



DEVELOPMENT VARIANCE PERMIT DVP 24-03

1. This Development Variance Permit (DVP) 24-03 (the "Permit"), issued pursuant to s. 498 of the *Local Government Act*, applies only to property with the civic address, parcel identifier, and legal description as follows:

Civic address: 6450 Deer Lake Avenue

Legal Description: Lot 1 District Lot 79 Group 1 New Westminster District Plan LMP14645
PID: 018-795-218

2. This Permit was applied for by:

Spencer Davies as authorized agent for the City of Burnaby (Land Owner)
Ledcor Design-Build (B.C.)
1500 – 1055 West Hastings
Vancouver, BC V6E 2E9

3. This Permit varies the following sections of the *Burnaby Zoning Bylaw, 1965*, but only to the extent necessary to allow *the construction of a theatre, generally in accordance with Schedule A attached to this Permit*:

- Section 503.5 by varying the minimum side yard setback from a minimum of 6.0 m (19.69 ft) to 0.25 m (0.82 ft); and
- Section 800.4(13) by reducing the number of off-street parking spaces required from 259 to 181 (which is the current number of parking spaces existing on site)

4. This Permit shall lapse if the owner does not substantially start any construction with respect to which this Permit is issued, within two (2) years of issuance of this Permit.
5. This Permit is not a building permit, sign permit, preliminary plan approval, or a subdivision approval.

AUTHORIZING RESOLUTION PASSED BY COUNCIL ON ____ DAY OF _____, 20__

THIS PERMIT IS HEREBY ISSUED THIS __ DAY OF _____, 20__

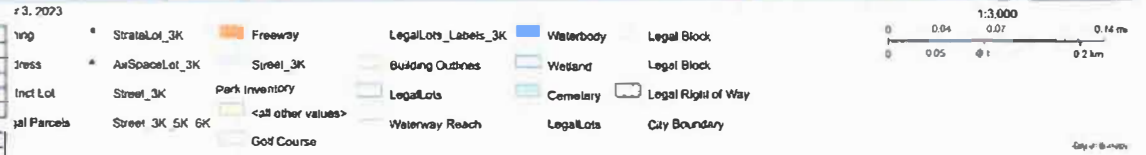
Schedule A to Development Variance Permit DVP #24-03 (1 of 3)

Project Legal Description	A PORTION OF LOT 1 DISTRICT 101 79 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP14645	
City of Burnaby Zoning	PUBLIC AND PUBLIC USE DISTRICT (P-U)	
Permitted Uses (per 503.3)	(1) Assembly, cultural and recreational facilities, including arenas, auditoriums, band shells, bowling greens, community centre, curling rinks, gymnasiums, riding academies, skating rinks, stadiums, swimming pools and tennis courts (2) Arboreta, botanical gardens, planetaria, zoological gardens and aquaria (3) Public parks (4) Public golf courses (5) Public libraries (6) Public play/ath and playgrounds (7) Public schools (8) A dwelling or dwelling unit for a caretaker, watchman or other persons similarly employed, when considered to be essential to the operation of the facility. (9) Accessory buildings and uses. (B/L No. S170 67 DG 26) (10) Liquor licence establishments on premises that were being lawfully used for that purpose on January 13, 2001 (B/L No. 13517 03 05 17) (11) Temporary shelters. (B/L No. 14003 19 07 79) (12) Child care facilities. (B/L No. 14065-19-11-18)	
Lot Area	61,100 m ²	679,202.75 ft ²
Permitted Lot Coverage (per 503.3)	30%	30%
Front Yard (per 503.4)	6.0 m	19.69 ft
Side Yard (per 503.5)	6.0 m	19.69 ft
Rear Yard (per 503.6)	9.0 m	29.53 ft
Building Height	Height (M)	Height (Ft)
	18.64	61.15
	4 stories - Mezzanine	



Building Gross Area	Gross Area (M ²)	Gross Area (Ft ²)
Level 1	1,413.00	15,209.39
Level 2	1,476.00	15,887.57
Level 3	800.00	8,585.56
Level 4	224.00	2,411.33
Total Building Gross Area	3,513.00	37,813.85

OFF-STREET PARKING - SCHEDULE NO. VII	Required	Existing
(13) Places of Public Assembly:		
1 parking stall for each 10 seats	10	
1 parking stall for each 9m (56.89 ft) of floor area in areas without fixed seats which are intended to be used for public assembly	249	
Total	259	181
		Underground Parking 7 (13 Accessible Stall) Surface Parking 10 (13 Accessible Stall)



This permit requests a variance to the following sections of the Burnaby Zoning Bylaw 1965:

- Section 503.5 by varying the minimum side yard setback width from a minimum of 6.0 m (19.68 ft) to 0.25 m (0.82 ft)
- Section 800.4(13) by reducing the number of off-street parking spaces required from 259 to 181 (which is the current number of parking spaces existing on site)

PROJECT INFORMATION
 JAMES COWAN THEATRE
 6450 Deer Lake Avenue, Burnaby BC

A-002
 2023-11-21
 PROJECT 250084

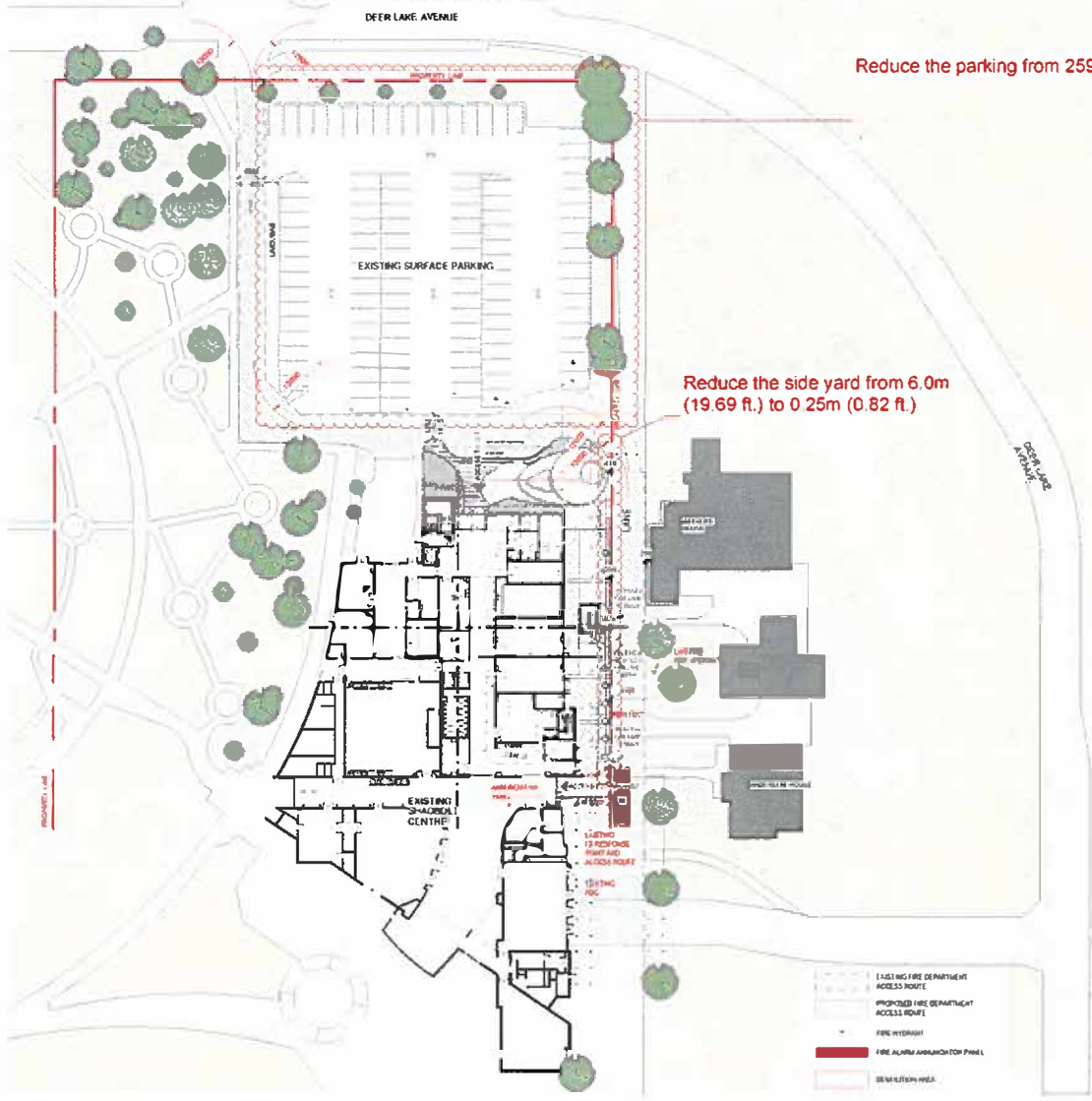


Schedule A to Development Variance Permit DVP #24-03 (2 of 3)



Kasian Professional
Landscape Design
and Planning Ltd.

Full Address: 1100 West 10th Street, Suite 100
Vancouver, BC V6H 3G9
Tel: 604.681.1100
Fax: 604.681.1101



Reduce the parking from 259 spaces to 181

Reduce the side yard from 6.0m
(19.69 ft.) to 0.25m (0.82 ft.)

- EXISTING FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE DEPARTMENT ACCESS ROUTE
- FIRE HYDRANT
- FIRE ALARMS BRANCH TOP PANEL
- DEMOLITION AREA

1 SITE PLAN
SCALE

The owner is to be notified of the location of the property of the land...
The contractor is to be notified of the location of the property of the land...
The contractor is to be notified of the location of the property of the land...

JAMES COWAN THEATRE

6450 Deer Lake Avenue Burnaby BC

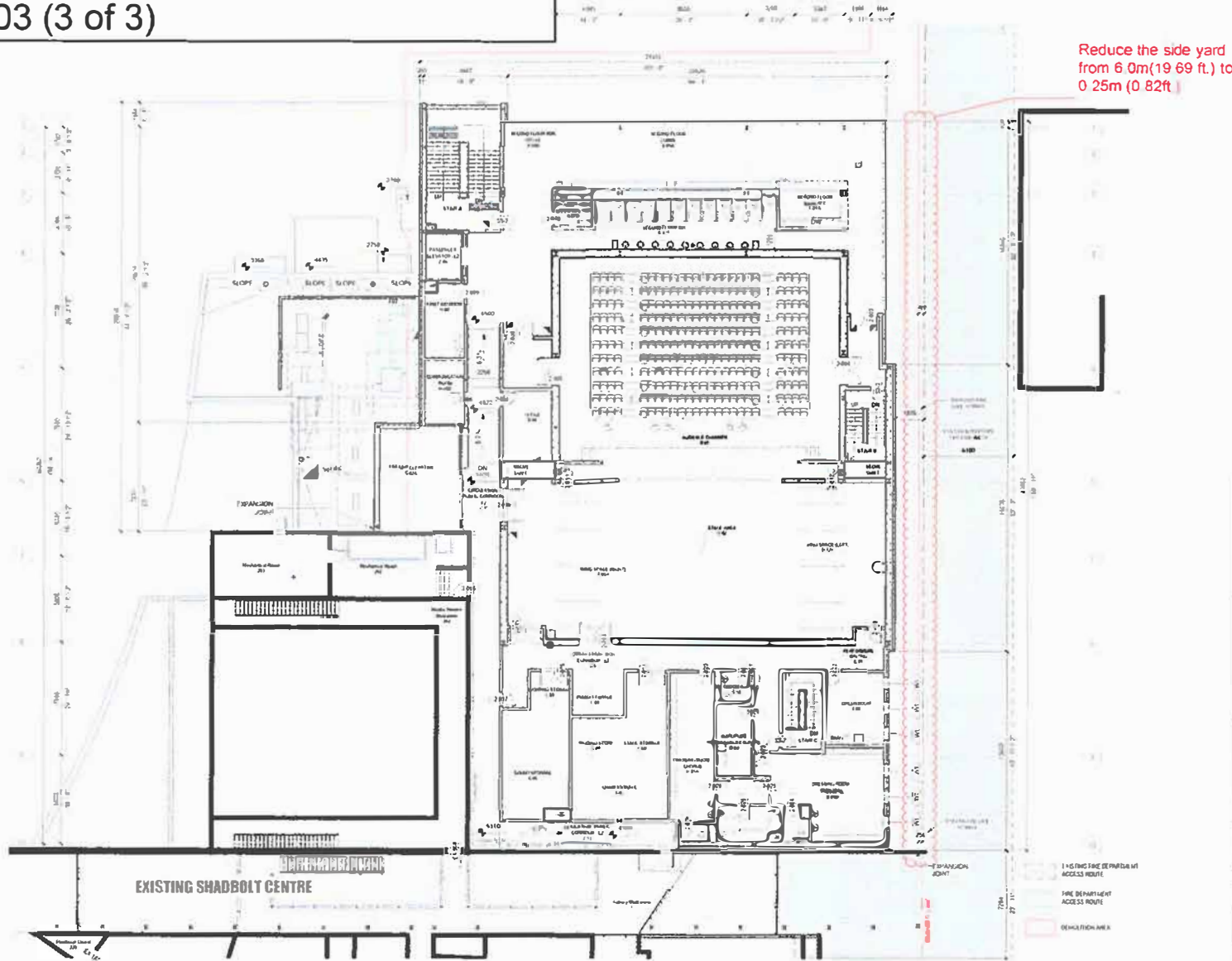
FIRE TRUCK ACCESS PLAN & DEMOLITION AREA

ISSUED FOR VARIANCE REPORT

PROJECT NO:	220204	DATE:	2024.04.17	SCALE:	1:100	REVISION:	1	CHECKED BY:	AK
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A-004 2

Schedule A to Development Variance Permit DVP #24-03 (3 of 3)



Reduce the side yard from 6.0m (19.69 ft.) to 0.25m (0.82 ft.)

LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



Kasian Architecture
Interior Design
and Planning Ltd.

JAMES COWAN THEATRE

6450 Dene Laker Avenue Burnaby BC

FIRE TRUCK ACCESS PLAN & LEVEL 2

ISSUED FOR VARIANCE REPORT

PROJECT NO:	250524	DATE:	2024-04-17	SCALE:	1/8" = 1'-0"	DESIGNER:	Author
PROJECT NO:		DATE:		SCALE:		DESIGNER:	Chris Cho
A-005						1	