

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



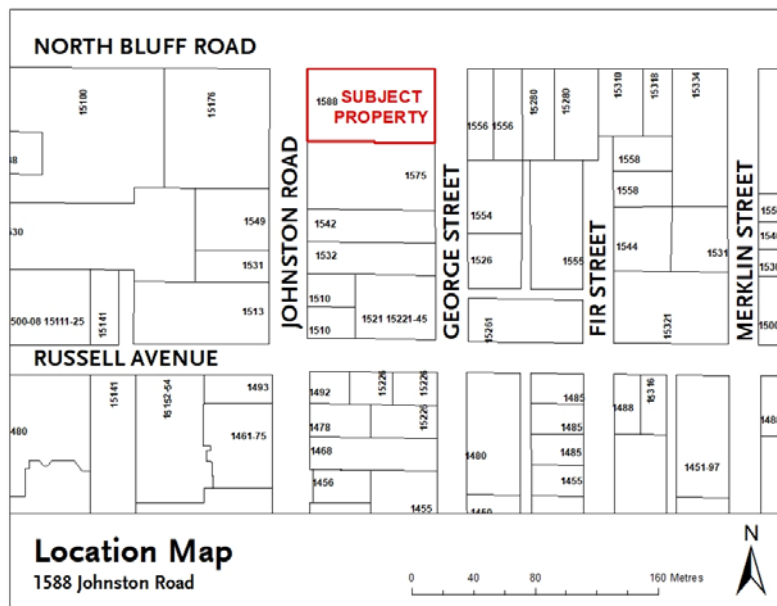
If you miss the noted registration period, please watch the live meeting at the following link: : whiterockcity.ca/Agendas as there will be an opportunity for you to call in for a limited period of time.

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

WHITE ROCK
My City by the Sea!
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: 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.

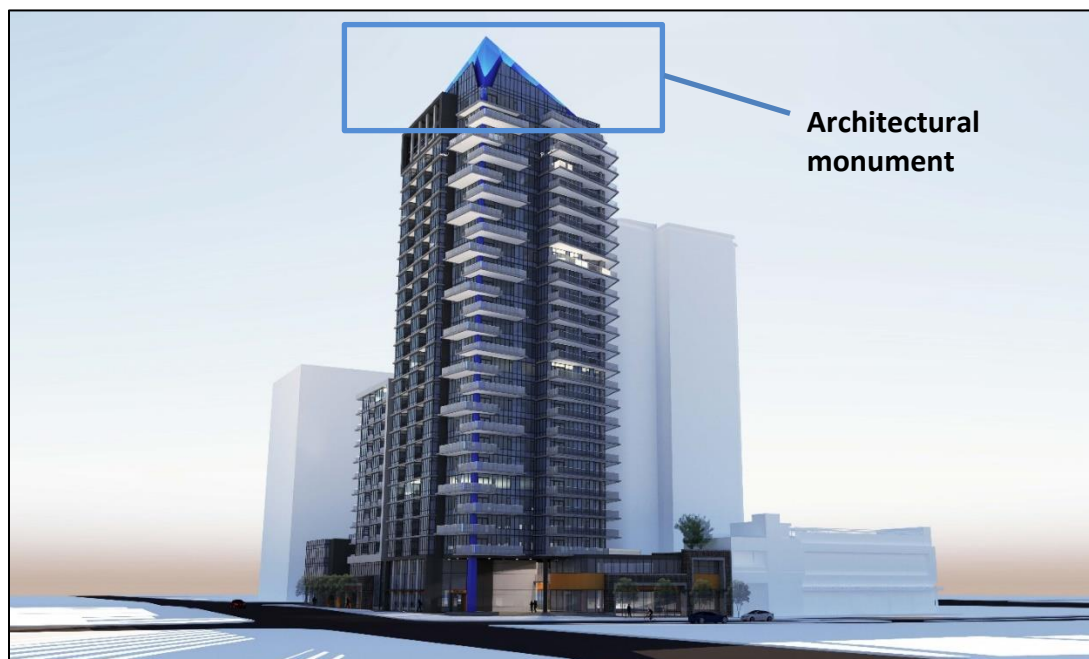


Figure 1: Proposed Penthouse Stair Vestibule with Architectural Monument and Mechanical Screening in Background

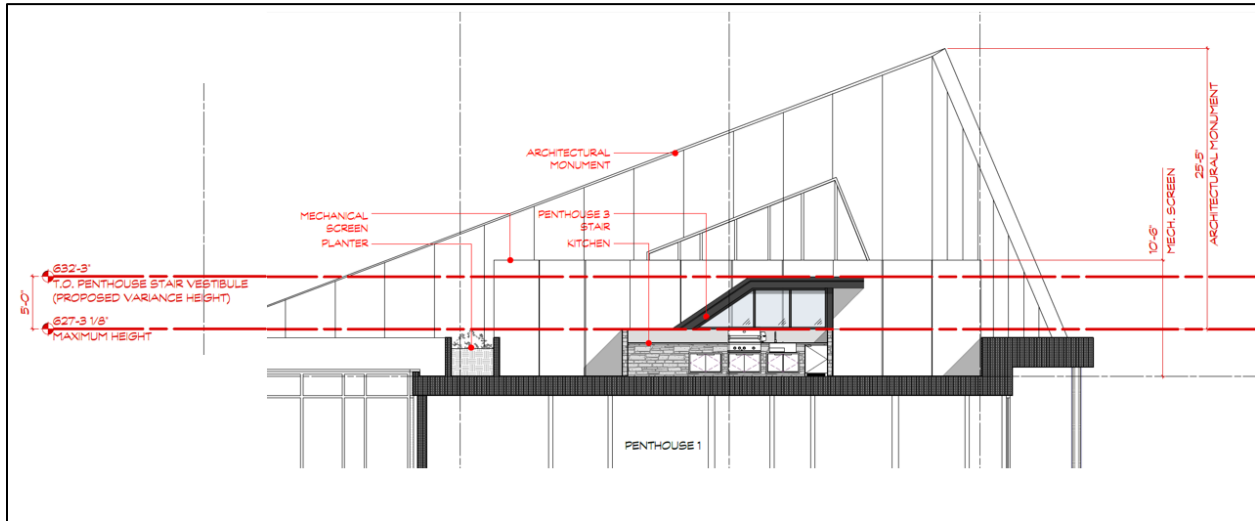


Figure 2: Proposed Penthouse Stair Vestibule with Architectural Monument and Mechanical Screening in Background

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.

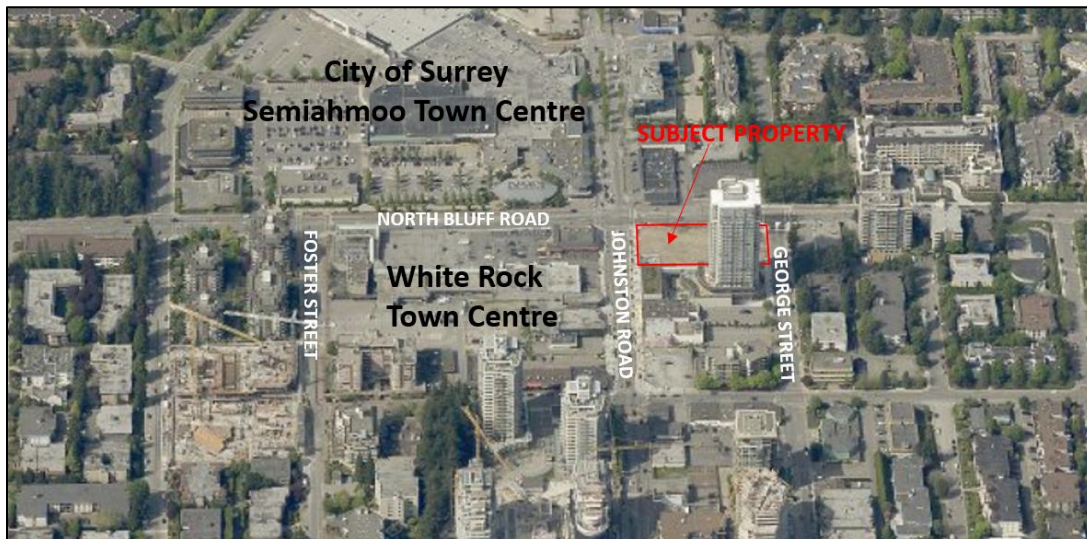


Figure 3: Aerial Image illustrating Subject Property and Site Context

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.

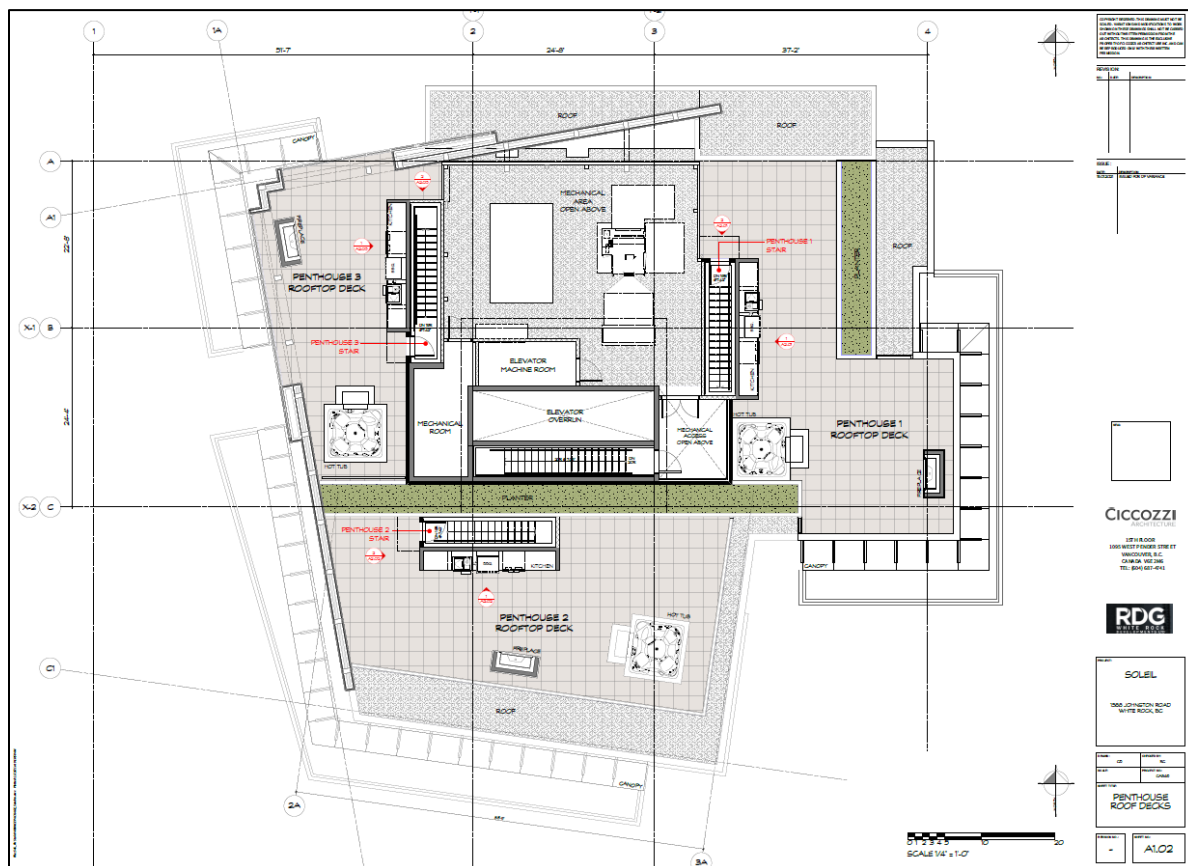


Figure 1: Soleil Rooftop Plan

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

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1588 Johnston Road

0 40 80 160 Metres

Page 85 of 146



SOLEIL MIXED USE DEVELOPMENT

1588 JOHNSTON ROAD, WHITE ROCK, BC

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

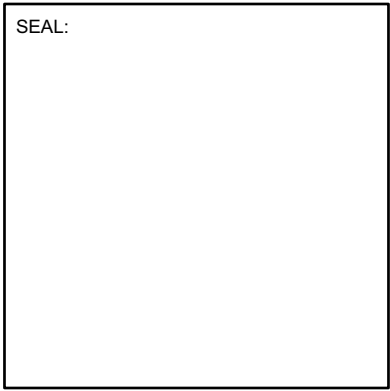


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A1.03	ROOF TOP	AS NOTED
A3.01	PENTHOUSE STAIR 1	AS NOTED
A3.02	PENTHOUSE STAIR 2	AS NOTED
A3.03	PENTHOUSE STAIR 3	AS NOTED



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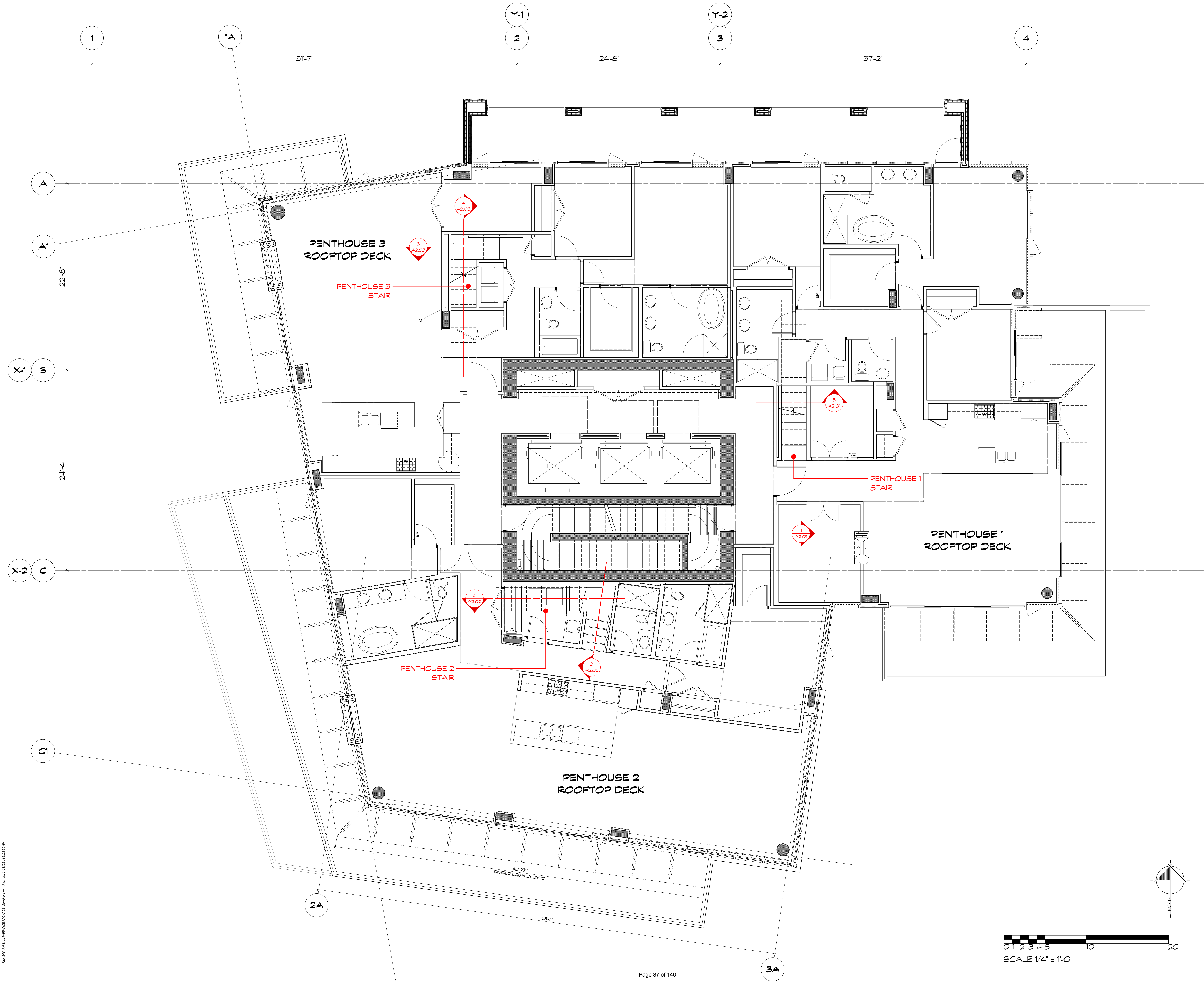
CICCOTZI
ARCHITECTURE

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



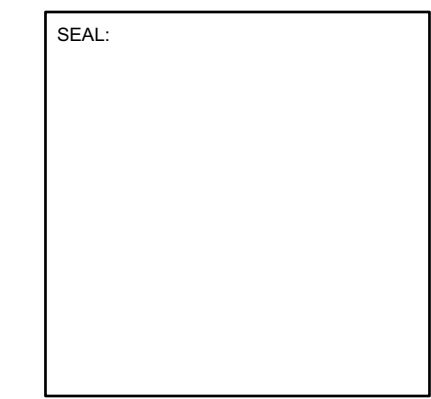
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1588 JOHNSTON ROAD WHITE ROCK, BC	

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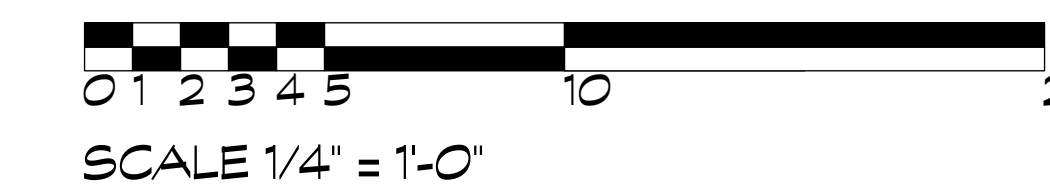
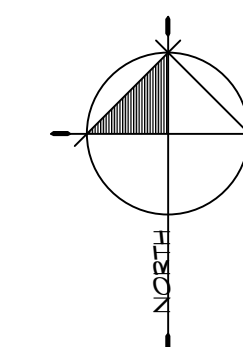
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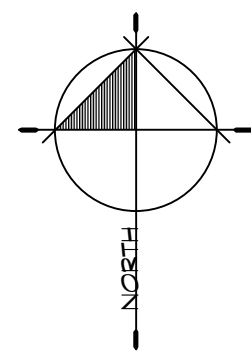
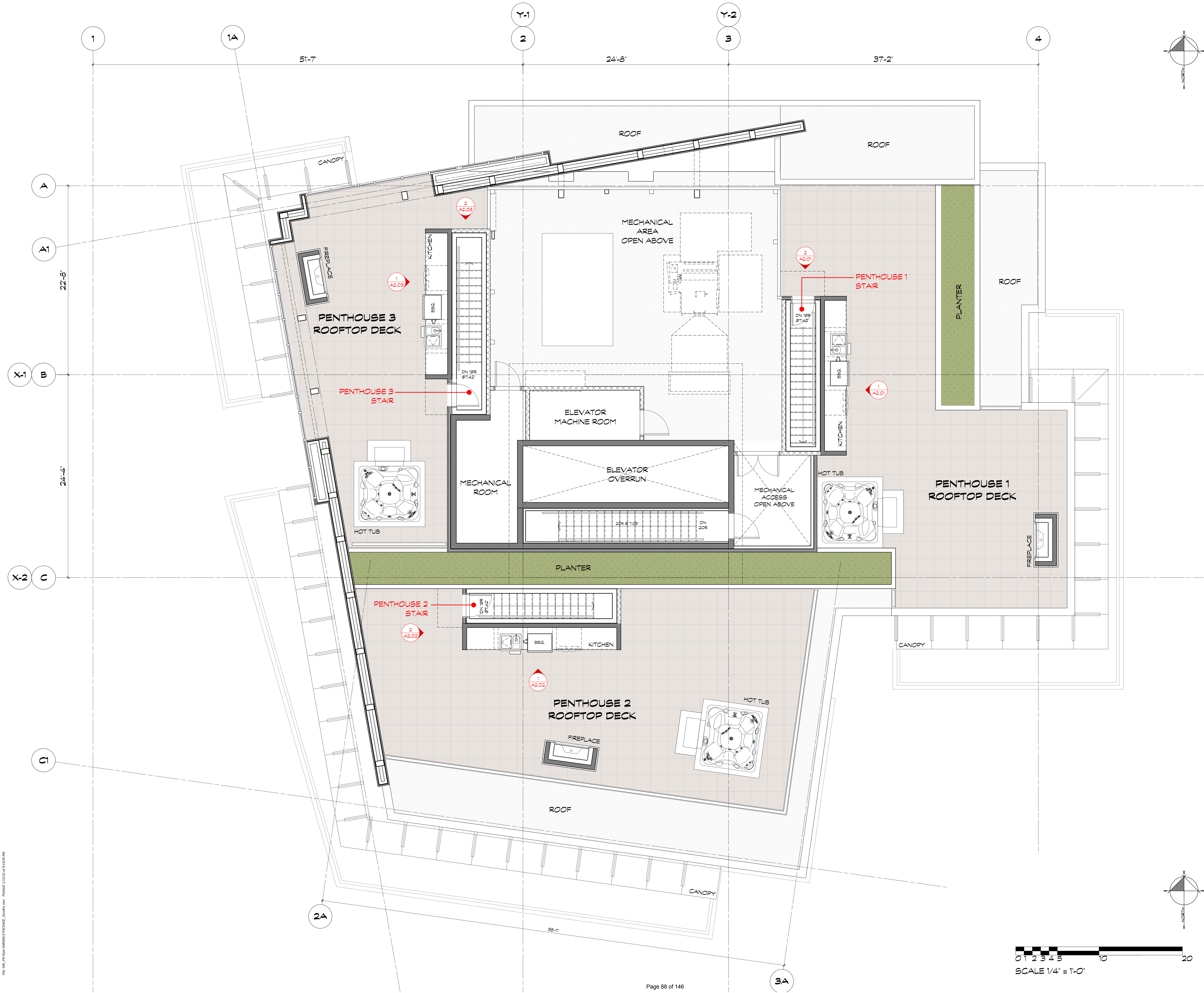


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1588 JOHNSTON ROAD WHITE ROCK, BC	

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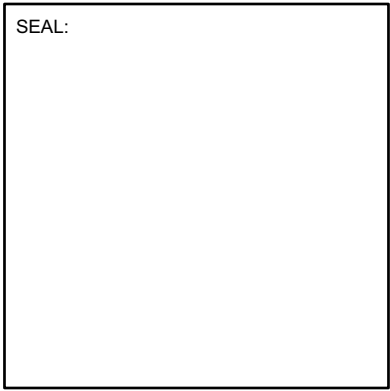
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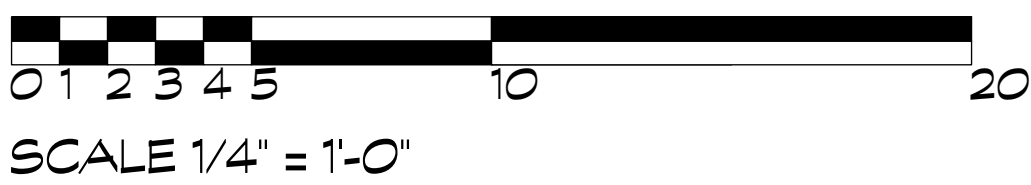
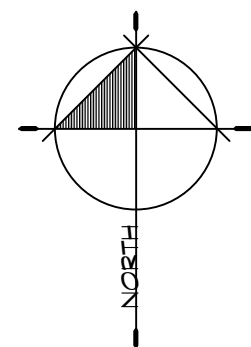
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1588 JOHNSTON ROAD
WHITE ROCK, BC

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PENTHOUSE ROOF DECKS

REVISION NO.: SHEET NO.:
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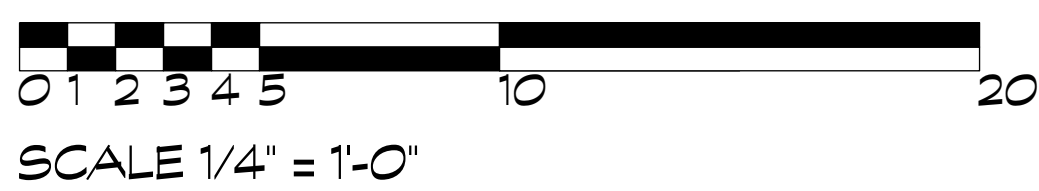
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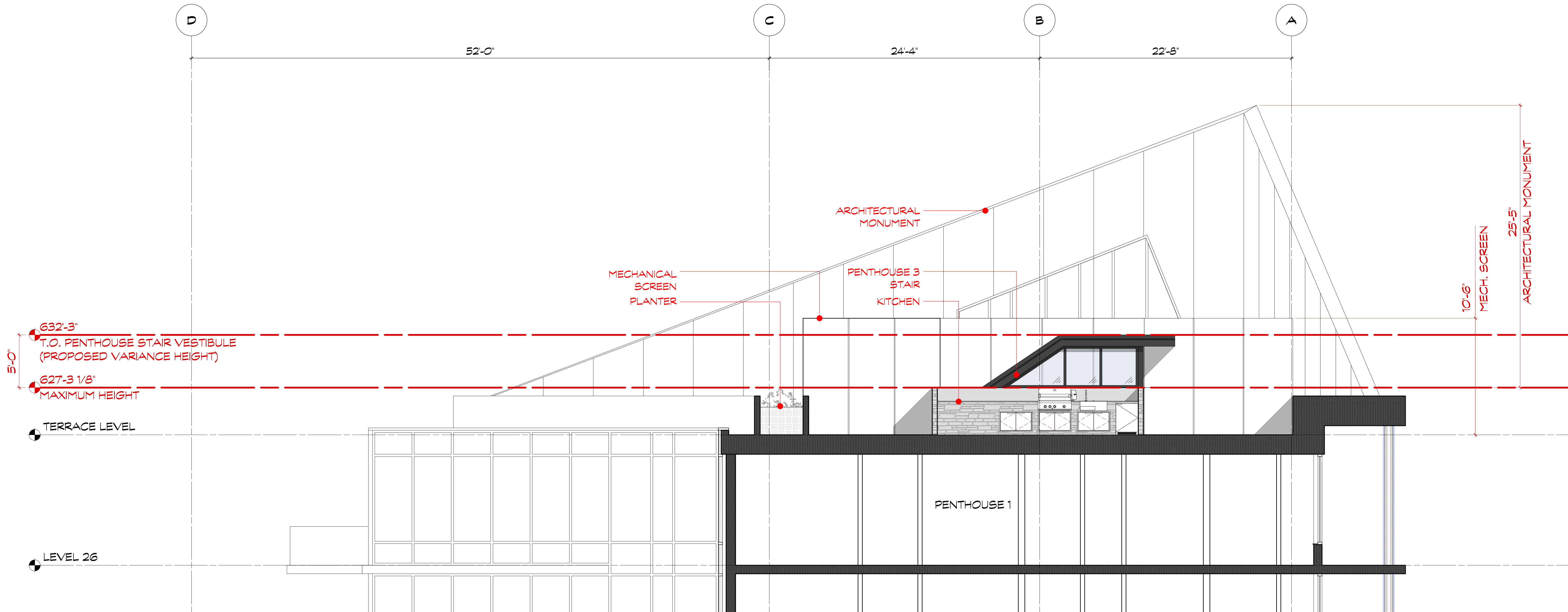
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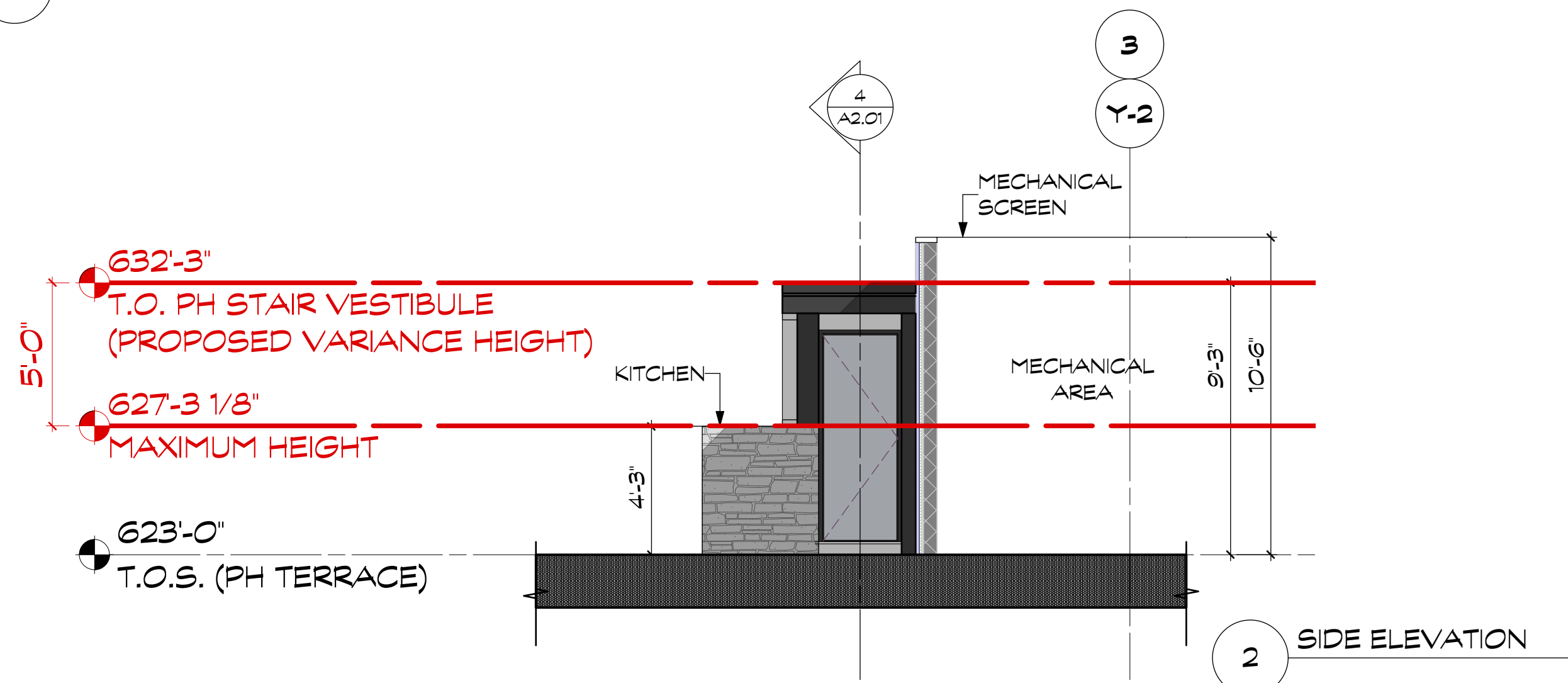


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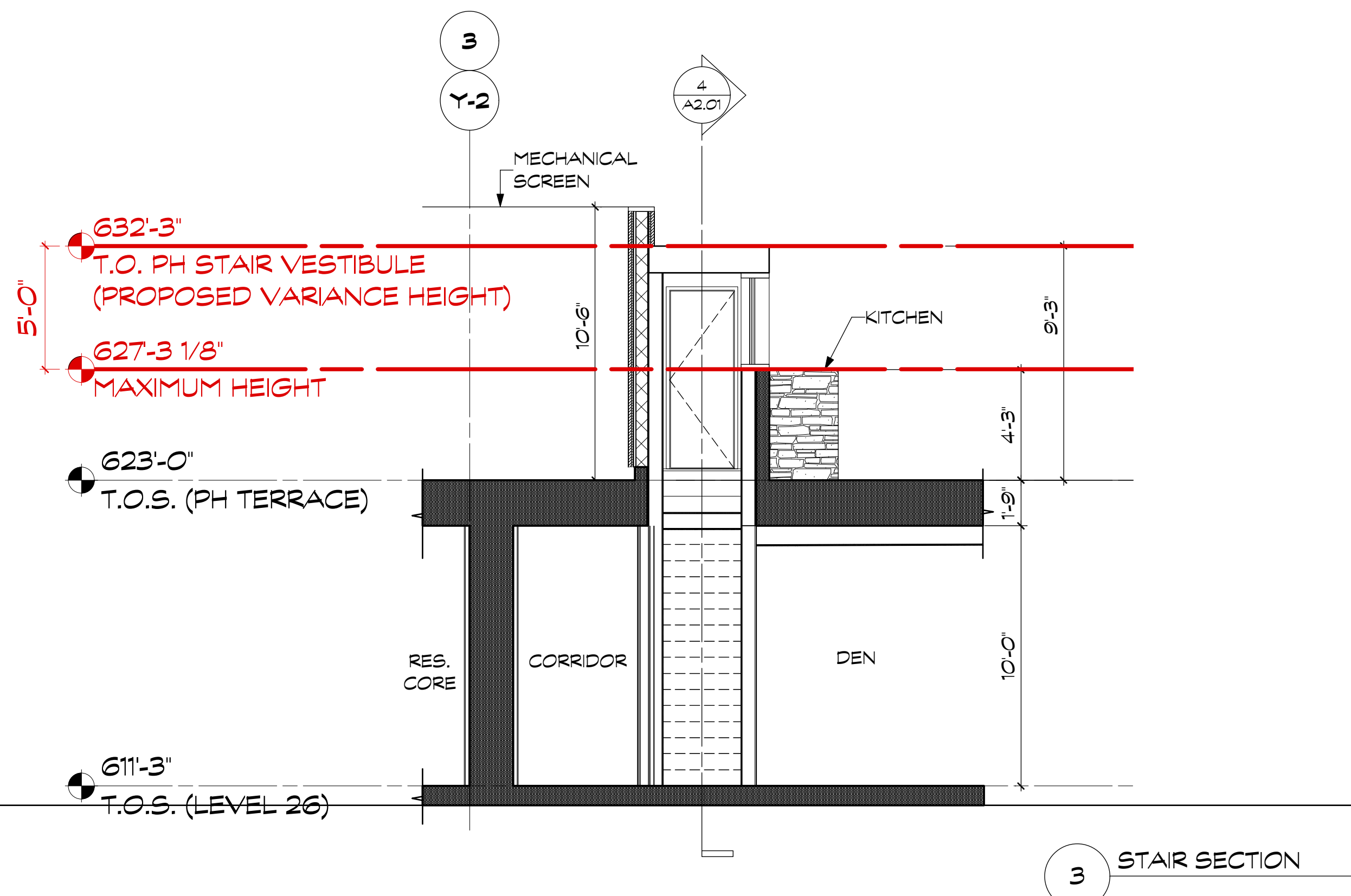
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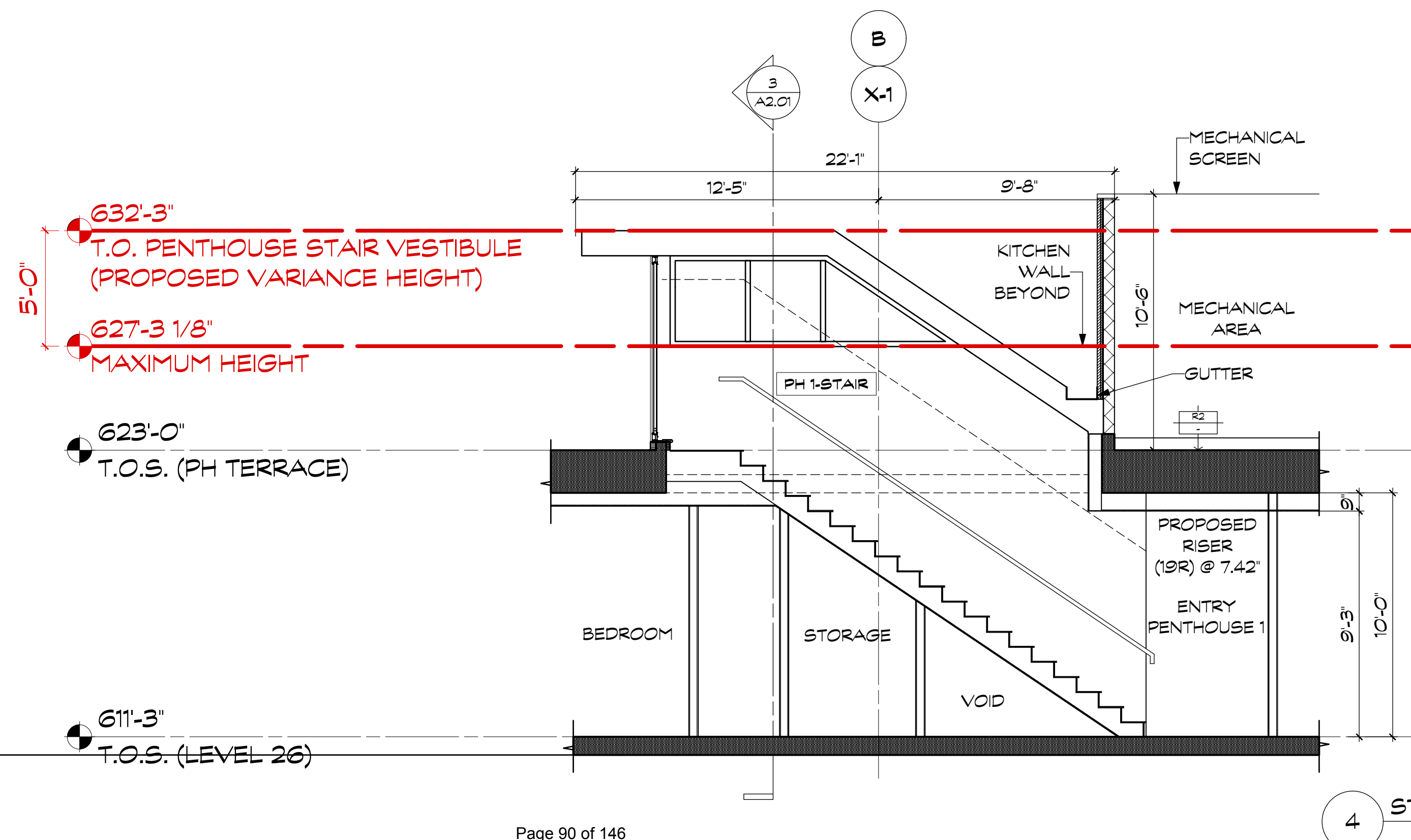
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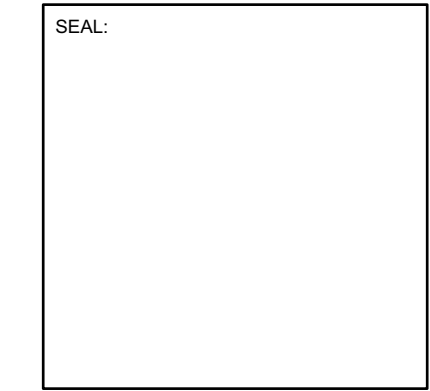
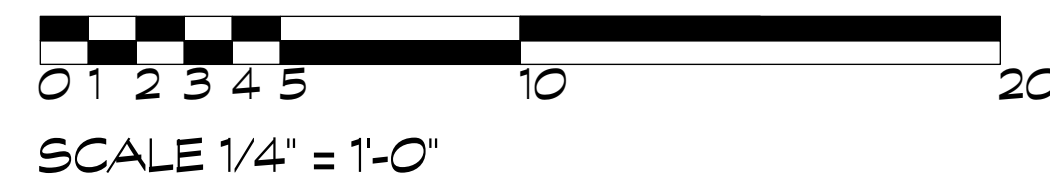
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3 STAIR SECTION



4 STAIR SECTION



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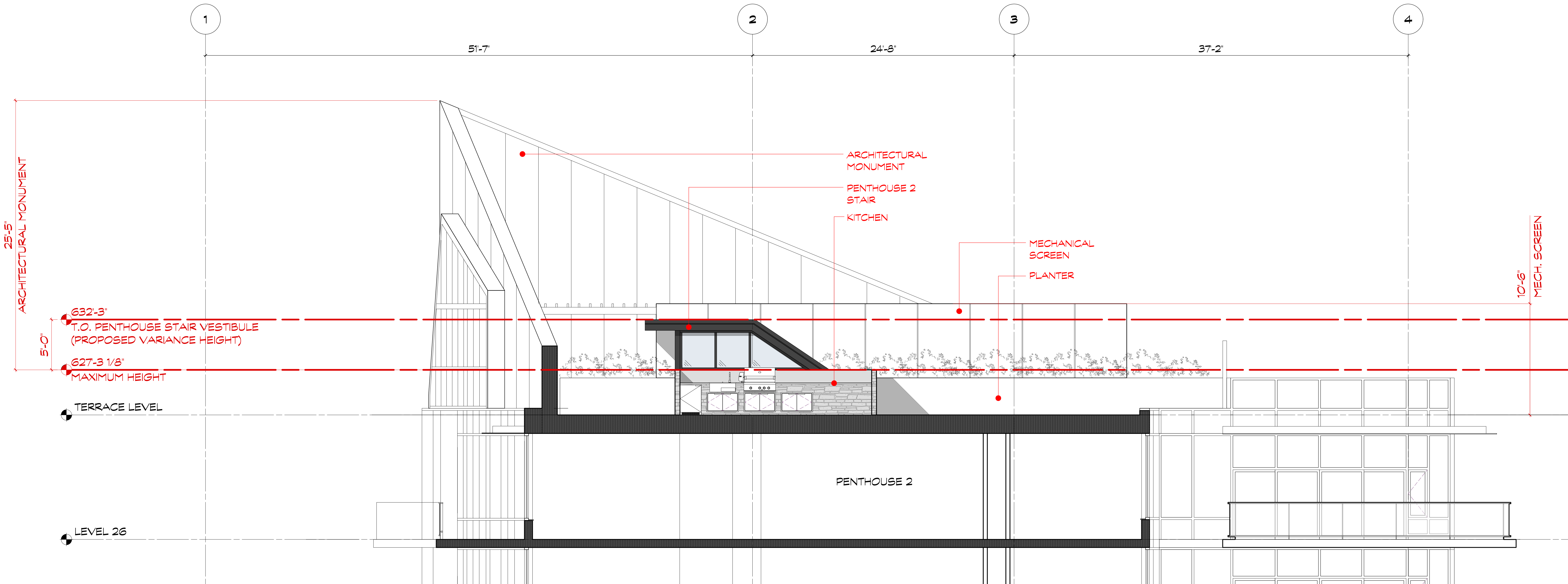
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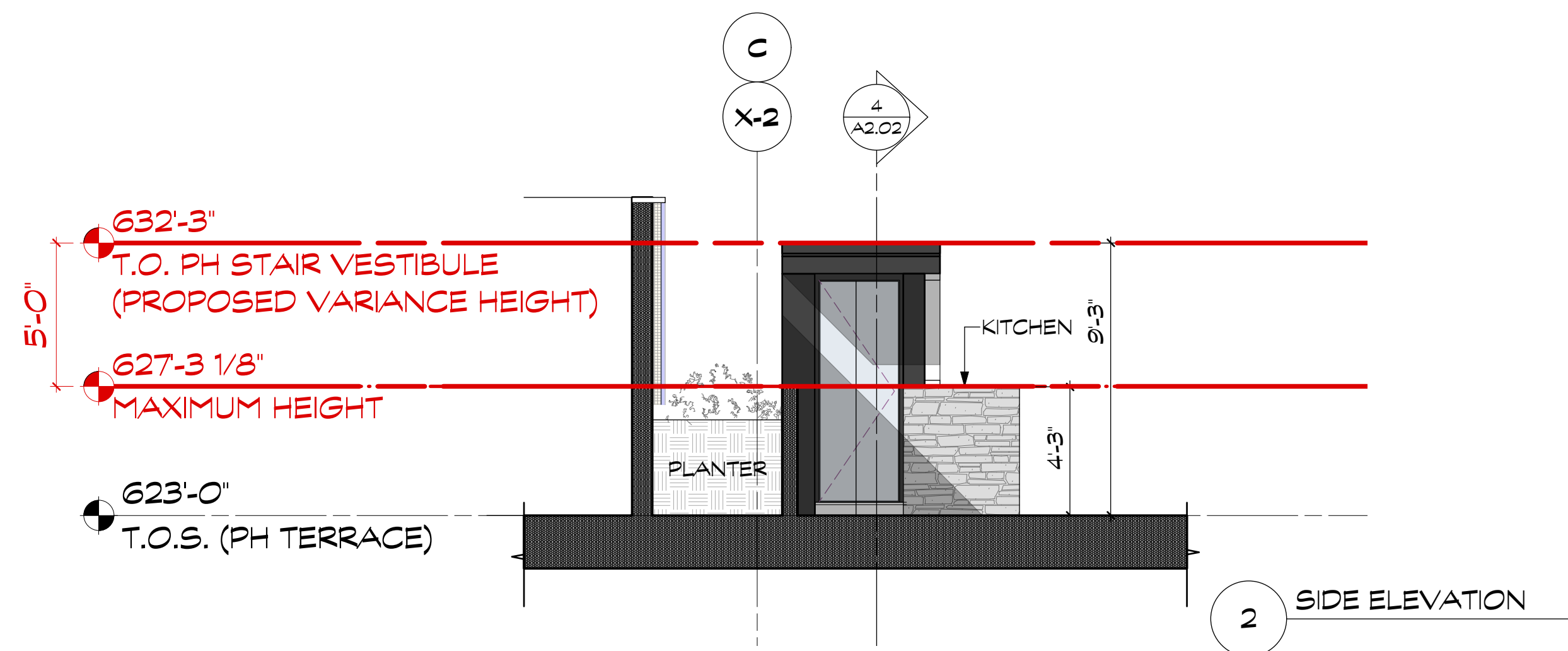
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1586 JOHNSTON ROAD
WHITE ROCK, BC

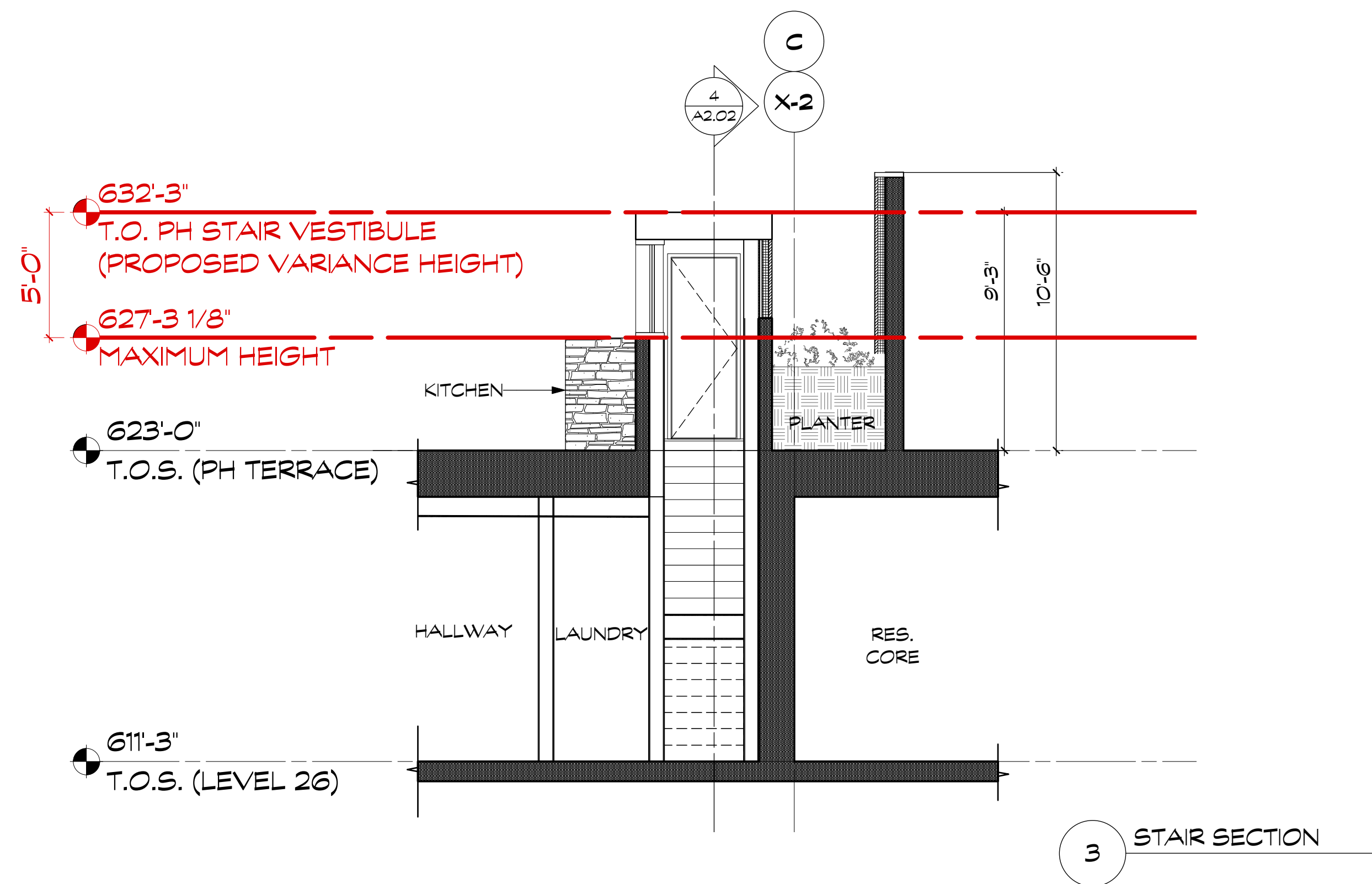
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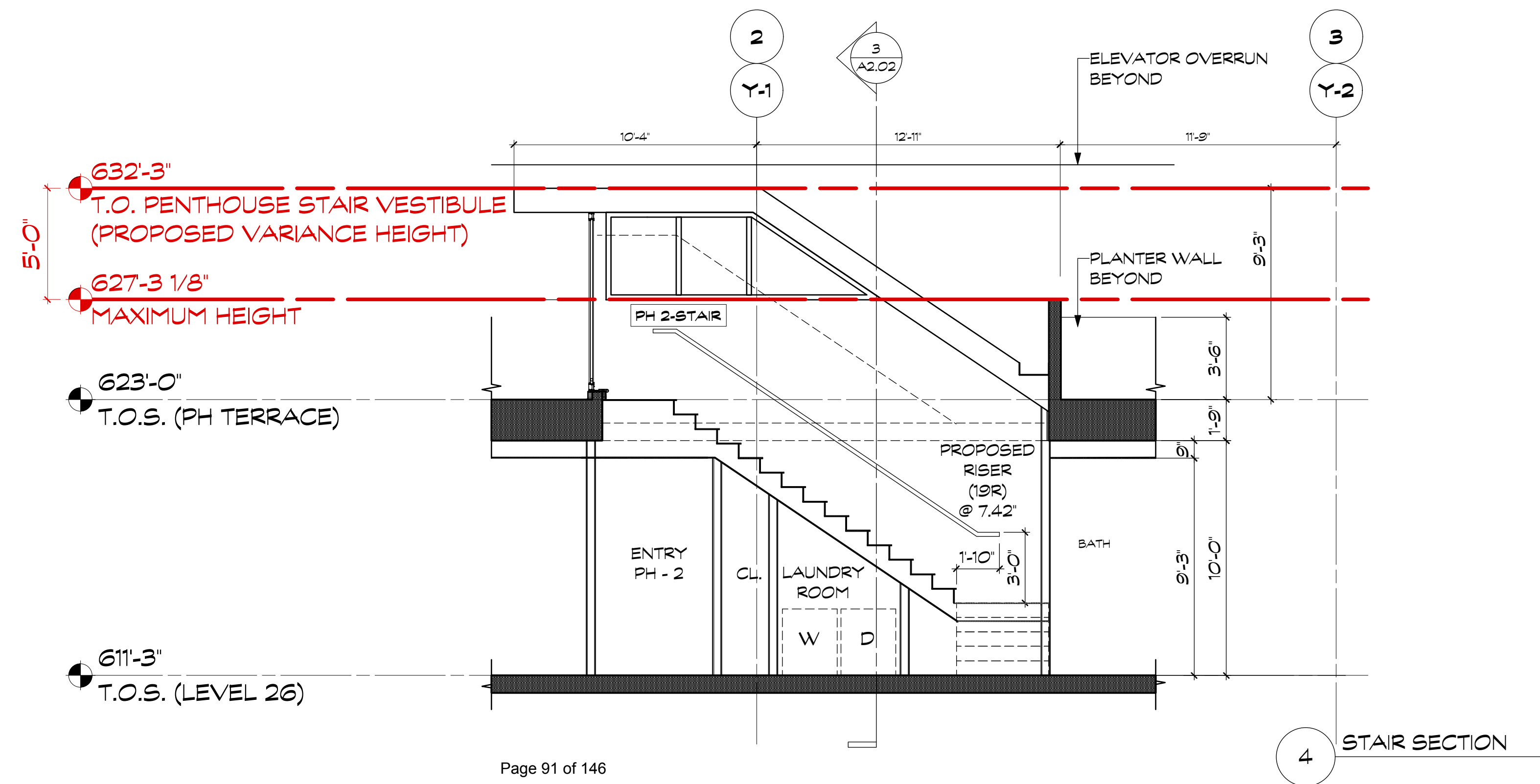
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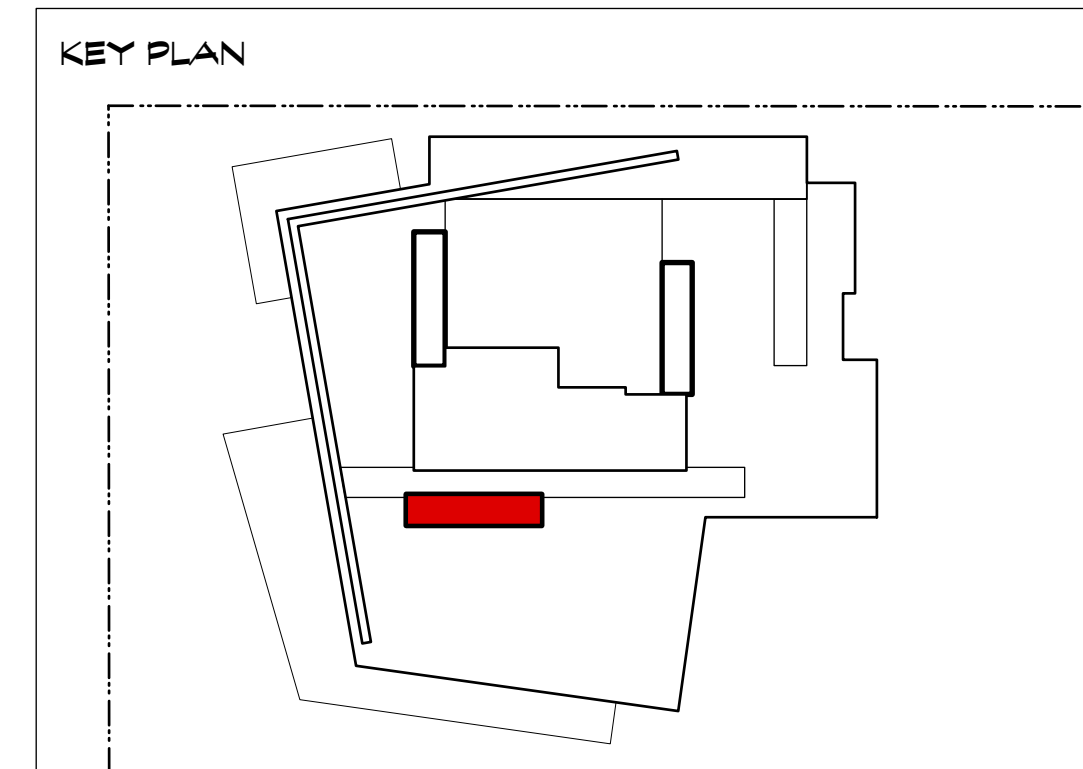
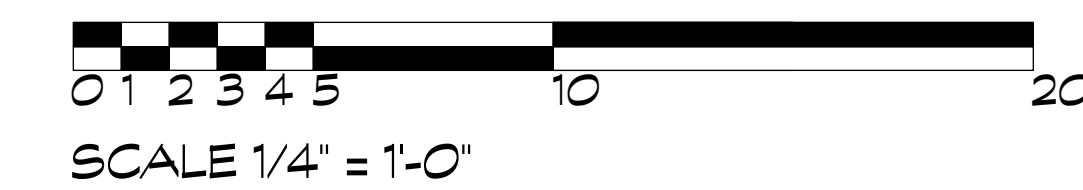
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3 STAIR SECTION



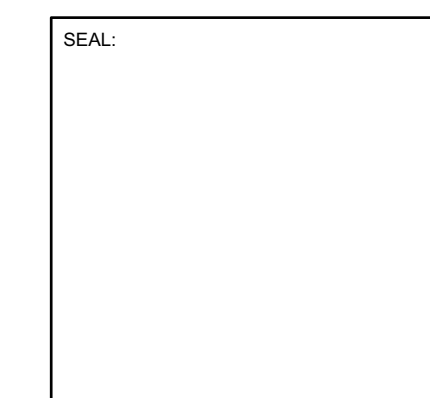
4 STAIR SECTION



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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

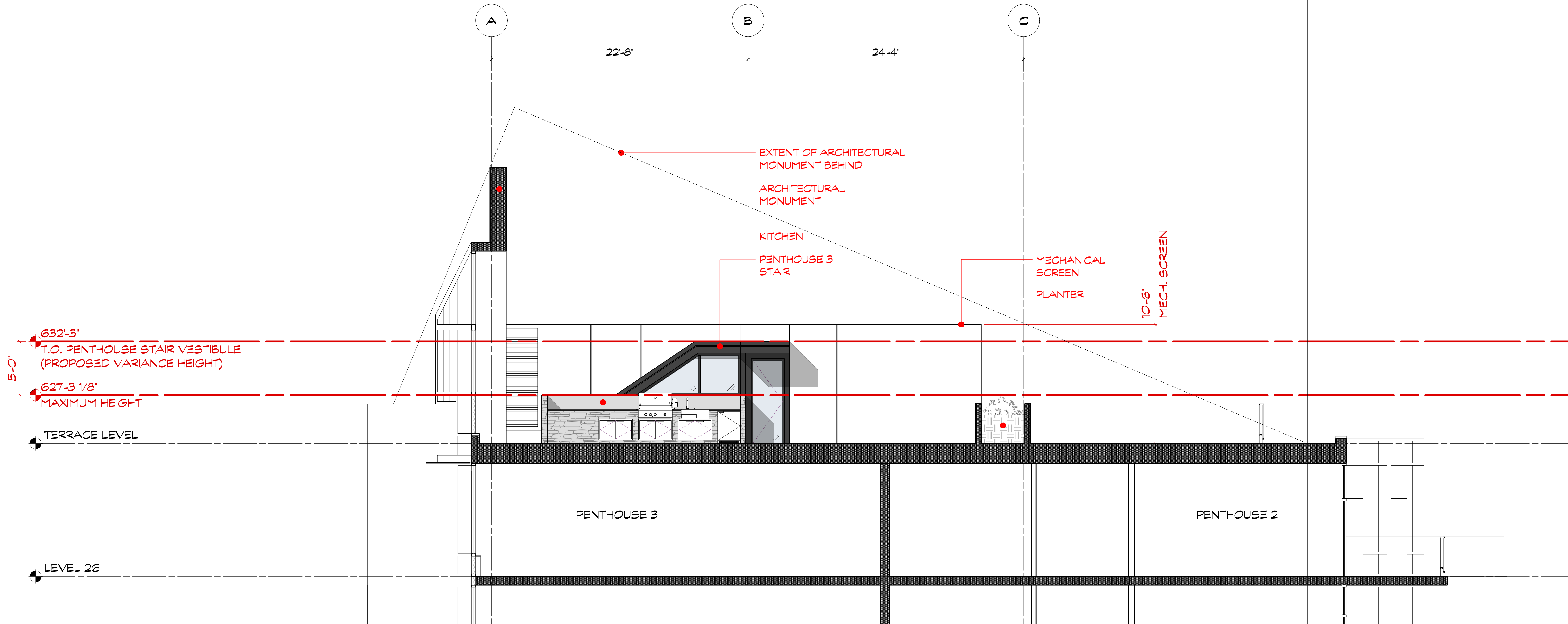


PROJECT:	
SOLEIL	
1586 JOHNSTON ROAD WHITE ROCK, BC	

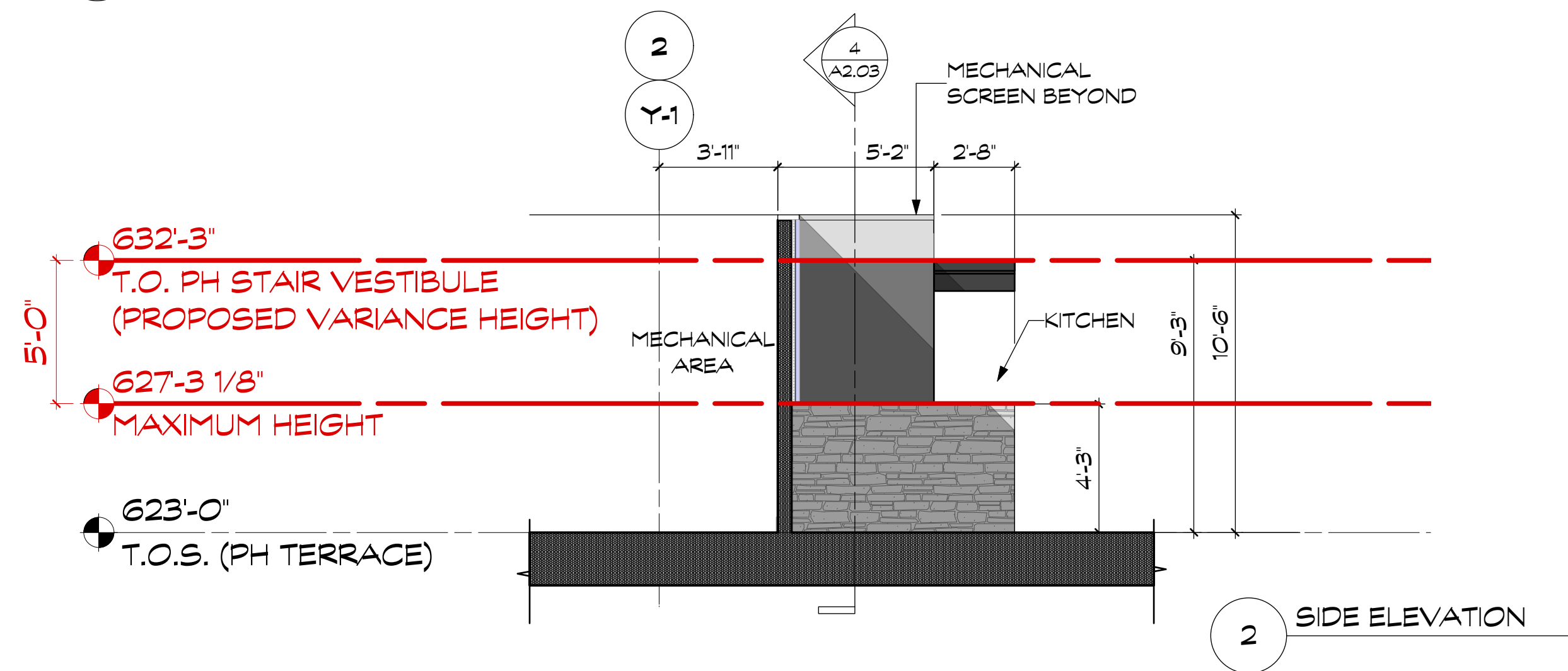
DRAWN:	
CB	RC
SHEET TITLE:	
PENTHOUSE STAIR 2	
REVISION NO.:	
-	A2.02

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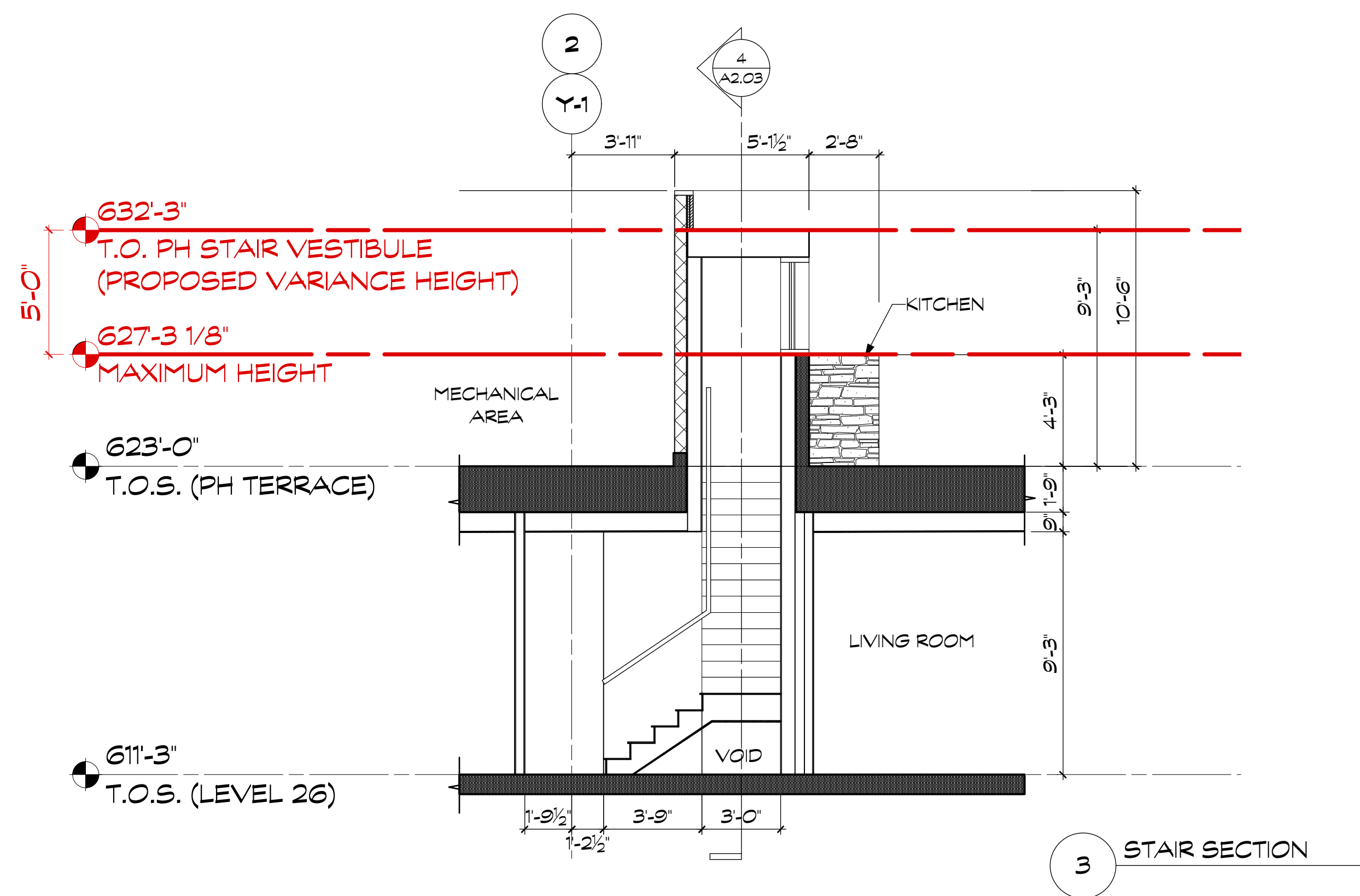
REVISION:		
NO.	DATE	DESCRIPTION
ISSUE:		
DATE	DESCRIPTION	
15.01.2021	ISSUED FOR DP VARIANCE	



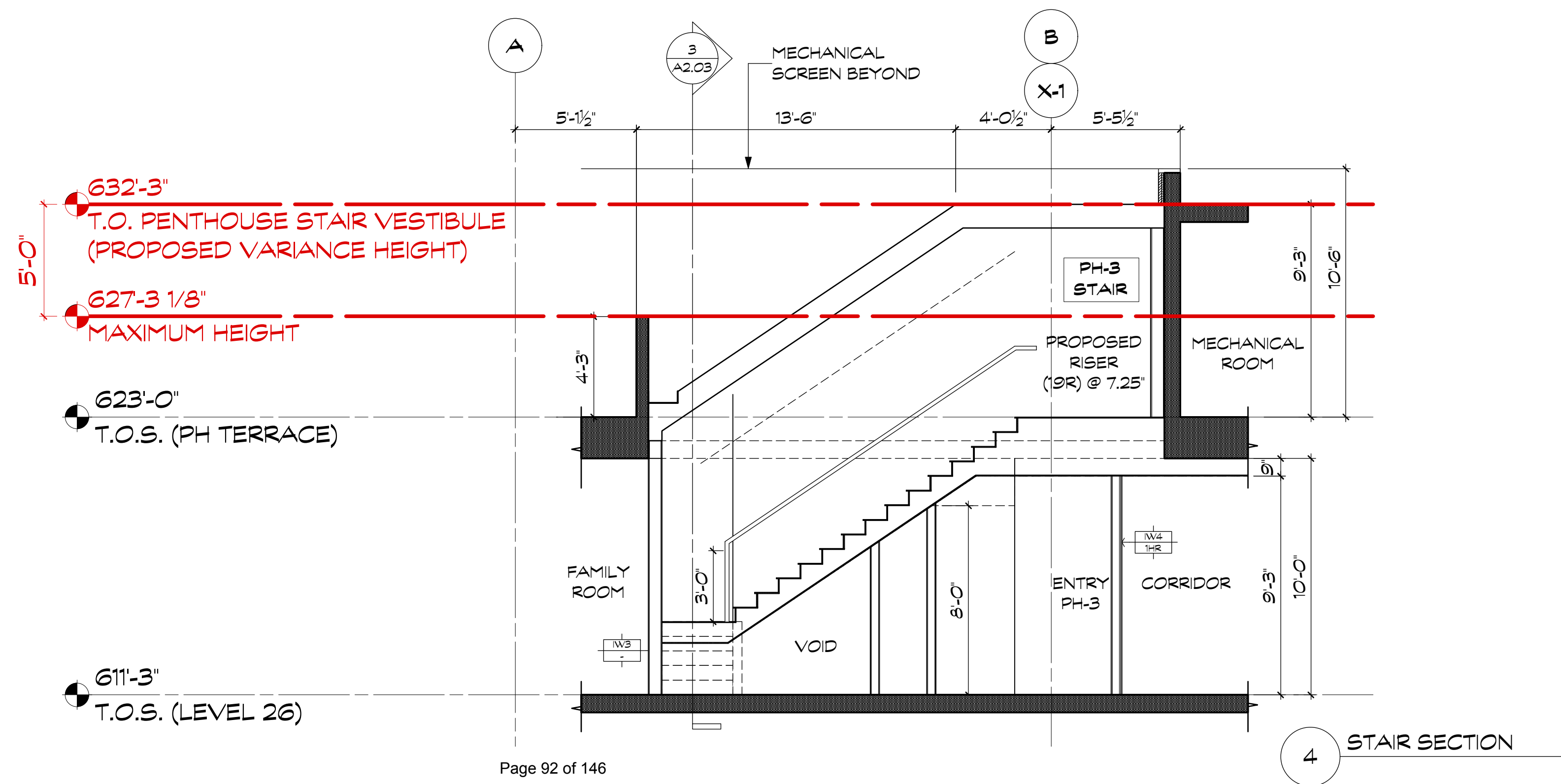
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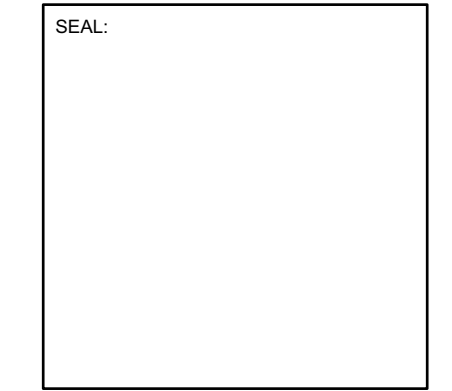
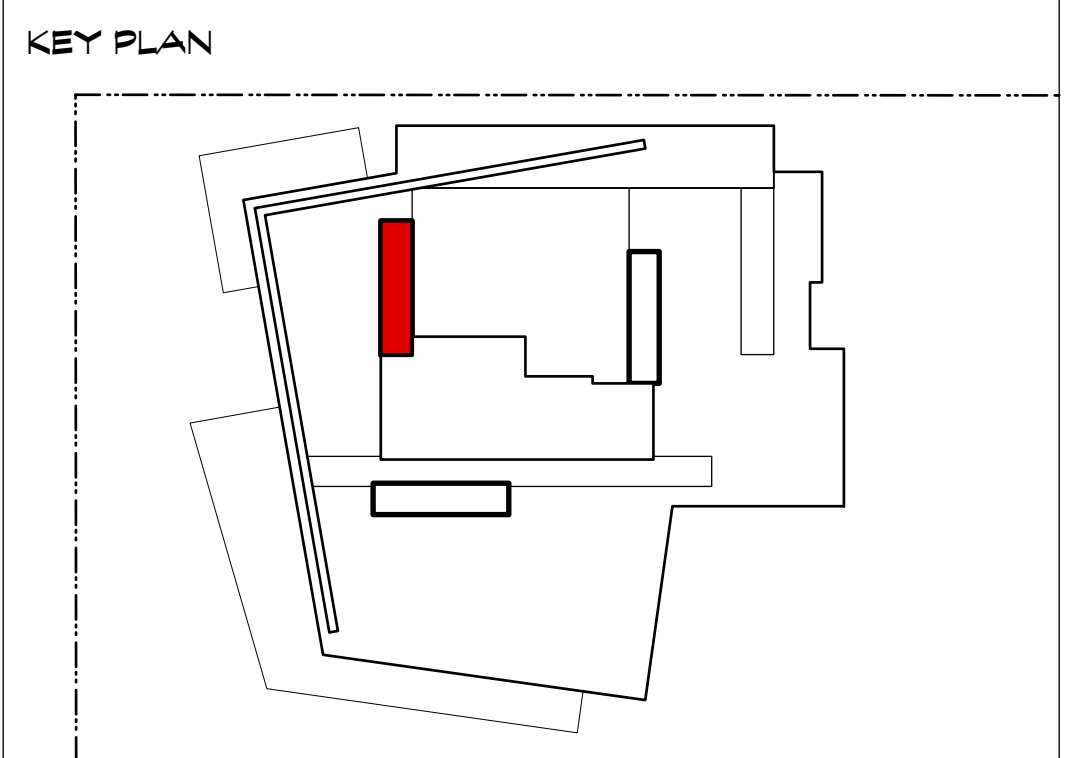
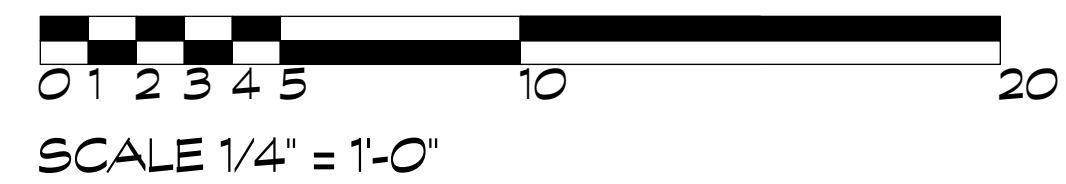
2 SIDE ELEVATION



3 STAIR SECTION



4 STAIR SECTION



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ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
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 3	
REVISION NO.: -	SHEET NO.: A2.03



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..."

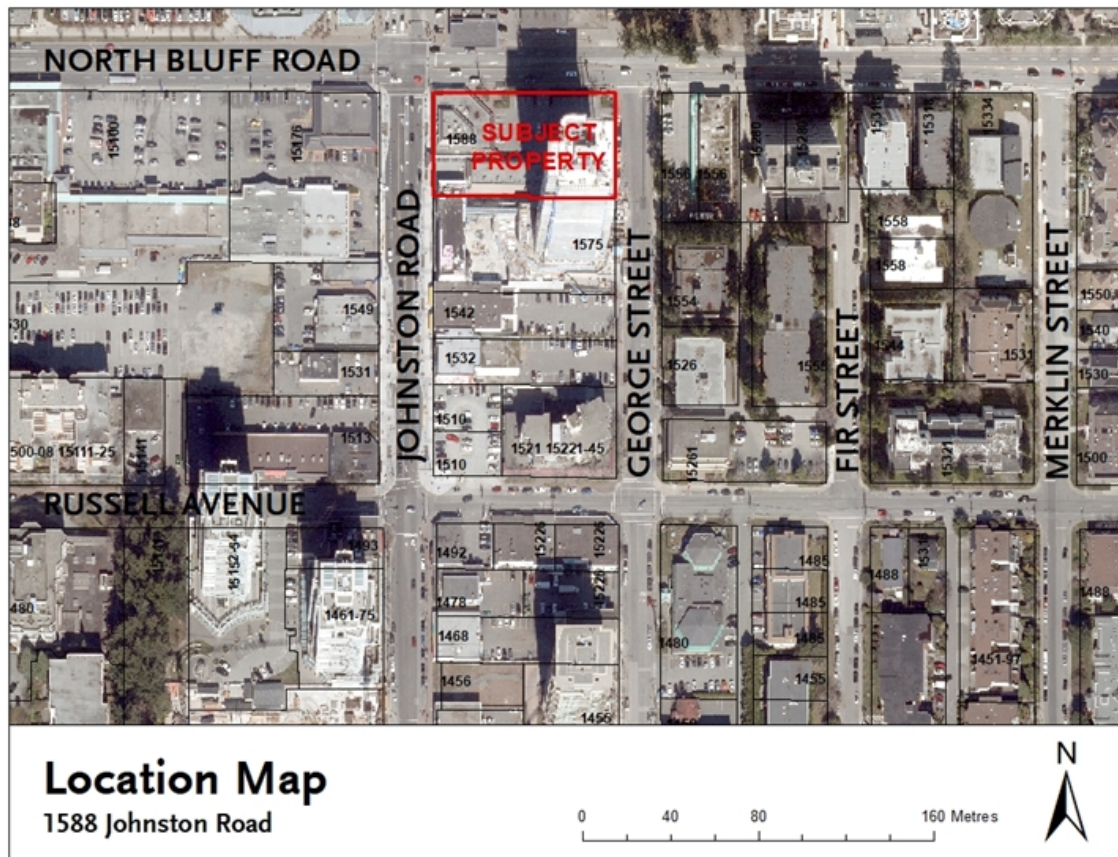
1588 Johnston Road

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.



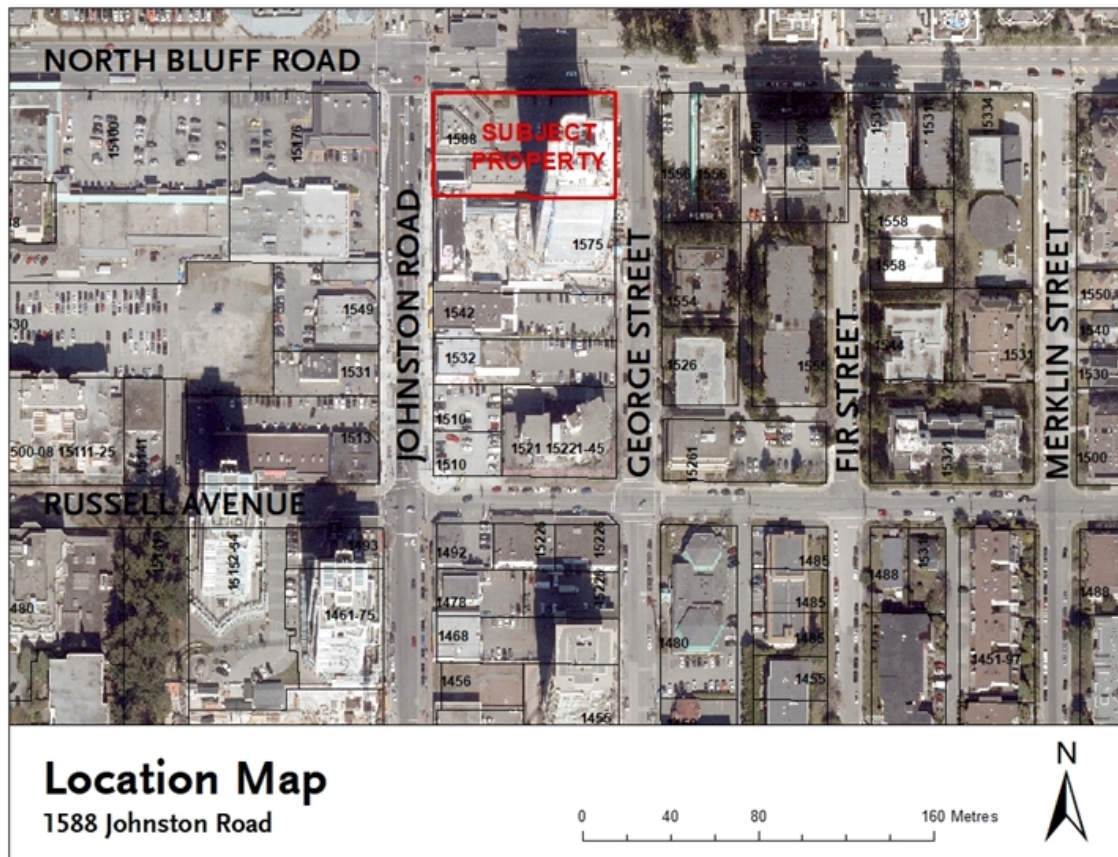
1588 Johnston Road

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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.

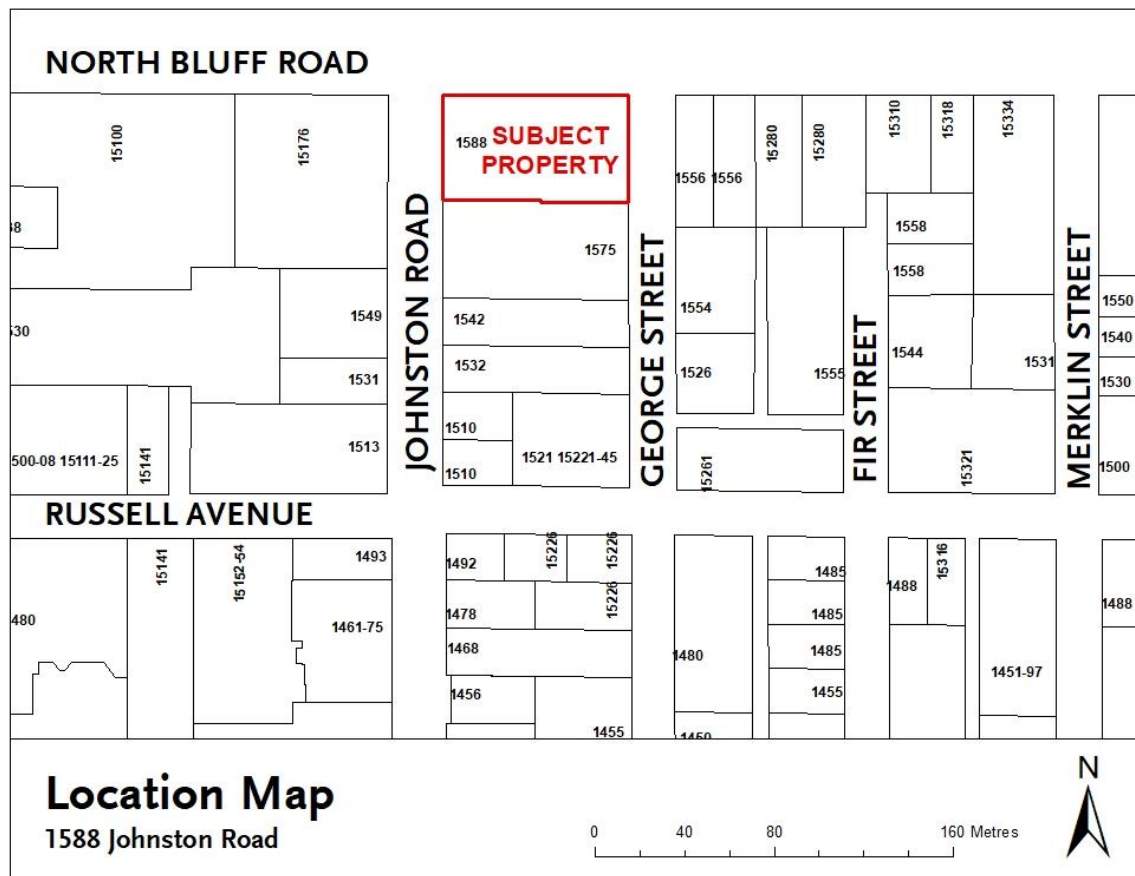
This development variance permit has been executed at White Rock, British Columbia, the _____ day of _____ 2021.

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

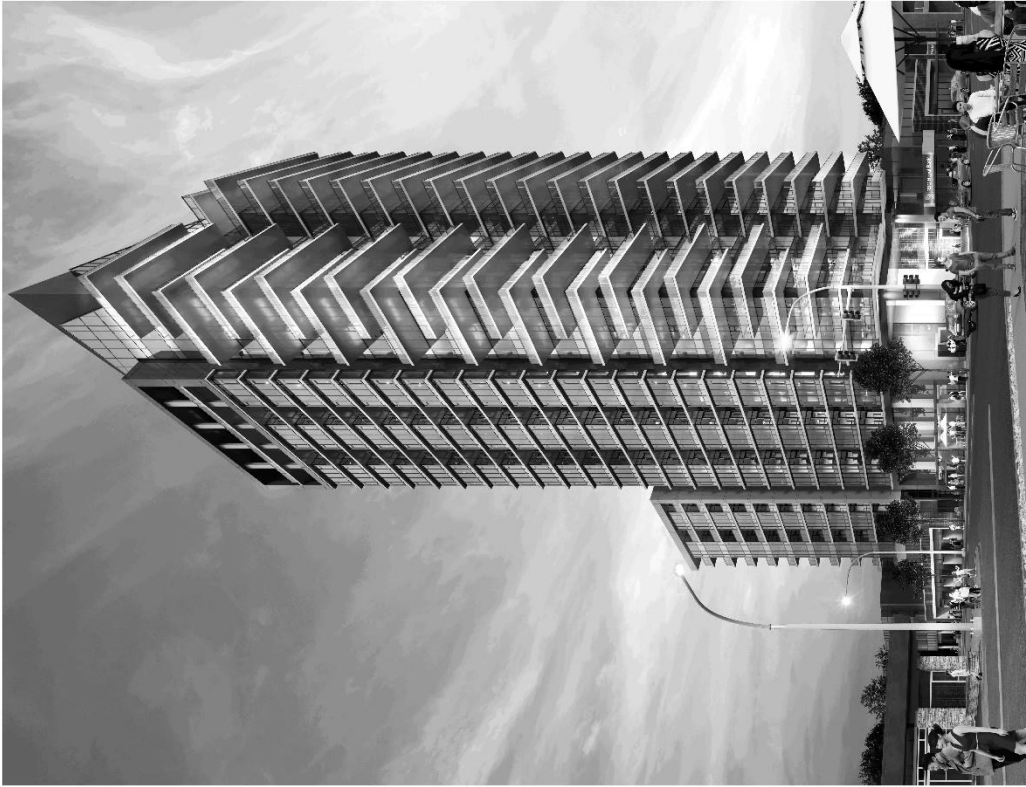
Architectural Drawings

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



NO.	DESCRIPTION	DATE	BY	SCALE
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1588 JOHNSTON ROAD, WHITE ROCK, BC
ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES - JANUARY 15, 2021



SOLEIL
1588 JOHNSTON ROAD
WHITE ROCK, BC

COVER SHEET

AC.00

REVISION

NO.	DATE	DESCRIPTION
1	12/15/20	ISSUED FOR DP VARIANCE - PENTHOUSE STAIR VESTIBULES - JANUARY 15, 2021

CICCOZZI
ARCHITECTURE

1588 JOHNSTON ROAD
WHITE ROCK, BC
V2S 1G6
TEL: 604.271.1111

RDG
WHITE ROCK, BC

Page 105 of 146

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DATE: 10/10/2018
BY: [Signature]
CHECKED BY: [Signature]

PROJECT: [Project Name]
LOCATION: [Location]
CLIENT: [Client Name]



CICCOZZI
ARCHITECTS INC.

1005 WEST TENDER STREET
VANCOUVER, BC V6H 2B6
CANADA
TEL: (604) 681-1111

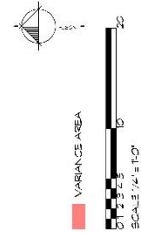
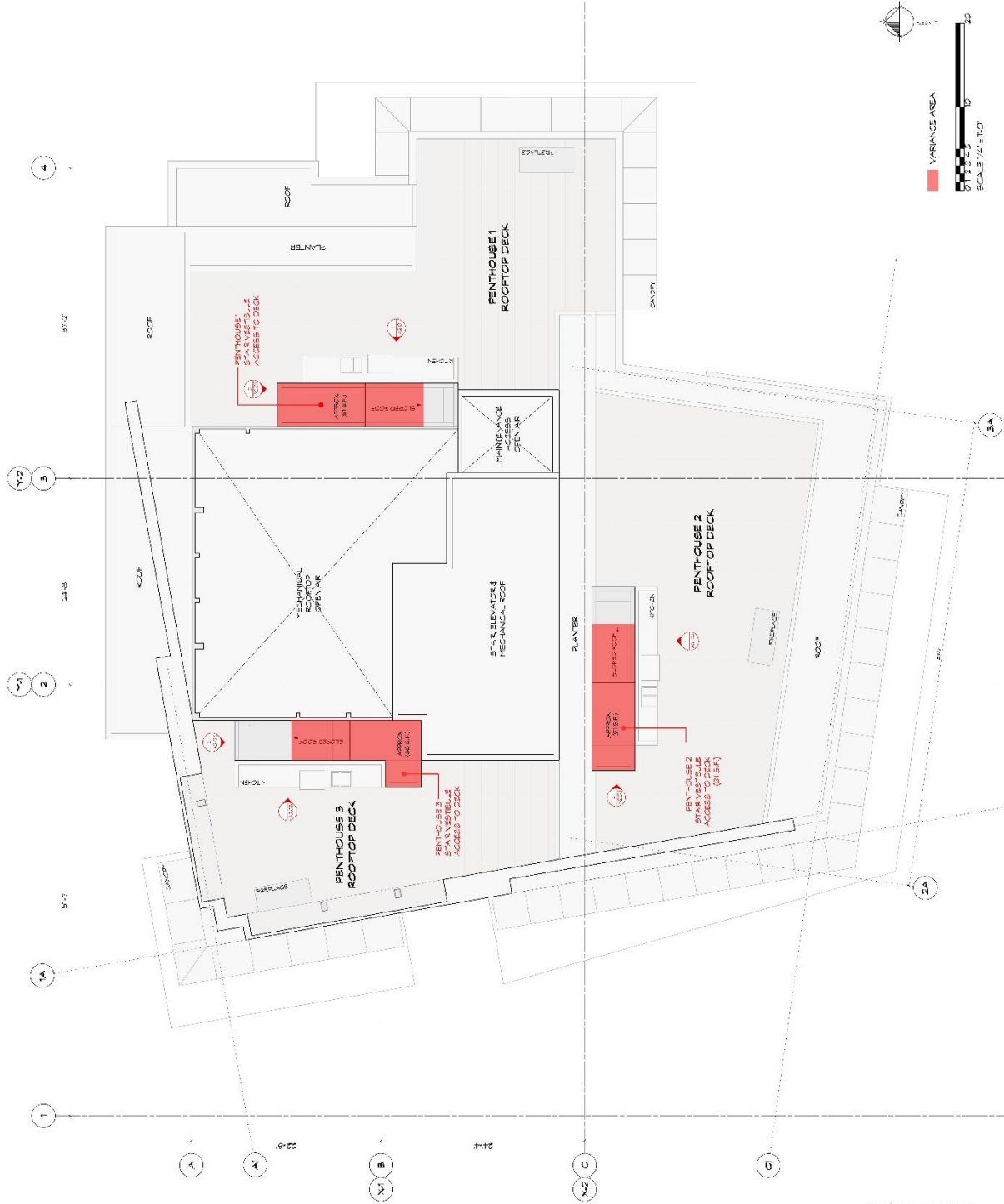


RDG
GROUP INC.

PROJECT: SOLEIL
1005 WEST TENDER STREET
VANCOUVER, BC V6H 2B6
CANADA

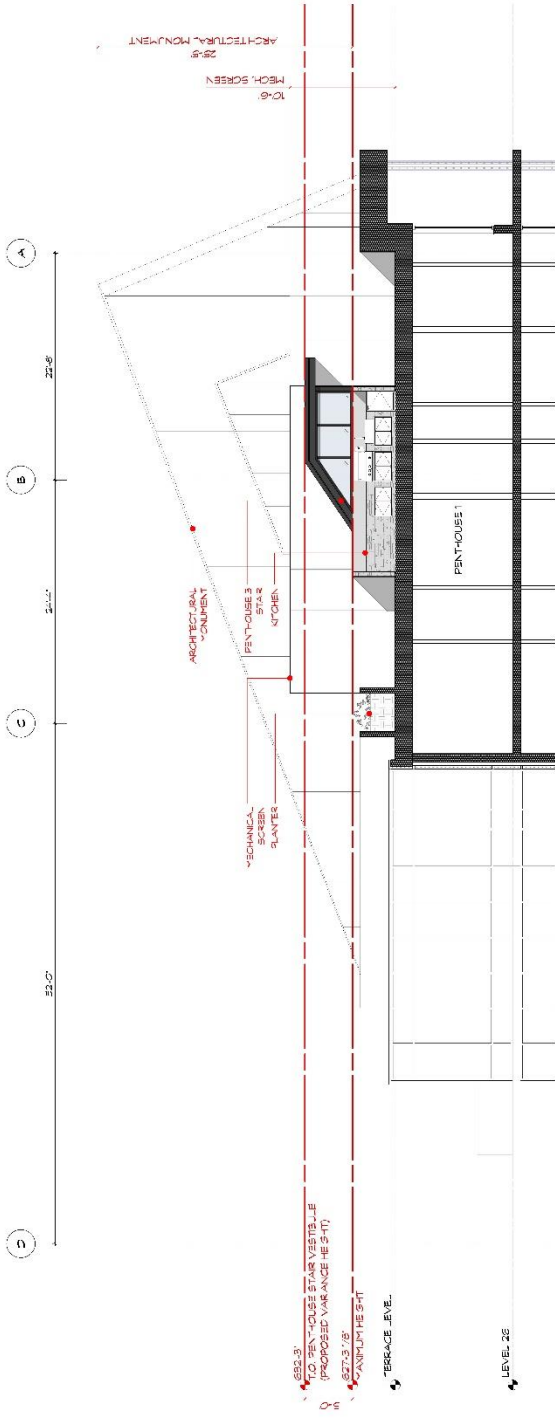
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PROJECT: SOLEIL
1005 WEST TENDER STREET
VANCOUVER, BC V6H 2B6
CANADA



CONSTRUCTION NOTES:
 1. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

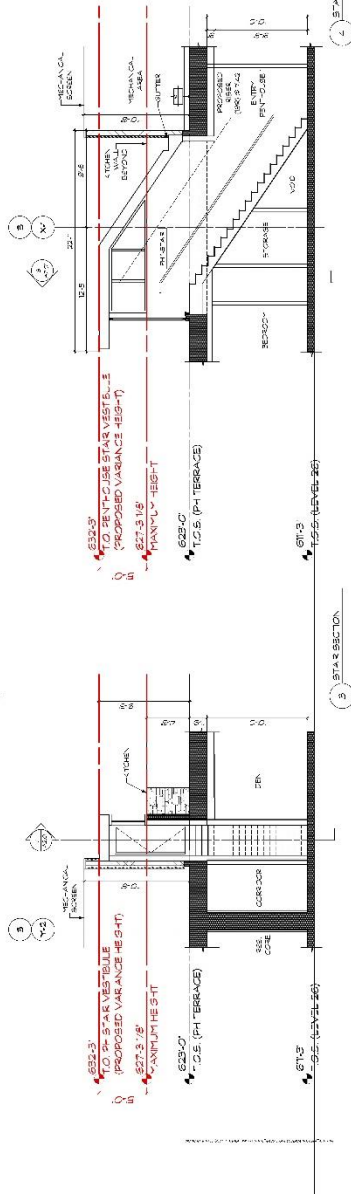
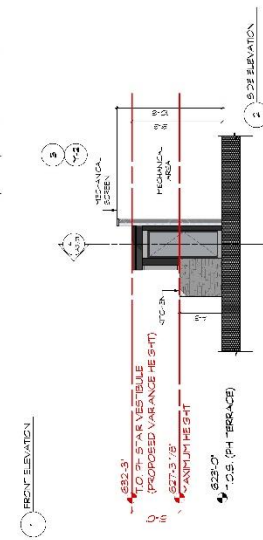
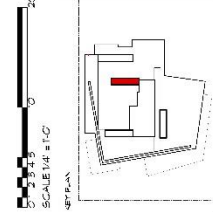
REVISION	DATE	BY	CHKD
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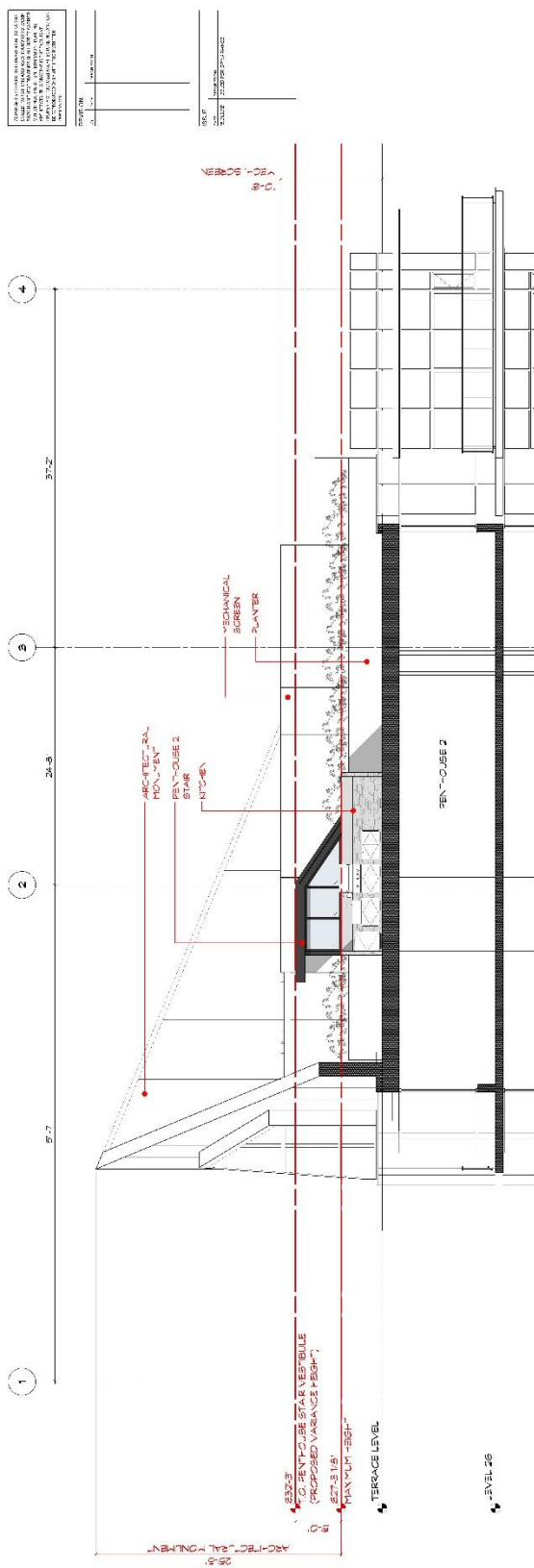


CICOZZI
 ARCHITECTURE
 100 WALL STREET, SUITE 1100
 NEW YORK, NY 10038
 TEL: (212) 691-1100
 FAX: (212) 691-1101
 WWW.CICOZZIARCH.COM

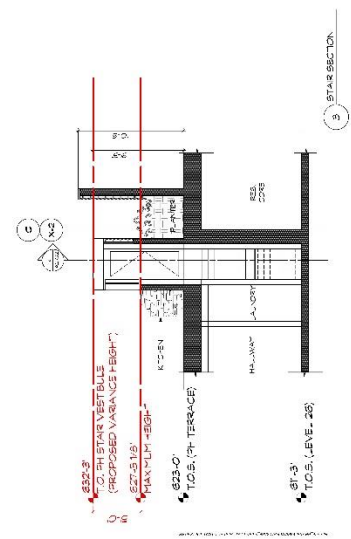
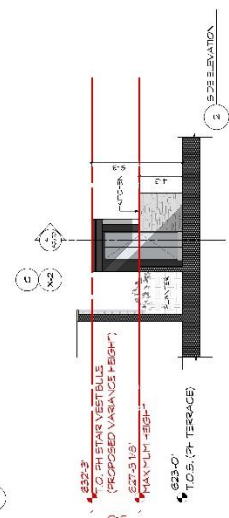
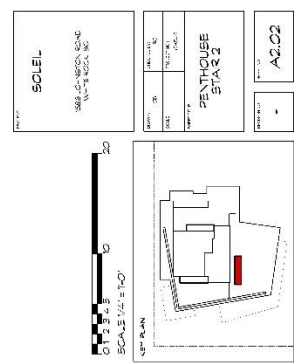


PROJECT	DATE	BY	CHKD
SOUL	10/10/2020	RDG	RDG
100 WALL STREET, SUITE 1100	10/10/2020	RDG	RDG
NEW YORK, NY 10038	10/10/2020	RDG	RDG
TEL: (212) 691-1100	10/10/2020	RDG	RDG
FAX: (212) 691-1101	10/10/2020	RDG	RDG
WWW.CICOZZIARCH.COM	10/10/2020	RDG	RDG
100 WALL STREET, SUITE 1100	10/10/2020	RDG	RDG
NEW YORK, NY 10038	10/10/2020	RDG	RDG
TEL: (212) 691-1100	10/10/2020	RDG	RDG
FAX: (212) 691-1101	10/10/2020	RDG	RDG
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CAMBODIA 1418 2P3
TEL: (855) 687-4741



12.24	4.41E-02	1.2E-02
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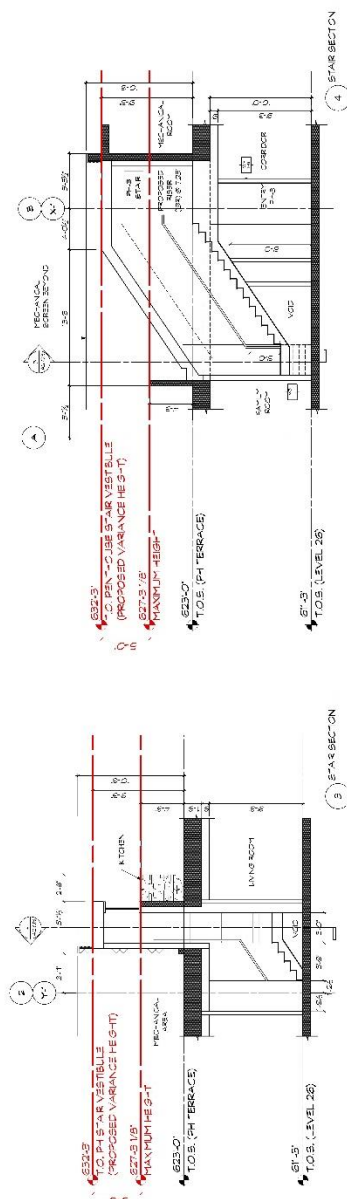
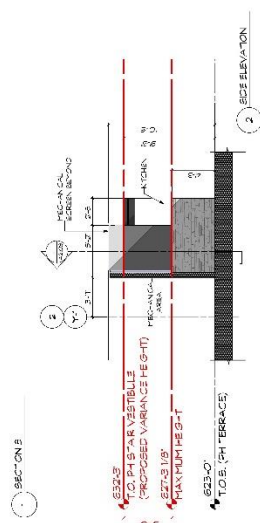
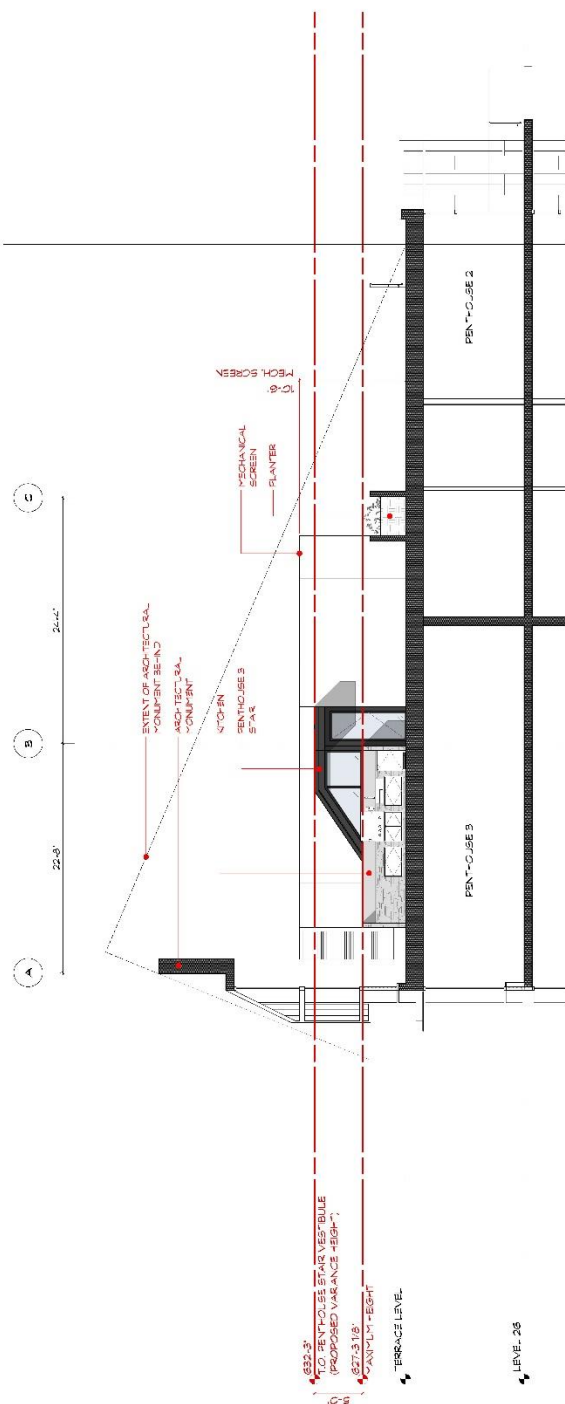
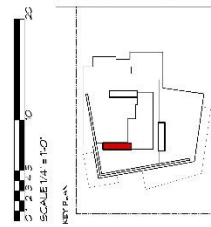
1514 12th
205 West Main Street
Law Office, B.C.
Oxnard, CA 93030
Tel: (805) 637-4741



SOLEIL

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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)