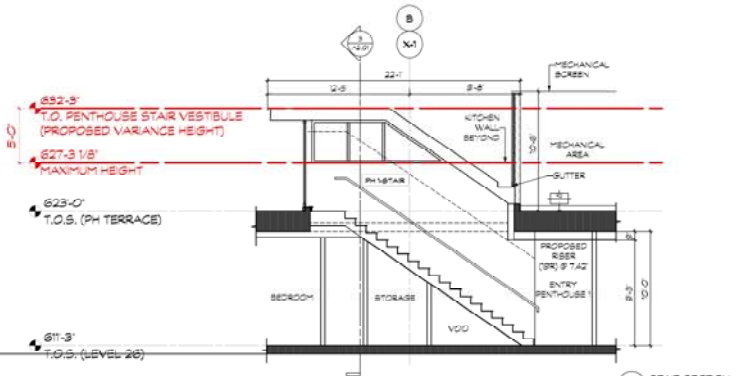
1 FRONT ELEVATION



2 SIDE ELEVATION



3 STAIR SECTION



4 STAIR SECTION



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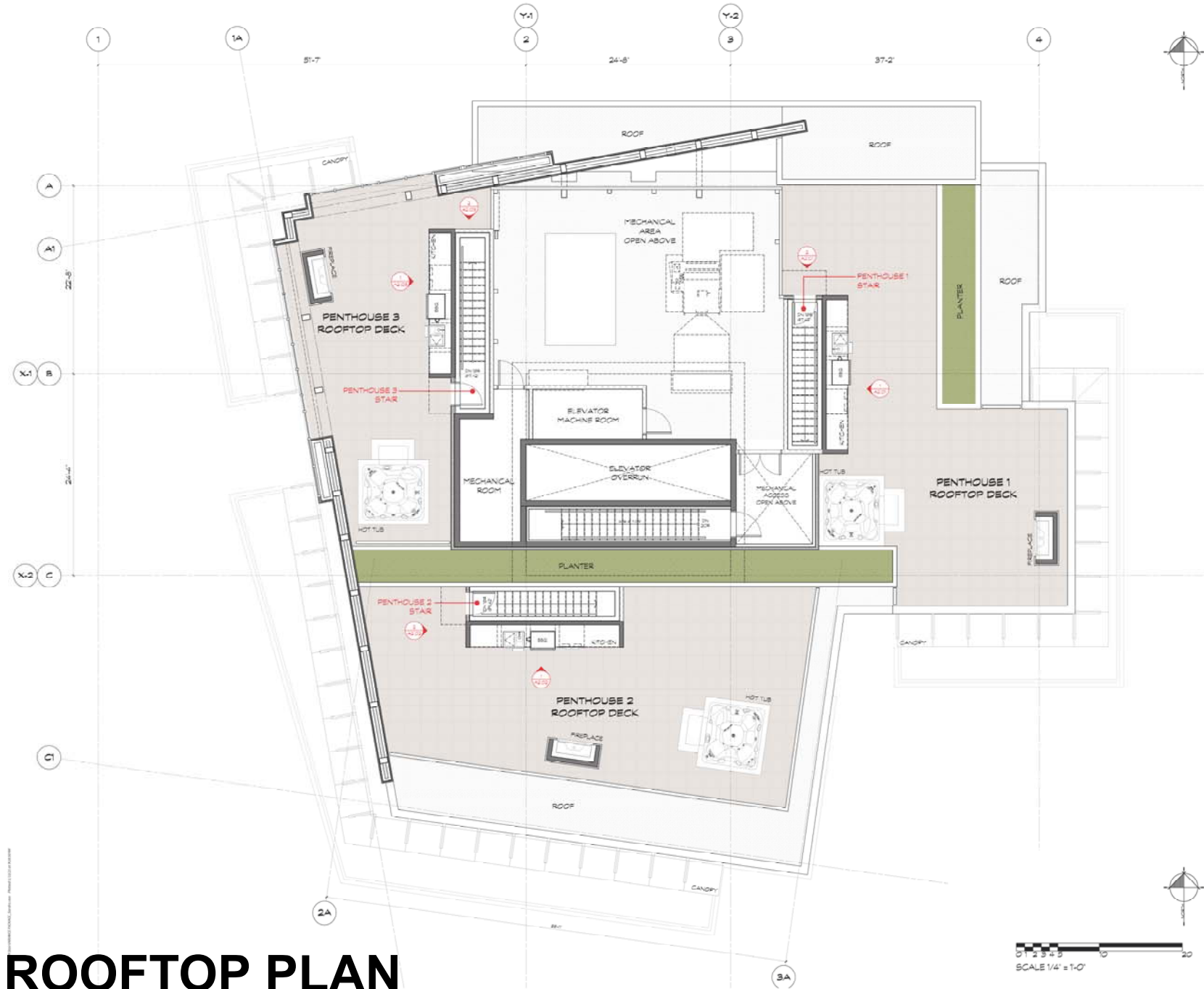


PROJECT: **SOLEIL**
 1588 JOHNSTON ROAD
 WHITE ROCK, BC

DRAWN: _____ CHECKED BY: _____
 DATE: _____ PROJECT NO.: C-19-18
 SHEET TITLE: **PENTHOUSE STAIR 1**

REVISION: _____ SHEET NO.: **A2.01**

PH: 604-687-4741 FAX: 604-687-4742 WWW.CICCOTZIARCHITECTURE.COM



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SOLEIL
1348 JOHNSTON ROAD
WHITE ROCK, BC

DATE:	
DRAWN BY:	
CHECKED BY:	

PENTHOUSE ROOF DECKS

REVISION:	
SHEET NO.:	A1.02



ROOFTOP PLAN

STAFF RECOMMENDATION

THAT the Land Use and Planning Committee:

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.