



DEVELOPMENT VARIANCE PERMIT DVP #24-19

1. This Development Variance Permit (DVP) #24-19 (the "Permit"), issued pursuant to s 498 of the *Local Government Act*, applies only to the following property:

Civic address: 4370 Napier Street

Legal Description: PID: 003-116-999, Lot 9 Block 6 DL 120 Group 1 NWDP 9210

(the "**Lands**")

2. This Permit varies the following sections of the *Burnaby Zoning Bylaw, 1965* (the "**Zoning Bylaw**"), but only to the extent necessary to facilitate the construction of a rear principal building as outlined in bold clouding on the plans attached as Schedule A to this Permit:
 - Section 101.4 by varying the building separation between front and rear principals from 6.0 meters to 2.4 meters.
3. 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.
4. 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

PROJECT / ZONING DATA :		
LEGAL DESCRIPTION : LOT 3, BLOCK 6, DISTRICT LOT 120, GROUP 1 N.W.D. DISTRICT PLAN 9210 FID: 003-116-939		
CIVIC ADDRESS: 4370 NAPIER STREET, BURNABY, BC ZONING : R 5		
ZONING CALCULATION	BY LAW	PROPOSED
LOT AREA:	6030.00 SQ.Ft.	
ALLOWED SITE COVERAGE (45%):	2,711.10 SQ.Ft.	2,711.00 SQ.FT.
ALLOWED ABOVE GRADE (40% OR 20% + 1400.00):	2,415.20 SQ.Ft. OR 2,607.60 SQ.Ft.	3,421.60 SQ.FT.
ALLOWED GROSS AREA (60%) OR LESSER	3,622.80 SQ.Ft.	3,600.00 SQ.FT.
ALLOWED DECK AREA (14%):	507.19 SQ.Ft.	1012.0 SQ.FT.
ACTUAL SITE COVERAGE:		
HOUSE :		1305.50 SQ.Ft.
DECK :		1012.0 SQ.FT.
PORCH :		-
LANEWAY :		705.25 SQ.Ft.
TOTAL		2,711.00 SQ.Ft.
ACTUAL ABOVE GRADE :		
LOWER FLOOR : GARAGE + LIVING AREA		1305.50 SQ.FT.
MAIN FLOOR :		1694.50 SQ. FT.
SUB-TOTAL		3,600.00 SQ.Ft.
GARAGE EXCEPTION		451.00 SQ.Ft.
TOTAL		3,600.00 SQ.FT.
ACTUAL F.S.R:		
CELLAR :		--
EXCEPTION :		--
TOTAL :		3,933.69 SQ.FT.
ACTUAL DECK:		1012.0 SQ.FT.
ALLOW AREA FOR LANEWAY 20% OF LOT : BUT LARGER THAN 1507.10 SQ. FT.	1207.60 SQ.Ft.	1148.10 SQ.Ft.

DEVELOPMENT VARIANCE PERMIT
IS NOT A BUILDING PERMIT
BUILDING PERMIT MUST BE APPLIED FOR
SEPARATELY

IMPERVIOUS SITE COVERAGE	
LOT AREA	6038.00 SQ.FT
ALLOW 10%	4216.60 SQ.FT.
PROPOSED 54.61%	3291.80 SQ.FT.
HOUSE	1305.50 SQ.FT.
PORCH/STAIRS	110.00 SQ.FT.
GARAGE	-
WALKWAYS	598.80 SQ.FT.
CONCRETE DRIVEWAY	623.50 SQ.FT.
PATIO/DECK	-
TOTAL	3291.80 SQ.FT.

CITY OF BURNABY
PLANNING DEPARTMENT

Schedule A
DVP#: 24-19
Address: 4370 Napier Street

Variance: _____
Section 101.4 building separation from
6.0 meters to 2.4 meters.

