

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-33 2016 SEPTEMBER 28

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Selma Developments Ltd.
7429 Morley Drive
Burnaby, BC V5E 3X9
(Attn: Bimaljit Sahdev)
- 1.2 Subject:** Application for the rezoning of:
Lots' 5 & 6, Block 9, DL 94, Group 1, NWD Plan 1117
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 Address:** 6449 and 6469 Selma Avenue
- 1.4 Location:** The subject site is located on the west side of Selma Avenue, south of Irving Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 40.42 m (132 ft.), an average depth of approximately 50.18 m (165 ft.), and a total area of approximately 2,017.29 m² (21,714 sq. ft.) (subject to legal survey).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a multiple-family residential townhouse project.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties are located on the west side of Selma Avenue, south of Irving Street (see *attached* Sketch #1). The subject properties are currently improved with older single-family dwellings. The subject properties are not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the north is a mix of older and newer single- and two-family dwellings. Immediately to the south is an older single-family dwelling with the Best Western Motel beyond. To the east, across Selma Street, is a mix of older and newer single and two-family dwellings and a small multiple-family residential development which was approved under Rezoning Reference #08-09. To the west

is the Wholesale Club warehouse store with the Safeway grocery store beyond. Vehicular access to the properties is currently provided from Selma Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject properties are located within the Council-adopted Royal Oak Community Plan area and form part of a larger planned assembly that includes the property to the south located at 6489 Selma Avenue. All of the properties in the planned assembly are currently zoned R5 Residential District. Subject to assembly, the three properties are designated for rezoning to the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*).
- 3.2 The proposed consolidation site includes the City-owned property at 6449 Selma Avenue. This property was purchased by the City in 2001 in order to protect the three lot assembly potential for multiple-family residential development in line with the Royal Oak Community Plan guidelines.
- 3.3 In December of 2015, the applicant approached this Department regarding the redevelopment potential of 6469 Selma Avenue and the City-owned property at 6449 Selma Avenue, which included the submission of preliminary plans of development for a limited consolidation of the City lot and the property at 6489 Selma Avenue as an independent “infill” development site. Given that the proposed development site did not meet the Council-adopted consolidation boundaries, resulting in an orphaned site at 6489 Selma Avenue that was not suitable for multiple-family residential development on its own, the applicant was informed that a rezoning application only for 6469 and the City-owned property at 6449 Selma Avenue would not be supportable. The applicant was encouraged to acquire the property at 6489 Selma Avenue in order to achieve the Council-adopted site consolidation outlined in the Plan.
- 3.4 The Royal Oak Community Plan indicates the future construction of a new road to the south of 6489 Selma Avenue for the purposes of providing vehicular access for the Plan’s designated mixed-use commercial/residential development sites that front onto Kingsway (see *attached* Sketch #1). The property located at 6489 Selma Avenue is an irregular-shaped lot with an area of approximately 599.03 m² (6,448 sq. ft.) and an average lot width 8.6 m (28 ft.) (subject to legal survey). Therefore, the property does not meet the minimum lot area and width requirements for CD (RM3) development as an independent site. Development under the RM3 District as a guideline requires a minimum lot area of 1,110 m² (11,948.33 sq. ft.) and a width of not less than 30m (98.48 ft.). Therefore, should 6489 Selma Avenue not be included in the planned assembly, its future multiple-family residential redevelopment potential in accordance with the adopted Plan would not be achieved.
- 3.5 The proposed site consolidation meets the minimum lot area and lot width requirements of the RM3 District. However, the proposed development on this limited site would likely also be compromised through reduced building setbacks, the inability to meet underground parking needs, an increased site coverage, all of which would not be in keeping with the desired quality of development anticipated through the Comprehensive Development process for CD (RM3) development. Furthermore, the resulting form of development on the proposed

site would likely result in a higher percentage of impervious surfaces through the provision of surface driveways and limited useable outdoor amenity space, which is not consistent with the desired character of development in this area.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a multiple-family residential townhouse project. The applicant has provided additional information relating to his attempted acquisition of the property at 6489 Selma Avenue, which has been provided to Mayor and Council under separate memorandum.
- 4.2 The applicant has informed staff that he has been unsuccessful in acquiring the neighbouring property at 6489 Selma Avenue for inclusion in the identified three-lot assembly for CD (RM3) District development. Despite the position of the Planning Department that a smaller, two lot assembly, including the City-owned property at 6469 Selma Avenue was not supportable, the applicant has submitted an application to rezone the two properties for a multiple-family residential townhouse project based on CD (RM3) District zoning.
- 4.3 Given that the subject rezoning application does not meet the Council-adopted assembly boundaries identified in the Council-adopted Royal Oak Community Plan, would result in a compromised development form, and results in an orphaned site to the south which would be undevelopable in accordance with the land use designation of the Plan, it is recommended that Council reject this rezoning request. The property owner retains the ability to develop the individual lot at 6469 Selma Avenue under the prevailing R5 Residential District.

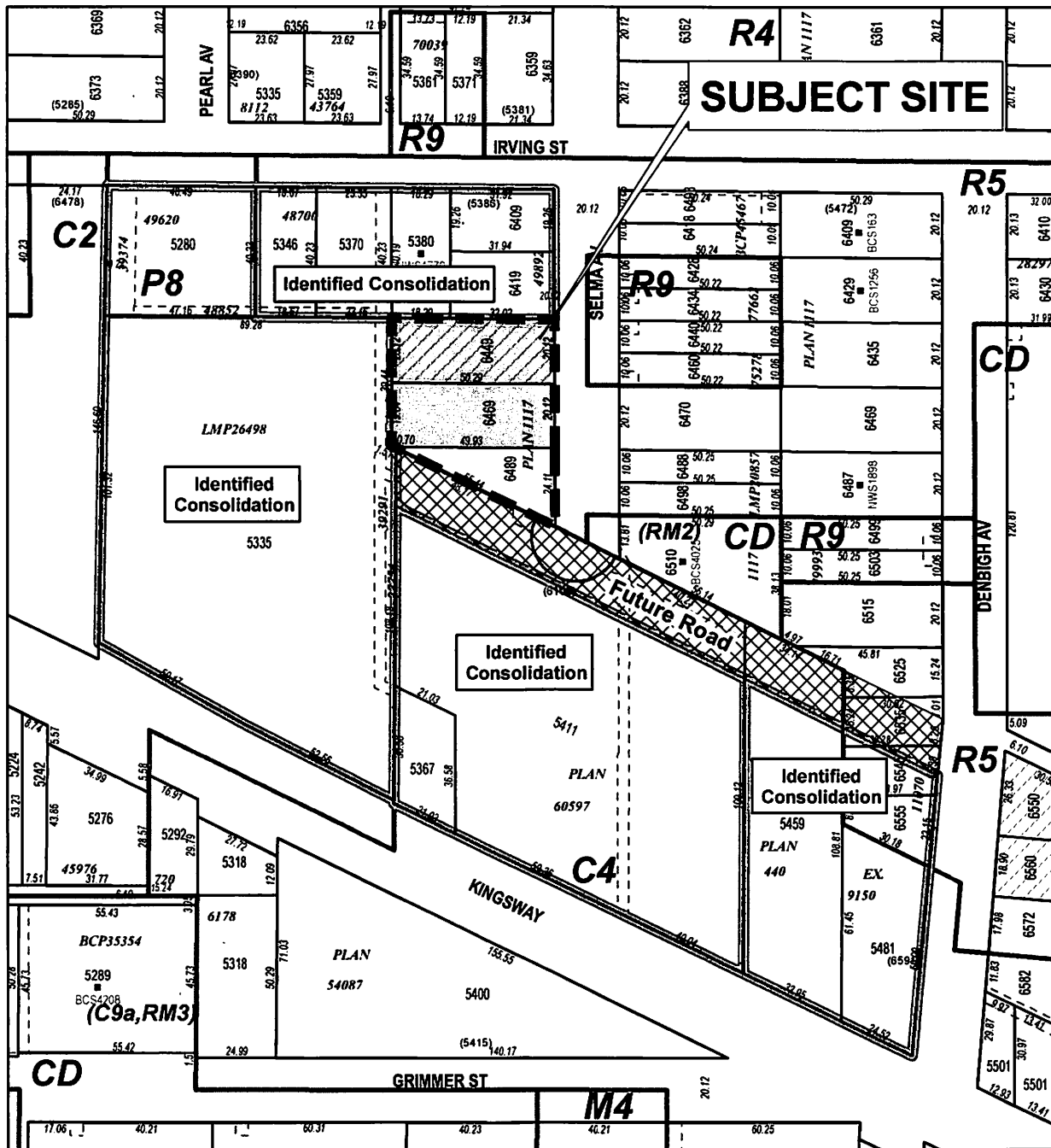
5.0 RECOMMENDATION

1. **THAT** Council reject this rezoning request.

LP

GT:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

DATE:
SEP 21 2016

SCALE:
1:2,000

DRAWN BY:
AY

**DEVELOPMENT POTENTIAL
REZONING REFERENCE #16-33
6469 SELMA AVENUE**

Subject Site
 Community Plan Identified Consolidation
 City-Owned Property

Sketch #1

