



DEVELOPMENT VARIANCE PERMIT DVP #25-03

1. This Development Variance Permit (DVP) #25-03 (the "Permit"), issued pursuant to s 498 of the *Local Government Act*, applies only to the following property:

Civic address: 4021 Graveley Street

Legal Description: PID: 012-453-633, Lot 11 Block 29 DL 117 Group 1 NWDP 1222

(the "**Lands**")

2. This Permit varies Section 403.5, 403.6, and 900.4 of the *Burnaby Zoning Bylaw, 1965* (the "**Zoning Bylaw**") as follows:
 - (Section 403.5) reduce west side yard setback from 3 meters to 1.2 meters;
 - (Section 403.5) reduce east side yard setback from 3 meters to 0.05 meters;
 - (Section 403.6) reduce rear yard setback from 3 meters to 1.2 meters; and
 - (Section 900.4) by reducing off-street loading requirements from two (2) to one (1)
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

Schedule A - DVP# 25-03

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

CITY OF BURNABY
PLANNING DEPARTMENT

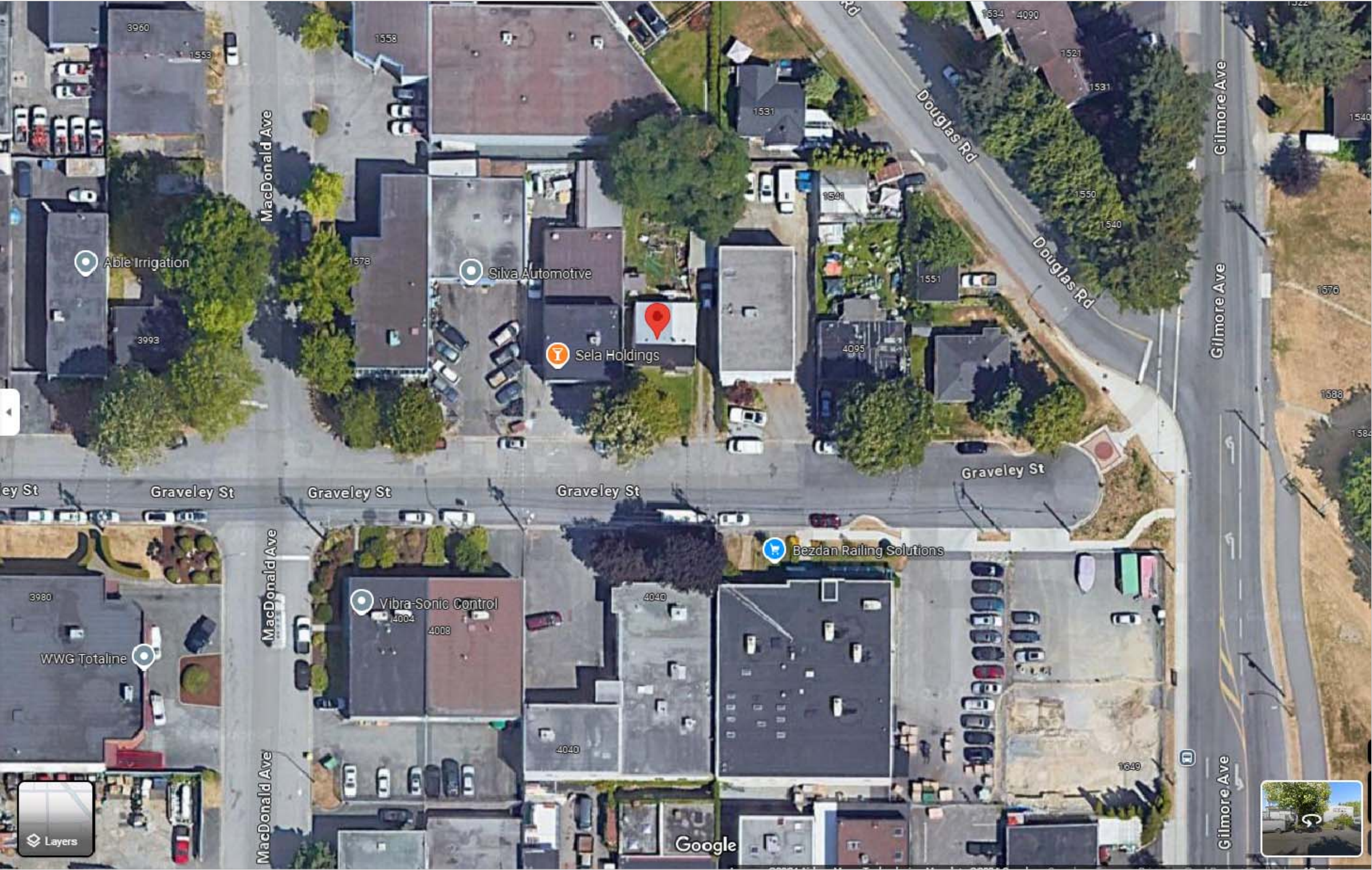
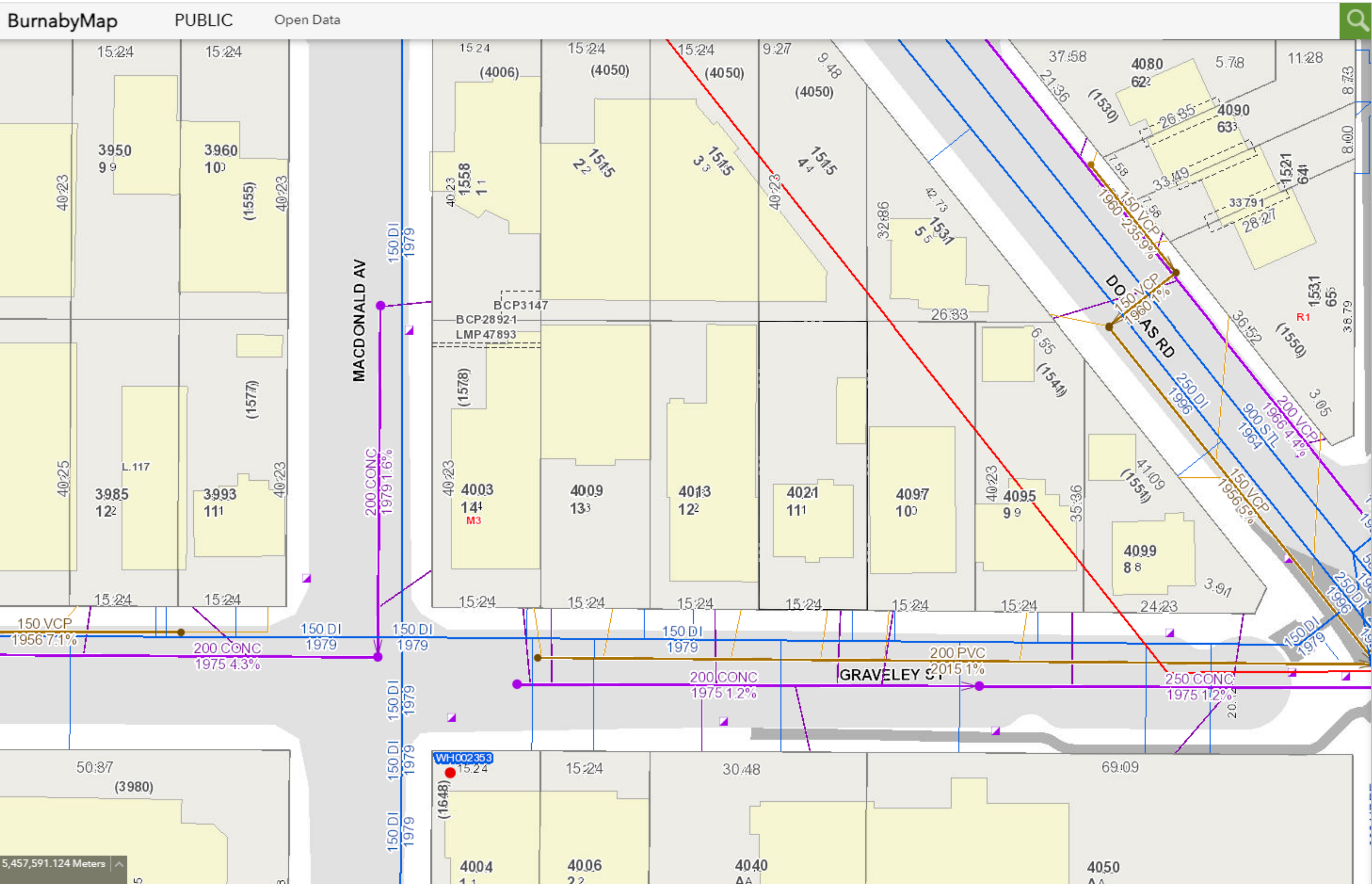
Schedule A

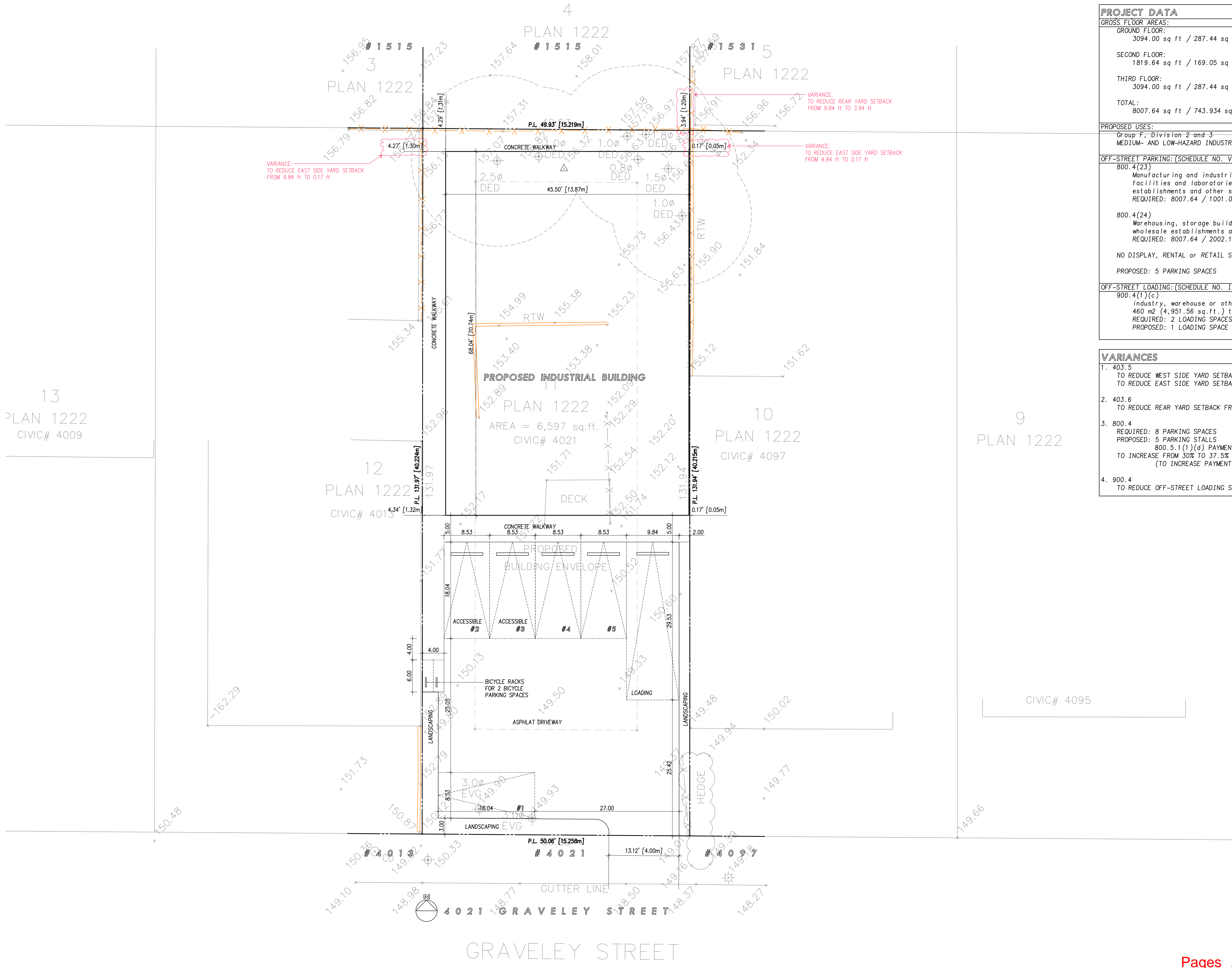
DVP#: 25-03

Address: 4021 Graveley Street

Variance: section 403.5 west side yard setback from 3 m to 1.2 m; section 403.5 east side yard setback from 3 m to 0.05 m; section 403.6 rear yard setback from 3 m to 1.2 m

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| THE LOT | |
| LEGAL DESCRIPTION | |
| LOT: 11 BLOCK: 29 DISTRICT LOT: 117 NEW WESTMINSTER DISTRICT, PLAN 1222 | |
| PID | 012-453-633 |
| CIVIC ADDRESS | |
| 4021 GRAVELEY STREET, BURNABY, B.C. V5C 3T5 | |
| ZONING: | M3 |
| Lot Width, Depth, Area | |
| WIDTH: | |
| FRONT: 50.06 ft / 15.258 m | |
| REAR: 49.93 ft / 15.219 m | |
| DEPTH: | |
| WEST: 131.97 ft / 40.224m | |
| EAST: 131.94 ft / 40.215 m | |
| AREA: | |
| 6597 sq ft / 612.881 sq m | |





| PROJECT DATA |
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| GROSS FLOOR AREAS: |
| GROUND FLOOR: |
| 3094.00 sq ft / 287.44 sq m |
| SECOND FLOOR: |
| 1819.64 sq ft / 169.05 sq m |
| THIRD FLOOR: |
| 3094.00 sq ft / 287.44 sq m |
| TOTAL: |
| 8007.64 sq ft / 743.934 sq m |
| PROPOSED USES: |
| Group F, Division 2 and 3 |
| MEDIUM- AND LOW-HAZARD INDUSTRIAL OCCUPANCIES. |
| OFF-STREET PARKING:(SCHEDULE NO. VIII) |
| 800.4(23) |
| Manufacturing and industrial buildings and uses, research facilities and laboratories, servicing and repair establishments and other similar uses. |
| REQUIRED: 8007.64 / 1001.04 = 8 PARKING STALLS |
| 800.4(24) |
| Warehousing, storage buildings, greenhouses and nurseries, wholesale establishments and other similar uses. |
| REQUIRED: 8007.64 / 2002.15 = 4 PARKING STALLS |
| NO DISPLAY, RENTAL or RETAIL SALES PURPOSES. |
| PROPOSED: 5 PARKING SPACES |
| OFF-STREET LOADING:(SCHEDULE NO. IX) |
| 900.4(1)(c) |
| industry, warehouse or other similar use, |
| 460 m2 (4,951.56 sq.ft.) to 2,300 m2 (24,757.80 sq.ft.) |
| REQUIRED: 2 LOADING SPACES |
| PROPOSED: 1 LOADING SPACE |

| VARIANCES |
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| 1. 403.5 |
| TO REDUCE WEST SIDE YARD SETBACK FROM 9.84 ft TO 3.94 ft |
| TO REDUCE EAST SIDE YARD SETBACK FROM 9.84 ft TO 0.17 ft |
| 2. 403.6 |
| TO REDUCE REAR YARD SETBACK FROM 9.84 ft TO 3.94 ft. |
| 3. 800.4 |
| REQUIRED: 8 PARKING SPACES |
| PROPOSED: 5 PARKING STALLS |
| 800.5.1(1)(d) PAYMENT-IN LIEU ALLOWED 30% = 2.4 STALLS |
| TO INCREASE FROM 30% TO 37.5% (3/8) |
| (TO INCREASE PAYMENT-IN-LIEU OF PARKING FROM 2 TO 3) |
| 4. 900.4 |
| TO REDUCE OFF-STREET LOADING SPACE FROM 2 TO 1. |

THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS, DISCREPANCIES AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. COPYRIGHT RESERVED. THE PLANS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.