

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-33  
2017 July 19

### 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 and 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 m<sup>2</sup> (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 the construction of a multiple-family residential townhouse project, up to three-storeys in height, with full underground parking.

#### 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 Avenue, is a mix of older and newer single and two-family dwellings, and an infill 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, and 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 applicant presently owns one lot within the planned assembly at 6469 Selma Avenue. The property at 6449 Selma Avenue 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. The property at 6489 Selma Avenue is presently held under separate private ownership.
- 3.3 The applicant has suitably demonstrated 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. As such, the proposed two lot assembly is advancing with the orphaned lot at 6489 Selma Avenue retaining its single-family development potential under prevailing R5 Residential District zoning, given its substandard size in relation to its RM3 designation under the Royal Oak Community Plan. It is noted, however, that should the owner of 6489 Selma Avenue wish to sell their property into the assembly prior to Public Hearing, details of the expanded site would be noted in the Public Hearing report to Council.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (based on 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, up to three-storeys in height, with full underground parking, to a maximum allowable density of 1.1 FAR. Vehicular access to the site would be from Selma Avenue.
- 4.2 The Director Engineering will be requested to provide an estimate for any services necessary to serve the site.
- 4.3 Any necessary dedications will be determined by a detailed geometric and noted in a future report to Council.

- 4.4 The proposed development site includes the City-owned property at 6449 Selma Avenue. The City-owned land has an area of approximately 1,011.71 m<sup>2</sup> (10,890 sq. ft.), subject to a detailed survey. A purchase agreement would be pursued and completed as part of this rezoning application for the net area after dedications. The Realty and Lands Division will determine a recommended price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading. The completion of the sale of City-owned property and its consolidation would be a prerequisite of the rezoning application.
- 4.5 Any necessary easements, covenants, and statutory rights-of-way including, but not limited to, Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.6 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 4.7 In line with the City's adopted guidelines for adaptable housing, 20% of single level dwelling units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.8 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.10 Due to the site's proximity to Kingsway, an acoustical study will be required for this rezoning to ensure compliance with the Council adopted noise criteria.
- 4.11 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 The Parkland Acquisition Charge, GVS&DD Sewerage Charge, and School Site Acquisition Charge apply.
- 4.14 The proposed prerequisite conditions to this rezoning will be included in a future report.

## 5.0 RECOMMENDATIONS

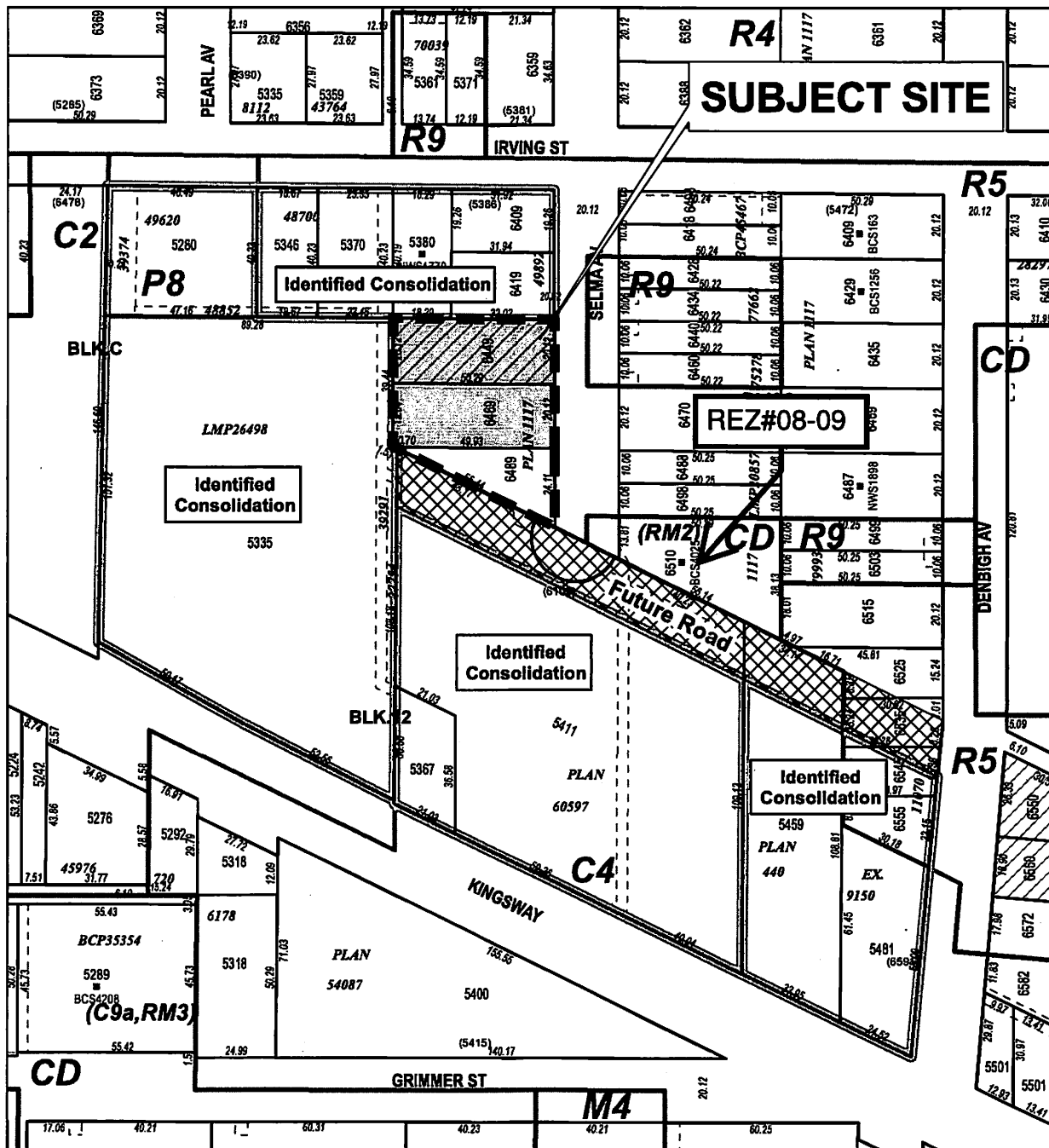
1. **THAT** a copy of this report be sent to the property owner of 6489 Selma Avenue for information purposes.
2. **THAT** the sale of City-owned property be approved in principle for inclusion within the subject development site in accordance with the terms outlined in Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



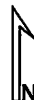
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### *Attachments*

cc: Director Engineering  
Director of Public Safety and Community Services  
City Solicitor  
City Clerk



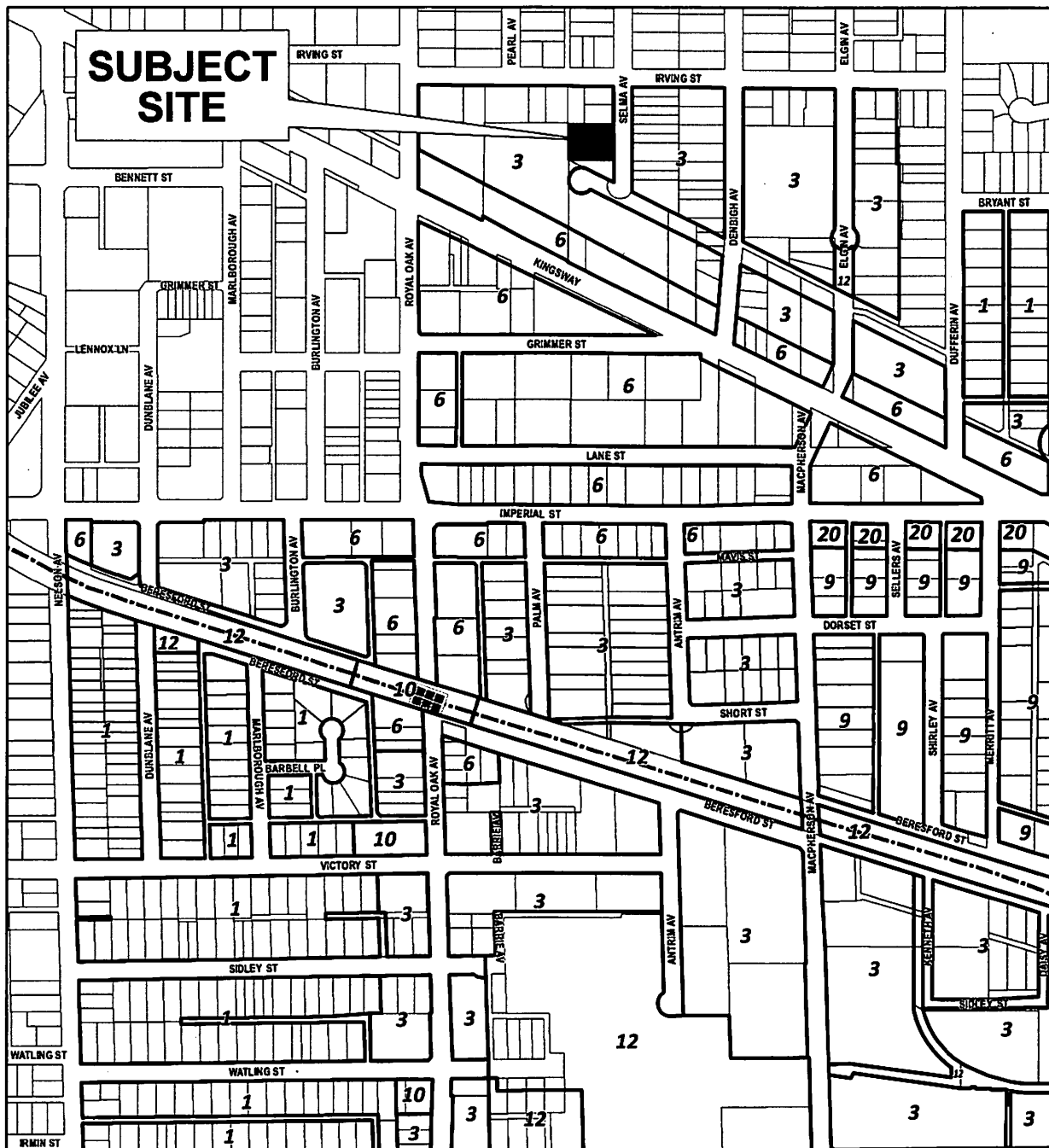
PLANNING & BUILDING DEPARTMENT



DATE:	JUN 20 2017
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



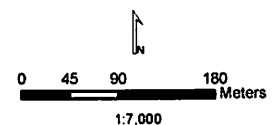
## Royal Oak Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

### General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use



# SELMA DEVELOPMENTS LTD

Quality home builders

7429 Morley Drive  
Burnaby BC, V5E 3X9

Phone: (604)-781-7797  
Email: Bimssa@hotmail.com

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## LETTER OF INTENT

The City of Burnaby

4949 Canada Way,

Burnaby BC, V5G 1M2

Attention: **Mr. Mark Norton MSc, City of Burnaby Zoning Planner**

Reference: **Rezoning Reference #16-33, the consolidation of 6469 and 6449 Selma Avenue**

Subject: **Application for the new development under CD (RM3) zoning by laws with Underground Parking.**

DEAR SIR,

We would like to apply for rezoning under CD (RM3) zoning bylaw for the properties of **6469 Selma Avenue and 6449 Selma Avenue (City of Burnaby Owned)** to create Multiple-family (Stacked) Townhomes with the inclusion of having Underground Parking as these properties are located within the Council-adopted Royal Oak Community Plan.

We feel that this project will serve as an important development to the City of Burnaby and the community as this building will be situated within walking distance to amenities and transportation on Kingsway Avenue, Metrotown Mall and Royal Oak Skytrain Station. Our endeavours need your support, and your co-operation will be greatly appreciated.

If you have any questions that need further clarification, please feel free to contact me via telephone at 604.781.7797 or Email me at Bimssa@hotmail.com.

Sincerely

Selma Developments Ltd



Bim Sahdev, President