

TO: MAYOR & COUNCILLORS

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **DVP #25-03 – 4021 GRAVELEY STREET – VARIANCES TO SETBACKS AND LOADING**

PURPOSE: To seek Council approval for Development Variance Permit (DVP) #25-03.

REFERENCES

Address: 4021 GRAVELEY ST
Legal: 012-453-633 LOT 11 BLOCK 29 DISTRICT LOT 117 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1222
Applicant: David Lin, L-Squared Design Ltd. (Representative)
Current Zoning: M3 Heavy Industrial District

RECOMMENDATION

THAT Development Variance Permit #25-03, included as **Attachment 2** in the report titled “DVP #25-03 – 4021 Graveley St – Variances to Setbacks and Loading” dated July 22, 2025, be approved; and

THAT the City Solicitor be directed to register notice of Development Variance Permit #25-03 with the Land Title Office.

1.0 POLICY SECTION

The subject Development Variance Permit (DVP) aligns with the following policies and plans adopted by Council: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Transportation Plan (2021).

Under Section 498 of the *Local Government Act* (LGA), a local government may, by Council resolution, issue a DVP to vary specific provisions of the Zoning Bylaw. The public notification process for the subject DVP application, as outlined in Section 4.0, has been completed.

2.0 BACKGROUND

2.1 The subject development site is located along Graveley Street and is designated for Industrial use within the Official Community Plan (see **Attachment 1**) and Metro Vancouver’s Regional Growth Strategy. The subject site is zoned M3 Heavy

Industrial District and is currently improved with a single-family dwelling. Land uses adjacent to the subject site include industrial buildings and single-family dwellings. Other nearby neighbourhood uses include the Kitchener Elementary School to the north, Willingdon Heights Community Centre to the east, and the Burnaby Transit Centre to the west.

- 2.2 The applicant is requesting a DVP to vary the side and rear yard setback, and the required number of loading spaces, to allow for the construction of a small industrial building. A Preliminary Plan Approval application (PPA #25-65) has been submitted to permit the construction of a new 3-storey 743.93 m² industrial building and various exterior improvements including new parking areas, a loading area, and general landscaping.
- 2.3 In addition to the subject variances to be considered by Council, the applicant is also pursuing a minor variance for payment-in-lieu of parking, which is supported by the General Manager Planning and Development through the authority delegated by Council pursuant to Section 498.1 of the *Local Government Act* to issue a development variance permit in respect to minor variances (Part 4A of the *Burnaby Development Procedures Bylaw 2022*).

3.0 GENERAL INFORMATION

- 3.1 The applicant is seeking to vary certain requirements of the M3 Heavy Industrial District of the Zoning Bylaw to enable the full and appropriate development potential of the property. The proposed variances include relaxations to the required side yard and rear yard setbacks. **Table 1** below identifies the requested variances to the applicable sections of the Zoning Bylaw.

Table 1: Requested Variances

Bylaw Section		Bylaw Requirement	Requested Variance
403.5	Side Yard - East	Minimum of 3.0 m	0.05 m
403.5	Side Yard - West	Minimum of 3.0 m	1.2 m
403.6	Rear Yard	Minimum of 3.0 m	1.2 m
900.4	Off-Street Loading	Two Spaces	One Space

- 3.2 The requested variances are supported by the following rationale:

The proposed reductions to side and rear yard setbacks, and required loading spaces, are required to accommodate a functional industrial building footprint on a constrained lot. It is noted that many existing buildings in the surrounding industrial area exhibit similarly reduced setbacks, and the proposal is consistent with the established development pattern. The reduction in loading spaces from two to one has been reviewed and is supported by the Transportation Department, which has confirmed that a single loading space is sufficient for the proposed use. The proposed variances

are internal to the site and are not anticipated to negatively impact adjacent properties. Overall, the proposed variances maintain the intent of the Zoning Bylaw while supporting a viable redevelopment that is in line with surrounding industrial uses and long-term land use objectives.

- 3.3 For the reasons outlined above, staff support the variance requests to the side and rear yard setbacks to facilitate the construction of the new industrial building. The required permit for the requested variances is attached as **Attachment 2** to this report. If Council approves the issuance of this DVP, notice of the DVP will be deposited in the Land Title Office and registered on the subject property's title.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the requirements set out in the *Local Government Act* (LGA) and the *Burnaby Development Procedures Bylaw*, public notice of the subject DVP application was delivered to adjacent property owners and occupants (within 30m of the subject property) at least ten (10) days before Council considered the application for approval. A public notice was also published on the City's website, distributed as part of the City's online newsletter and a sign was posted along the subject site's street frontages.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch
Attachment 2 – Permit

REPORT CONTRIBUTORS

This report was prepared by Iris Feng, Planning Assistant and reviewed by Kaitlynn Given, Planner 2, Jennifer Wong, Assistant City Solicitor, and Mark Norton, Manager Development.