



ISSUED FOR:
REZONING

DATE:
July 21, 2020

SET:
SET No.:

JKA PROJECT No:
1901

Selma Apartments

6449-6469 Selma Avenue, Burnaby, British Columbia

ARCHITECTURAL

Jordan Kutev Architect Inc.
 180 - 2250 Boundary Road,
 Burnaby, British Columbia
 V5M 3Z3
 Tel.: 604 299 3222
 Fax: 604 299 3826
 www.jka.cc

- A000 COVER PAGE/ DRAWING LISTS
- A150 SURVEY PLAN
- A151 CONTEXT PLAN
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- A201 PARKING LEVEL
- A211 FIRST LEVEL
- A211a FIRST LEVEL FAR
- A212 2nd LEVEL
- A212a 2nd LEVEL FAR
- A213 3rd LEVEL
- A213a 3rd LEVEL FAR
- A214 4th LEVEL
- A214a 4th LEVEL FAR
- A215 5th LEVEL
- A215a 5th LEVEL FAR
- A216 6th LEVEL
- A216a 6th LEVEL FAR
- A251 ROOF PLAN
- A251a ROOF PLAN FAR

- A401 BUILDING ELEVATIONS
- A402 BUILDING ELEVATIONS

- A451 BUILDING SECTIONS
- A452 BUILDING SECTIONS

OWNER

**Bima Properties
 Group Ltd.**
 Tel.: 604 781 7797

CIVIL ENGINEER

Hub Engineering Inc.
 212, 12992-76 Ave.,
 Surrey, BC
 V3W 2V6
 T 604.572.4328#200

LANDSCAPE

PMG Landscape Architects
 C100 41 Still Creek Drive
 Burnaby, BC
 V5C 6G9
 T 604.294.001

- A260 TYPICAL UNIT LAYOUT
- A261 TYPICAL UNIT LAYOUT
- A262 TYPICAL UNIT LAYOUT
- A263 TYPICAL UNIT LAYOUT
- A264 TYPICAL UNIT LAYOUT
- A265 TYPICAL UNIT LAYOUT
- A266 TYPICAL UNIT LAYOUT
- A801 3D RENDERS
- A802 3D RENDERS

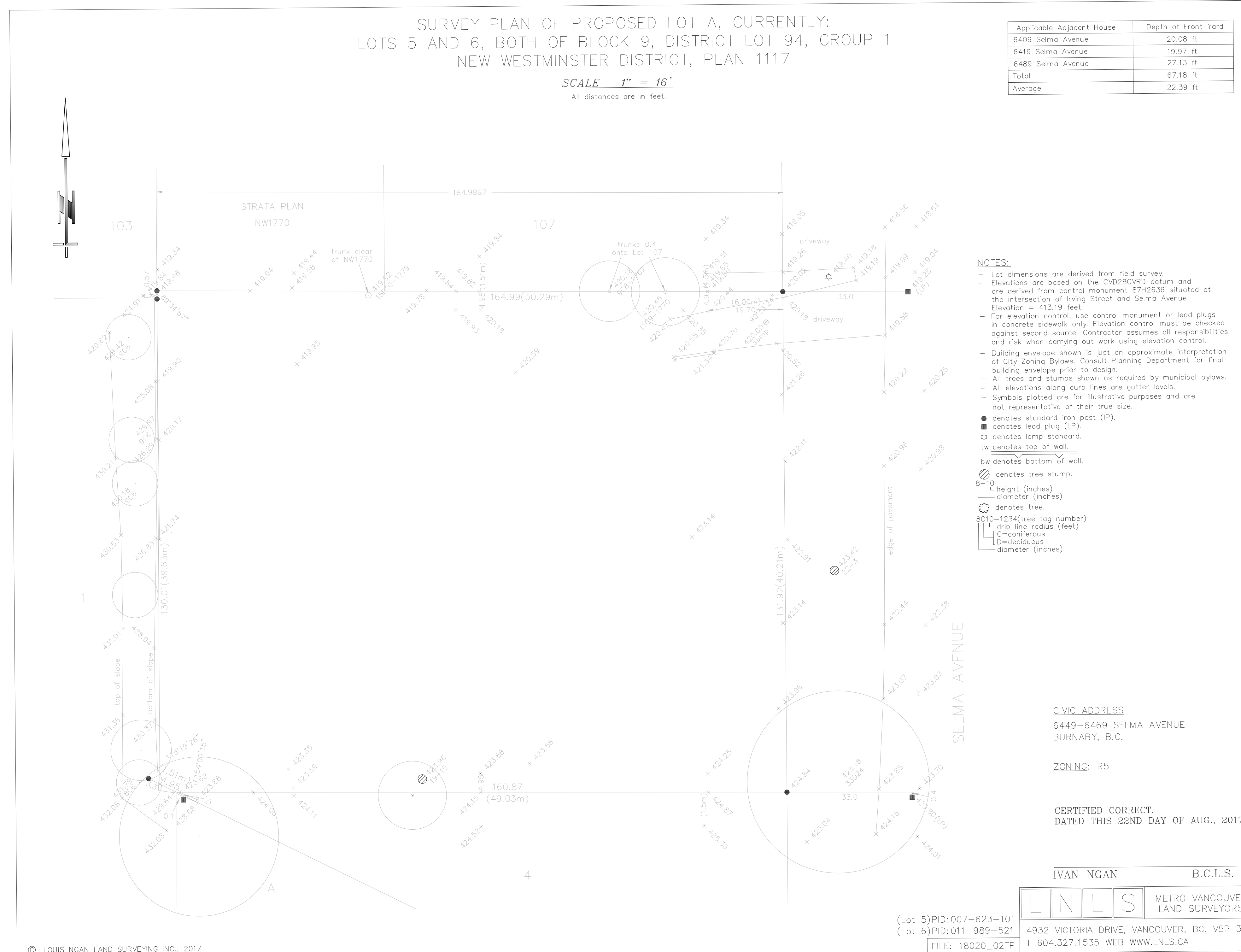
Selma Apartments
 6449-6469 Selma Avenue, Burnaby, British Columbia

C SIZE

SURVEY PLAN OF PROPOSED LOT A, CURRENTLY:
 LOTS 5 AND 6, BOTH OF BLOCK 9, DISTRICT LOT 94, GROUP 1
 NEW WESTMINSTER DISTRICT, PLAN 1117

SCALE 1" = 16'
 All distances are in feet.

Applicable Adjacent House	Depth of Front Yard
6409 Selma Avenue	20.08 ft
6419 Selma Avenue	19.97 ft
6489 Selma Avenue	27.13 ft
Total	67.18 ft
Average	22.39 ft



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on the CVD28GVRD datum and are derived from control monument 87H2636 situated at the intersection of Irving Street and Selma Avenue. Elevation = 413.19 feet.
 - For elevation control, use control monument or lead plugs in concrete sidewalk only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
 - Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
 - All trees and stumps shown as required by municipal bylaws.
 - All elevations along curb lines are gutter levels.
 - Symbols plotted are for illustrative purposes and are not representative of their true size.
 - denotes standard iron post (IP).
 - denotes lead plug (LP).
 - denotes lamp standard.
 - denotes top of wall.
 - bw denotes bottom of wall.
 - ⊗ denotes tree stump.
 - 8-10 height (inches)
 - ⊗ diameter (inches)
 - ⊗ denotes tree.
 - 8C10-1234 (tree tag number)
 - L drip line radius (feet)
 - C=coniferous
 - D=deciduous
 - ⊗ diameter (inches)

CIVIC ADDRESS
 6449-6469 SELMA AVENUE
 BURNABY, B.C.

ZONING: R5

CERTIFIED CORRECT.
 DATED THIS 22ND DAY OF AUG., 2017

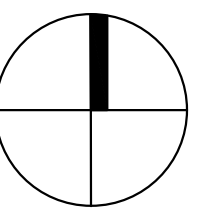
IVAN NGAN B.C.L.S.

L N L S METRO VANCOUVER
 LAND SURVEYORS

(Lot 5)PID:007-623-101
 (Lot 6)PID:011-989-521
 FILE: 18020_02TP
 4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
 T 604.327.1535 WEB WWW.LNLS.CA

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PRIME CONSULTANT

CONSULTANT



SEAL 2020-07-21

NO	DATE	REMARKS
3	21JUL2020	RE-ISSUED FOR REZONING
2	20APR2020	ISSUED FOR REZONING
1	04MAR2020	ISSUED FOR REZONING CITY REVIEW

NO DATE REMARKS

SELMA
 Apartments

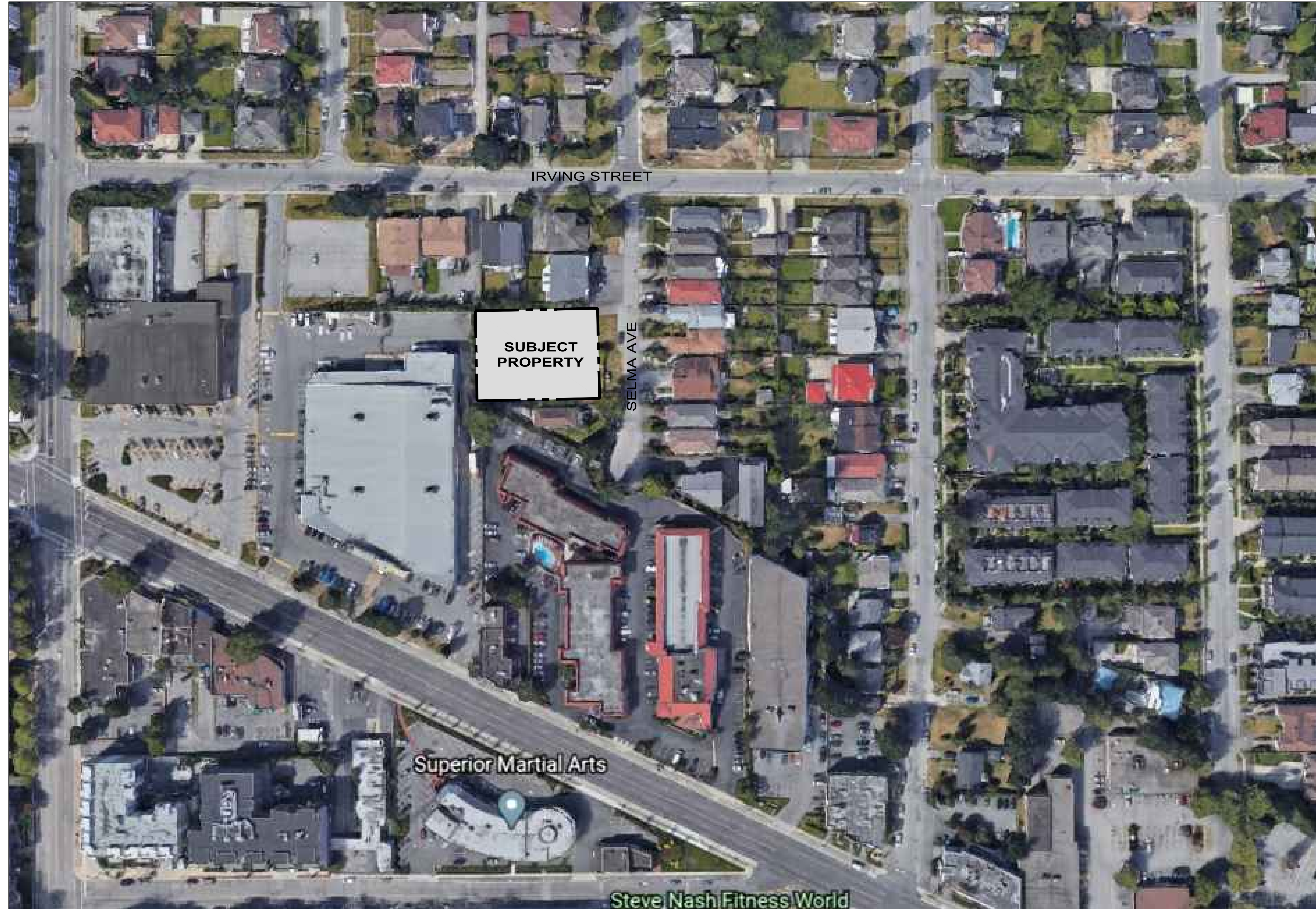
6449 & 6469 Selma Ave
 Burnaby, British Columbia

SURVEY PLAN
 PROJECT STATISTICS

REZONING

A150

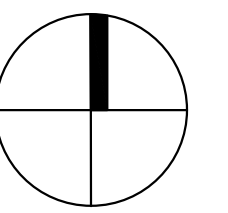
SCALE: 1/16" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JUL2019



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SELMA Apartments

6449 & 6469 Selma Ave
 Burnaby, British Columbia

CONTEXT PLAN

REZONING

A151

SCALE:	N.T.S.	PROJECT NO:	1901
DRAWN BY:	PN	DATE:	JUL2019

103

STRATA PLAN
NW1770

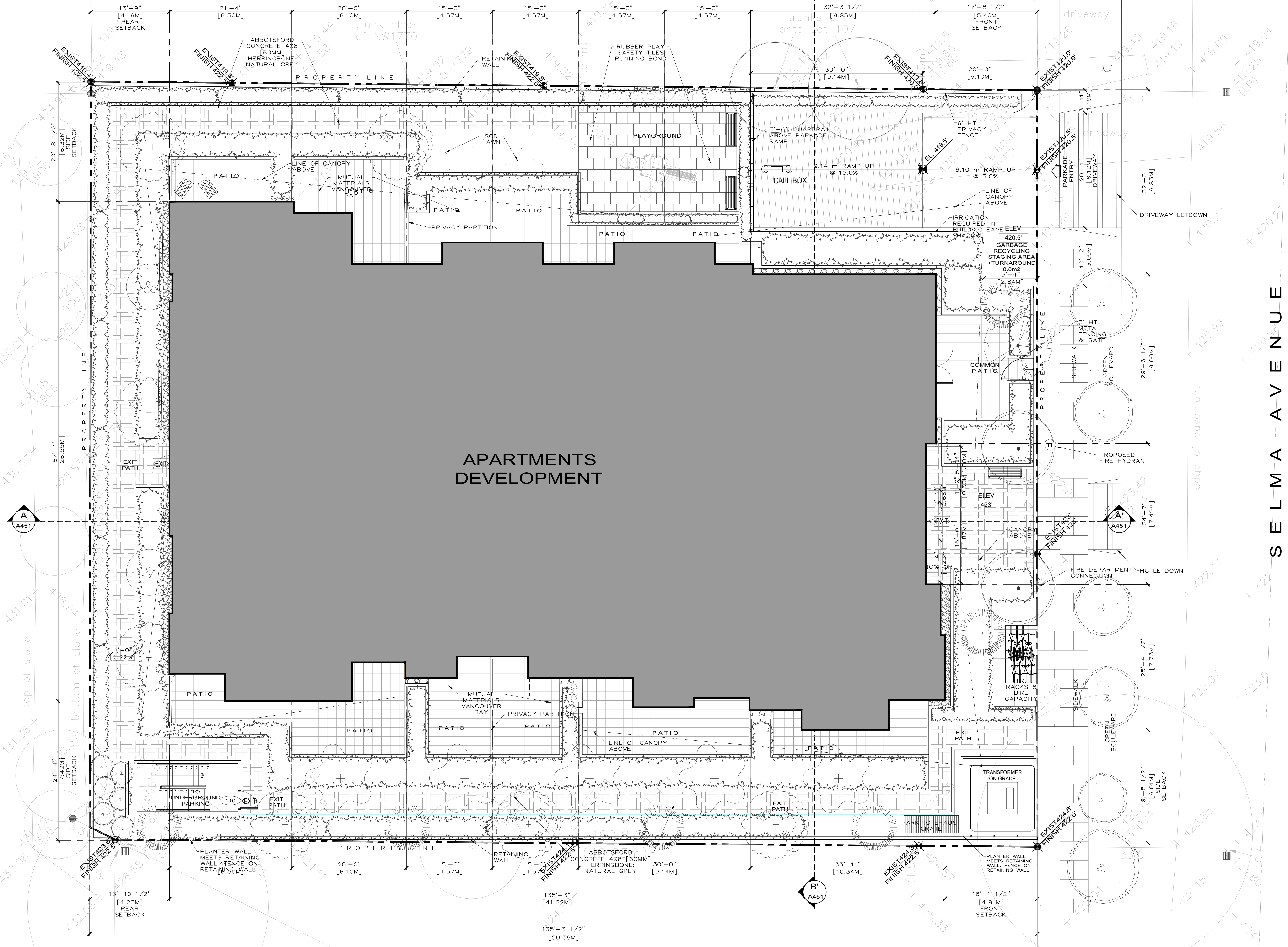
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B
A451

A
A451

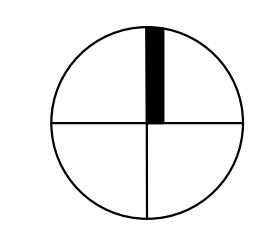
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A451

SELMA AVENUE



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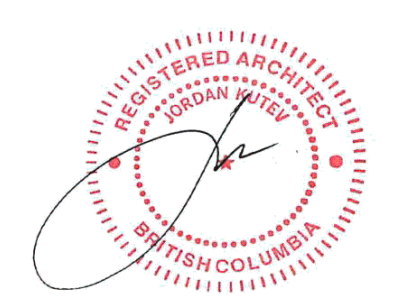
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SELMA APARTMENTS

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Burnaby, British Columbia

SITE PLAN

REZONING

A152

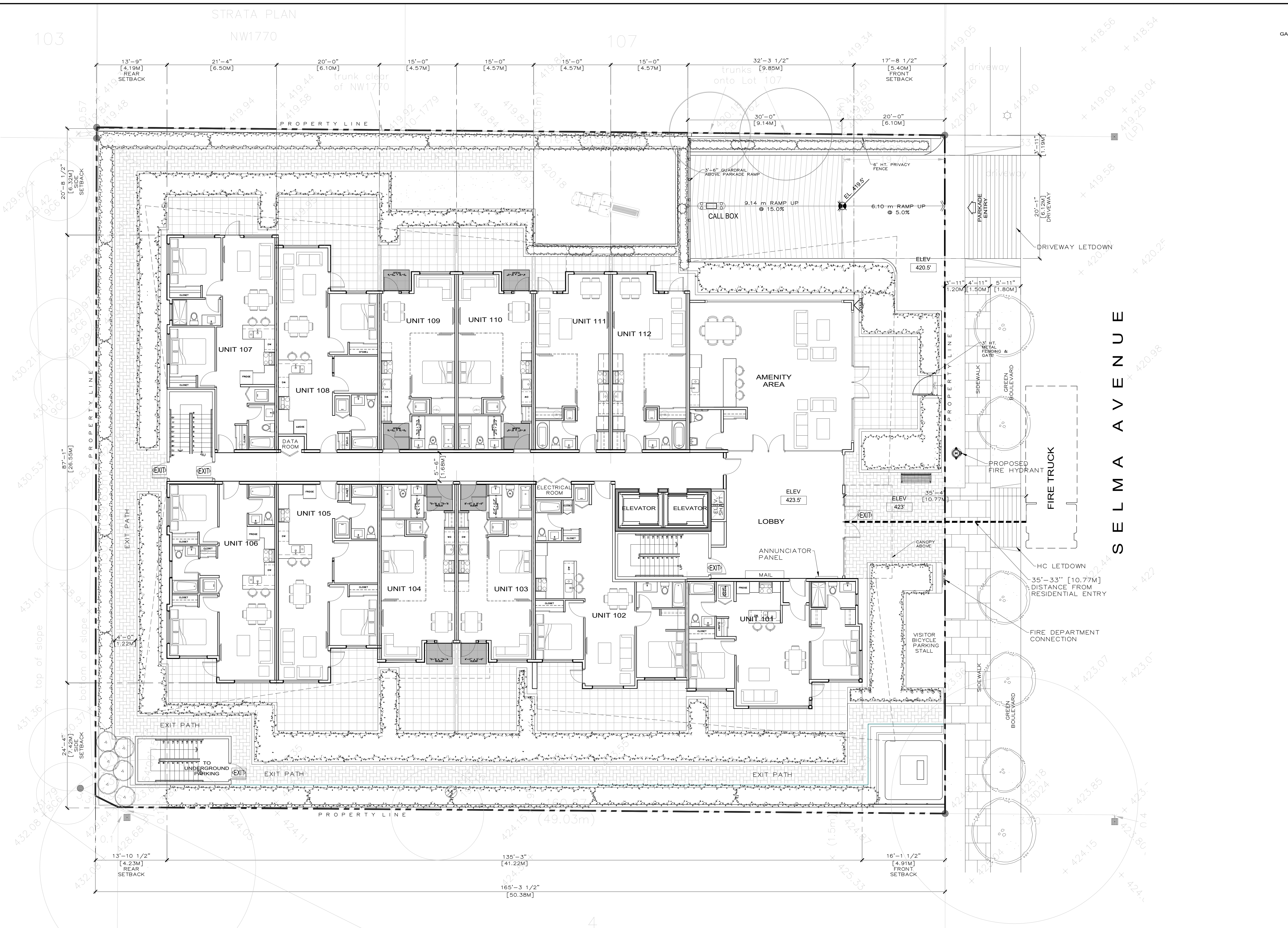
SCALE: 1/8"=1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JUL2019

STRATA PLAN

NW1770

103

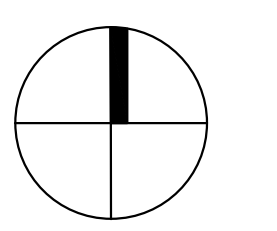
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3		
2		
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SELMA APARTMENTS

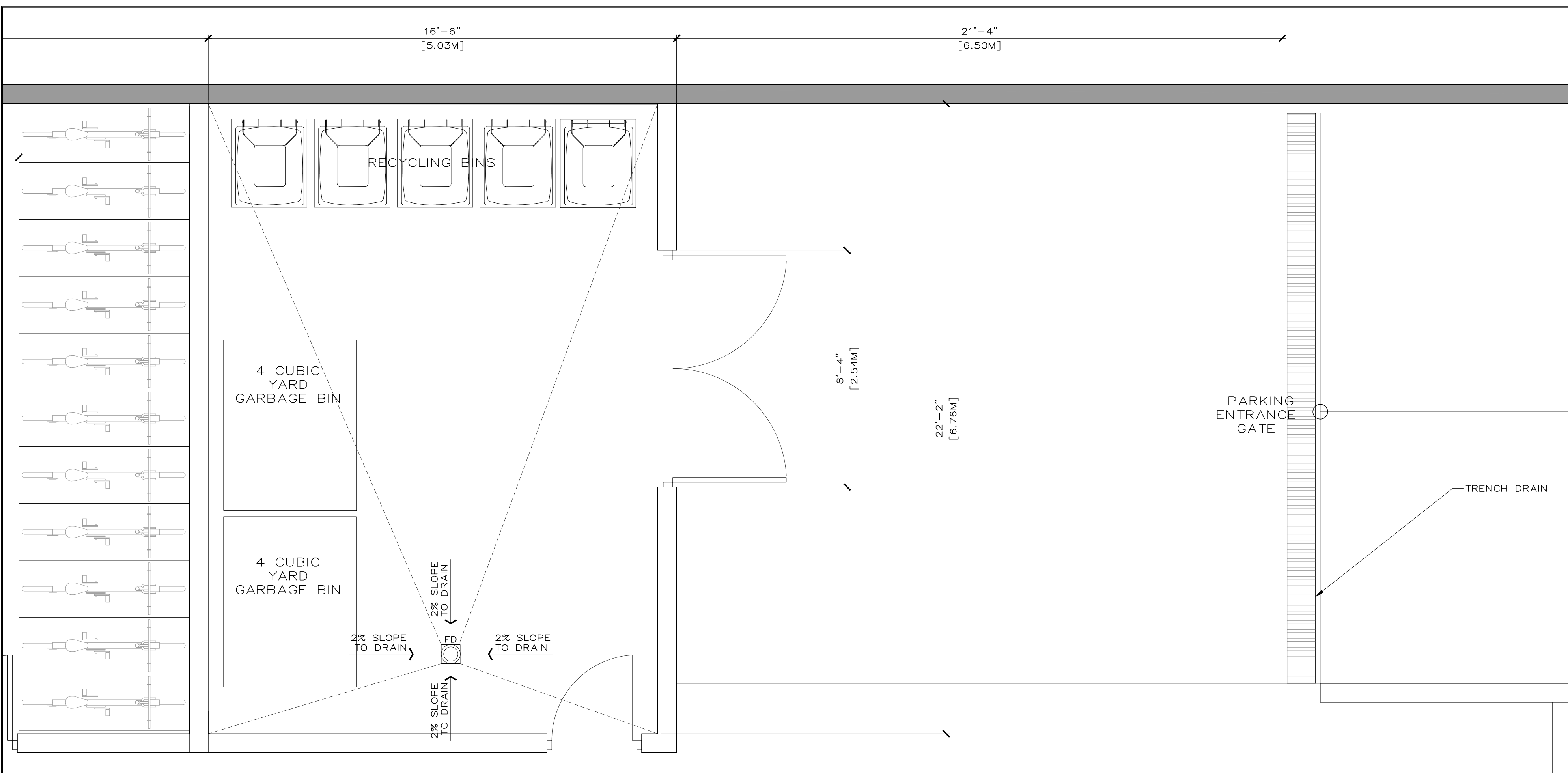
6449 & 6469 Selma Ave.
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FIRE TRUCK ACCESS PLAN

REZONING

A154

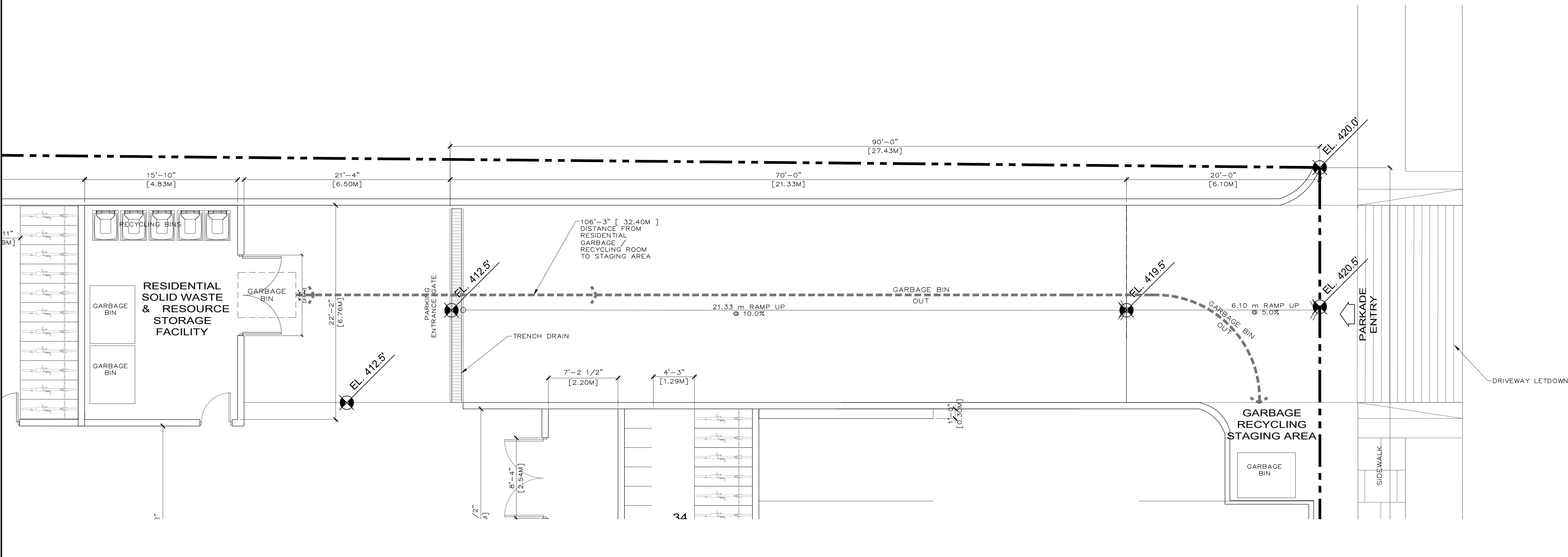
SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



1
**RESIDENTIAL
 SOLID WASTE AND RECYCLING MANAGEMENT PLAN**
 SCALE: 3/8" = 1'-0"

RESIDENTIAL
REQUIRED
 GARBAGE AND RECYCLING AREA
 74 Units x 4.736 sq.ft [0.44 sq.m.]
 = 350.5 sq.ft. [32.56 sq.m.]

PROVIDED
 GARBAGE AND RECYCLING AREA
 15'-10" x 22'-2"
 = 351.4 sq.ft. [32.65 sq.m.]

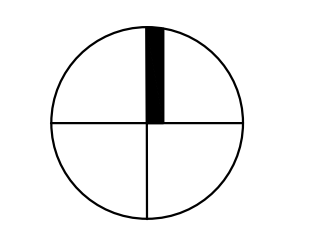


2
**STAGING AREA
 SOLID WASTE AND RECYCLING MANAGEMENT PLAN**
 SCALE: 1/8" = 1'-0"

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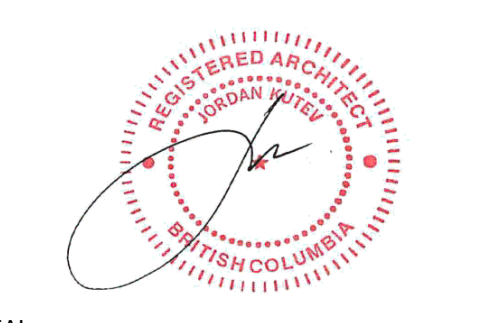
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2		
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Selma APARTMENTS

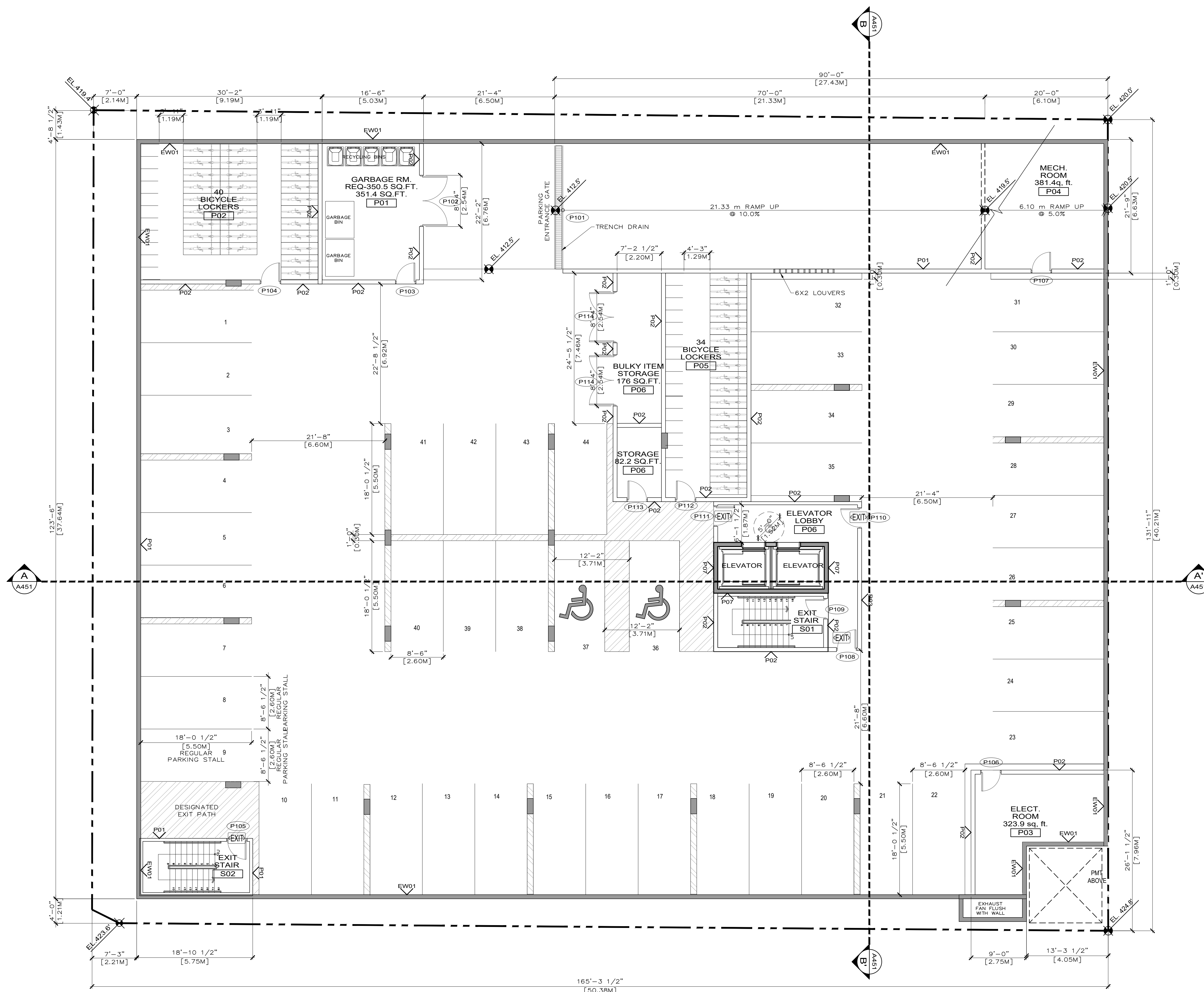
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SOLID WASTE AND RECYCLING
 MANAGEMENT PLAN

REZONING

A155

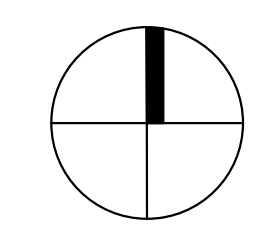
SCALE: AS NOTED	PROJECT NO: 1901
DRAWN BY: PN	DATE: JUL2019



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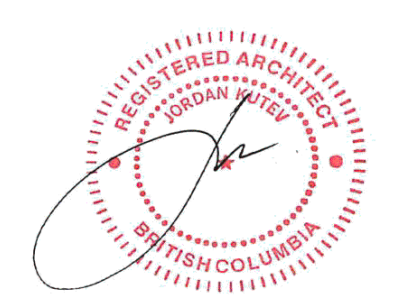
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Selma APARTMENTS

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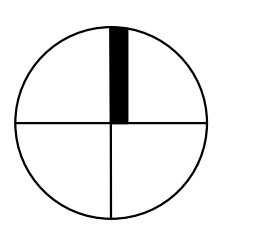
P1 PARKING LEVEL

REZONING

A201

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Legend:

- AFFORDABLE
- MEDIAN RENT CMHC

SELMA APARTMENTS

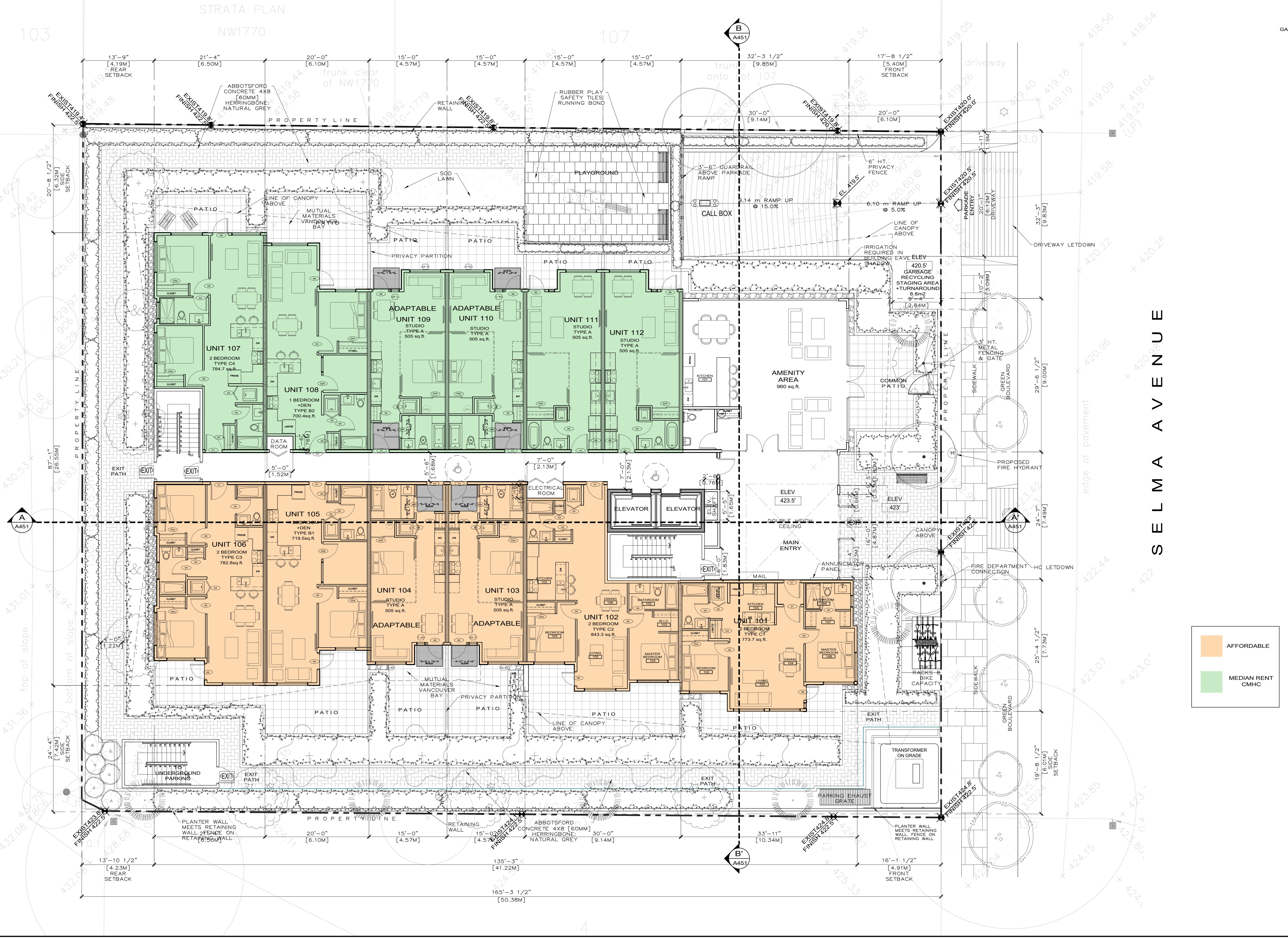
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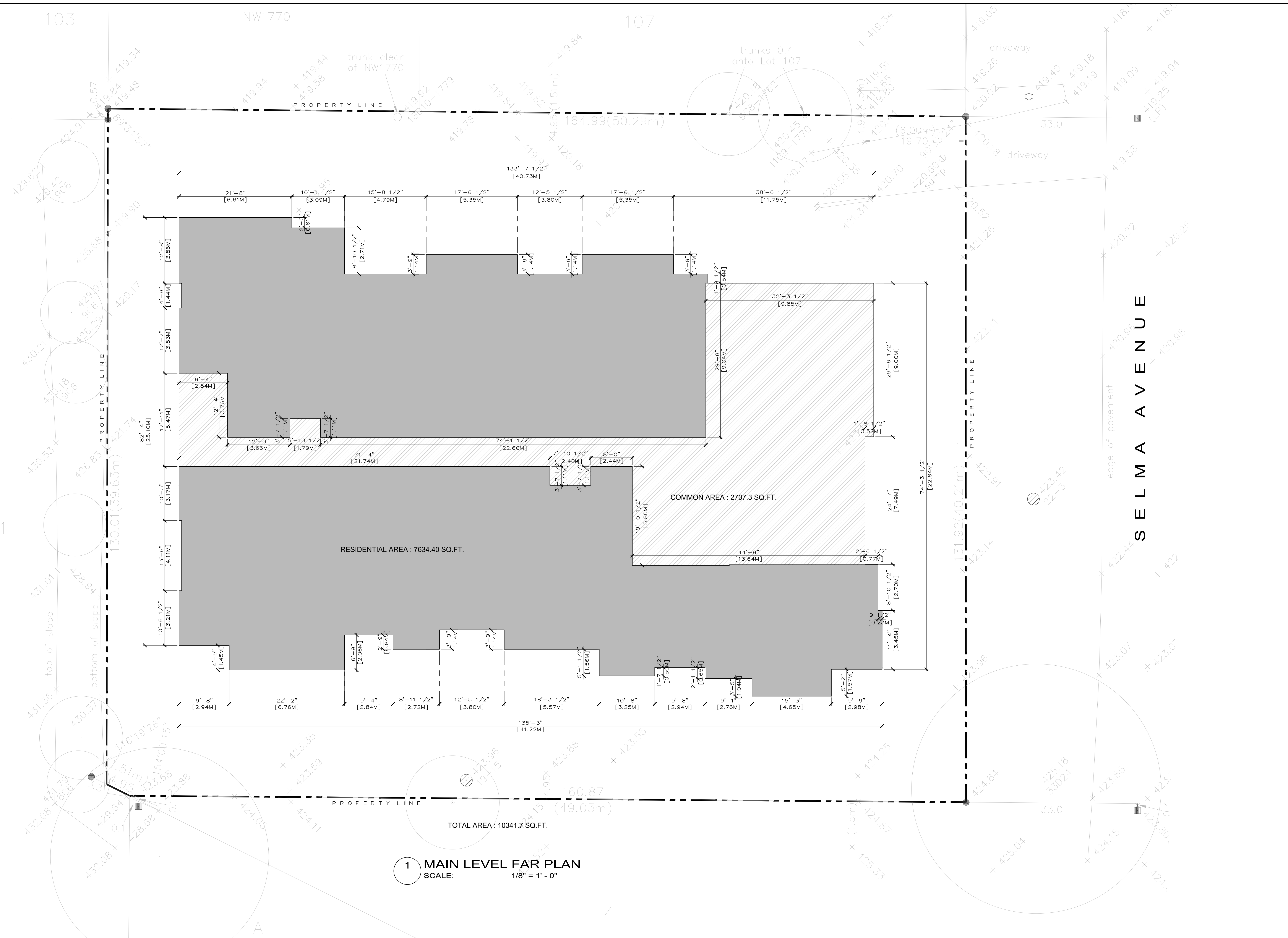
MAIN LEVEL

REZONING

A211

SCALE: 1/8" = 1'-0"
 PROJECT NO: 1901
 DRAWN BY: PN
 DATE: JAN2019

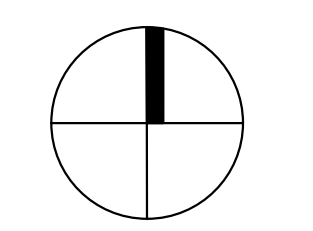




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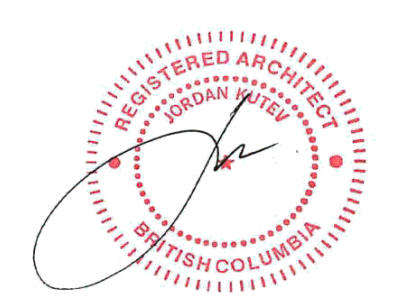
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 Burnaby, British Columbia

MAIN LEVEL FAR PLAN

REZONING

A211a

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
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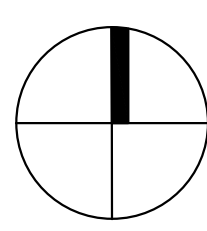


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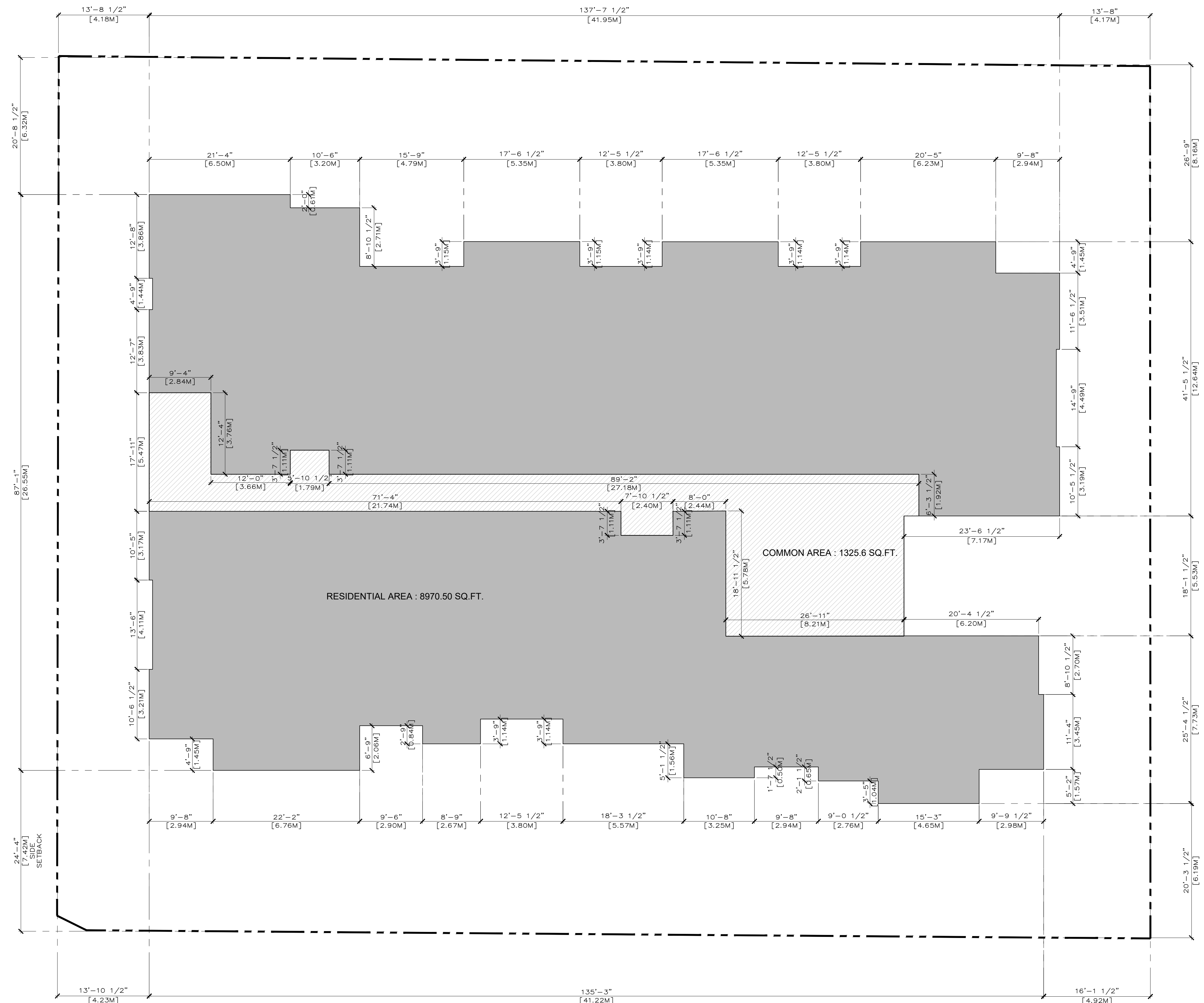
2nd FLOOR

REZONING

A212

SCALE: 1/8" = 1'-0"
PROJECT NO: 1901

DRAWN BY: PN DATE: JAN2019



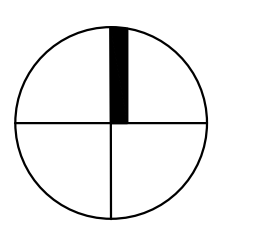
TOTAL AREA : 10296.1 SQ.FT.

1 SECOND LEVEL FAR PLAN
SCALE: 1/8" = 1' - 0"

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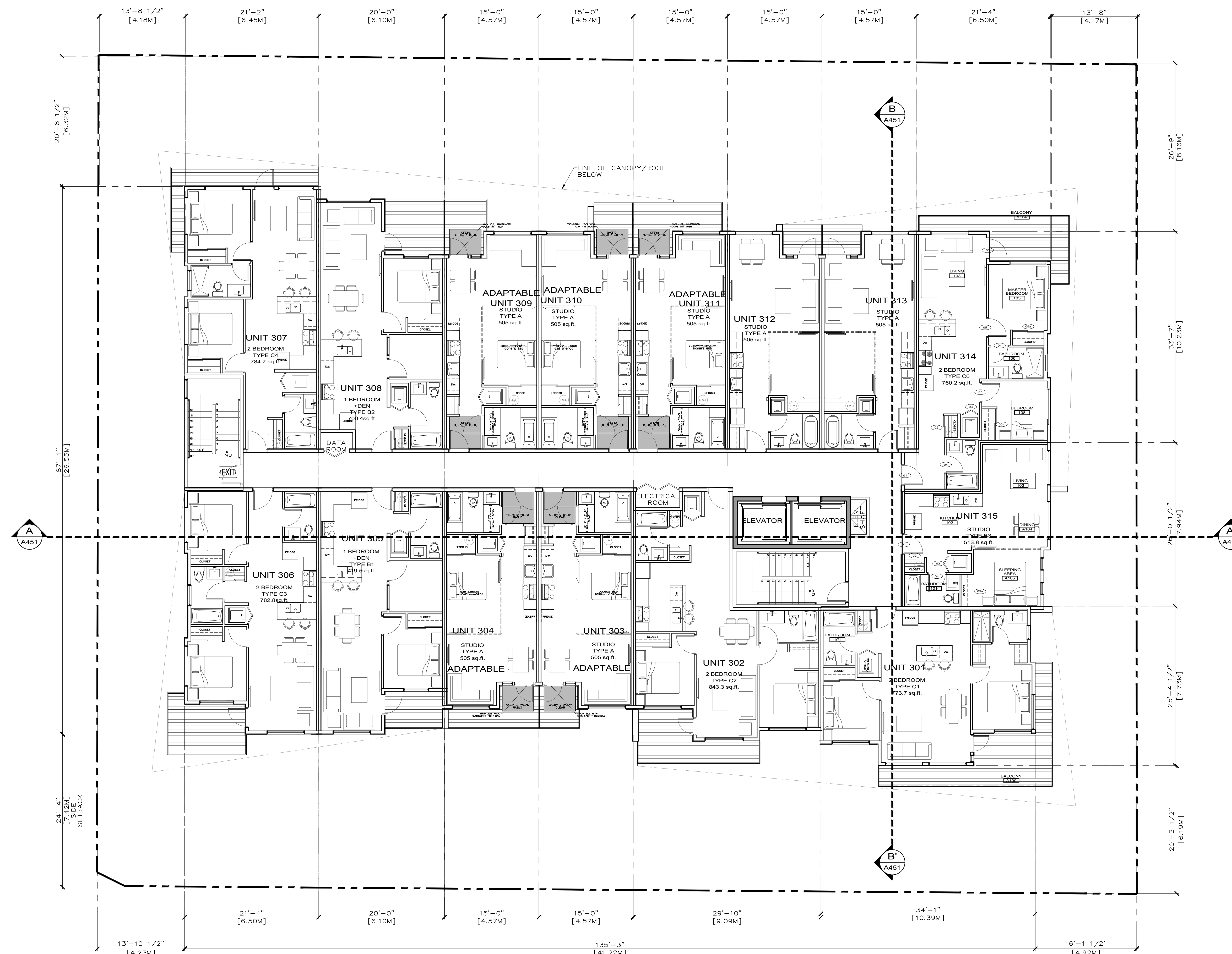
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2nd FLOOR
FAR PLAN

REZONING

A212a

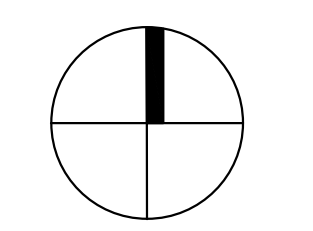
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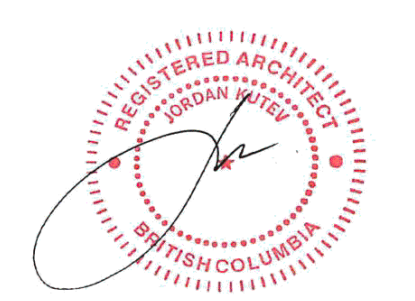
NORTH



180 - 2250 boundary road burnaby bc v5m 3a3
 T 604 299 3222 F 604 299 3826
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PRIME CONSULTANT

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SEAL 2020-07-21

NO	DATE	REMARKS
3	21JUL2020	RE-ISSUED FOR REZONING
2	20APR2020	ISSUED FOR REZONING
1	04MAR2020	ISSUED FOR REZONING CITY REVIEW

SELMA APARTMENTS

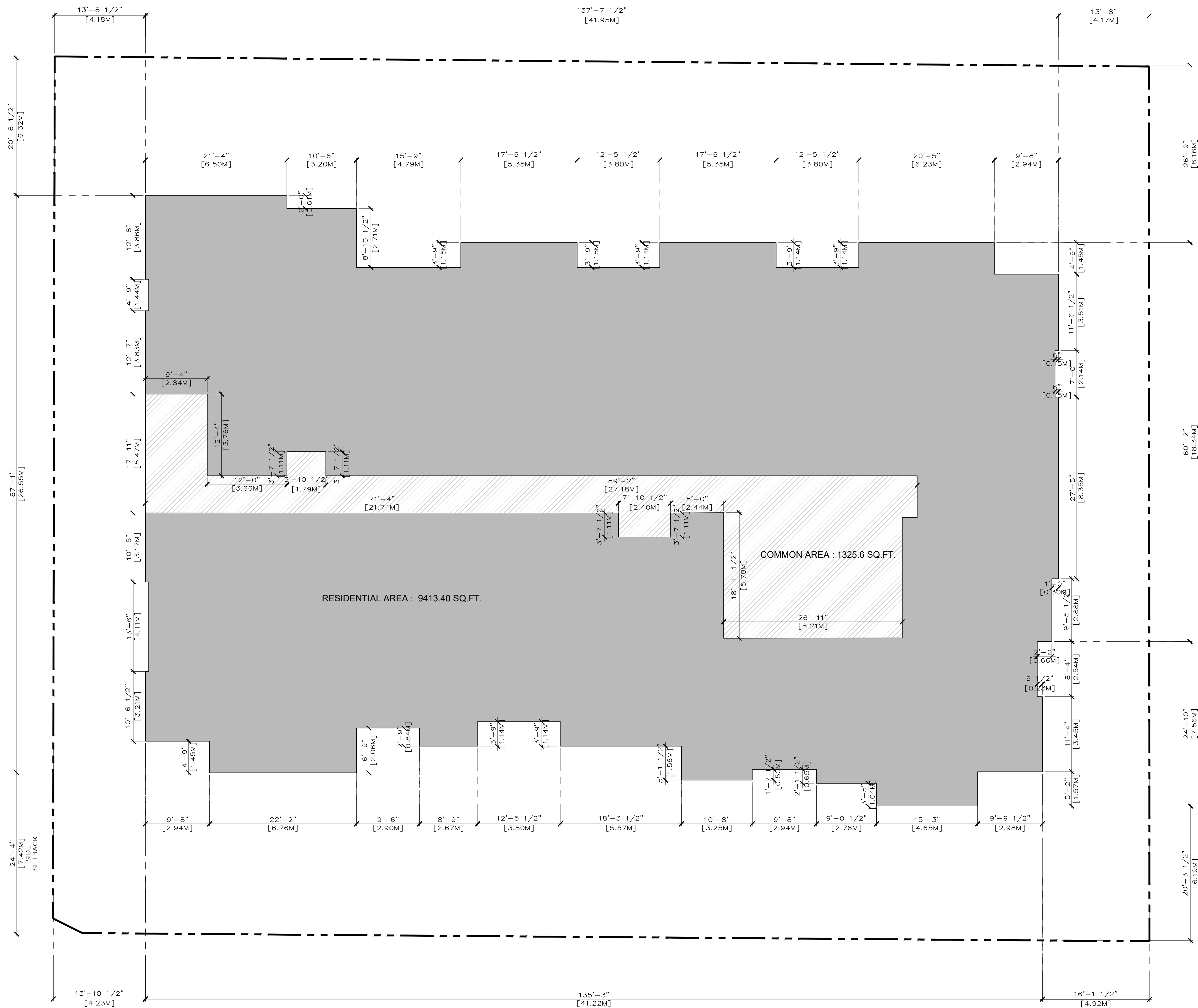
6449 & 6469 Selma Ave.
 Burnaby, British Columbia

3rd FLOOR

REZONING

A213

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



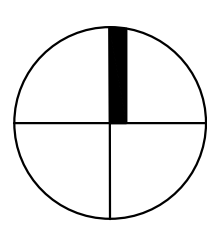
TOTAL AREA : 10739.0 SQ.FT.

1 THIRD LEVEL FAR PLAN
SCALE: 1/8" = 1'-0"


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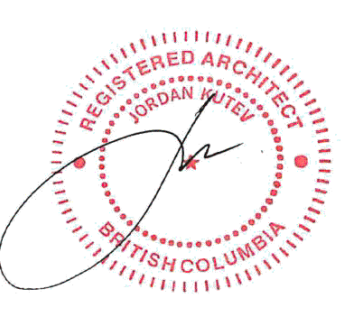
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SELMA APARTMENTS

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Burnaby, British Columbia

3rd FLOOR
FAR PLAN

REZONING

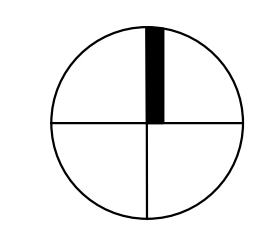
A213a

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
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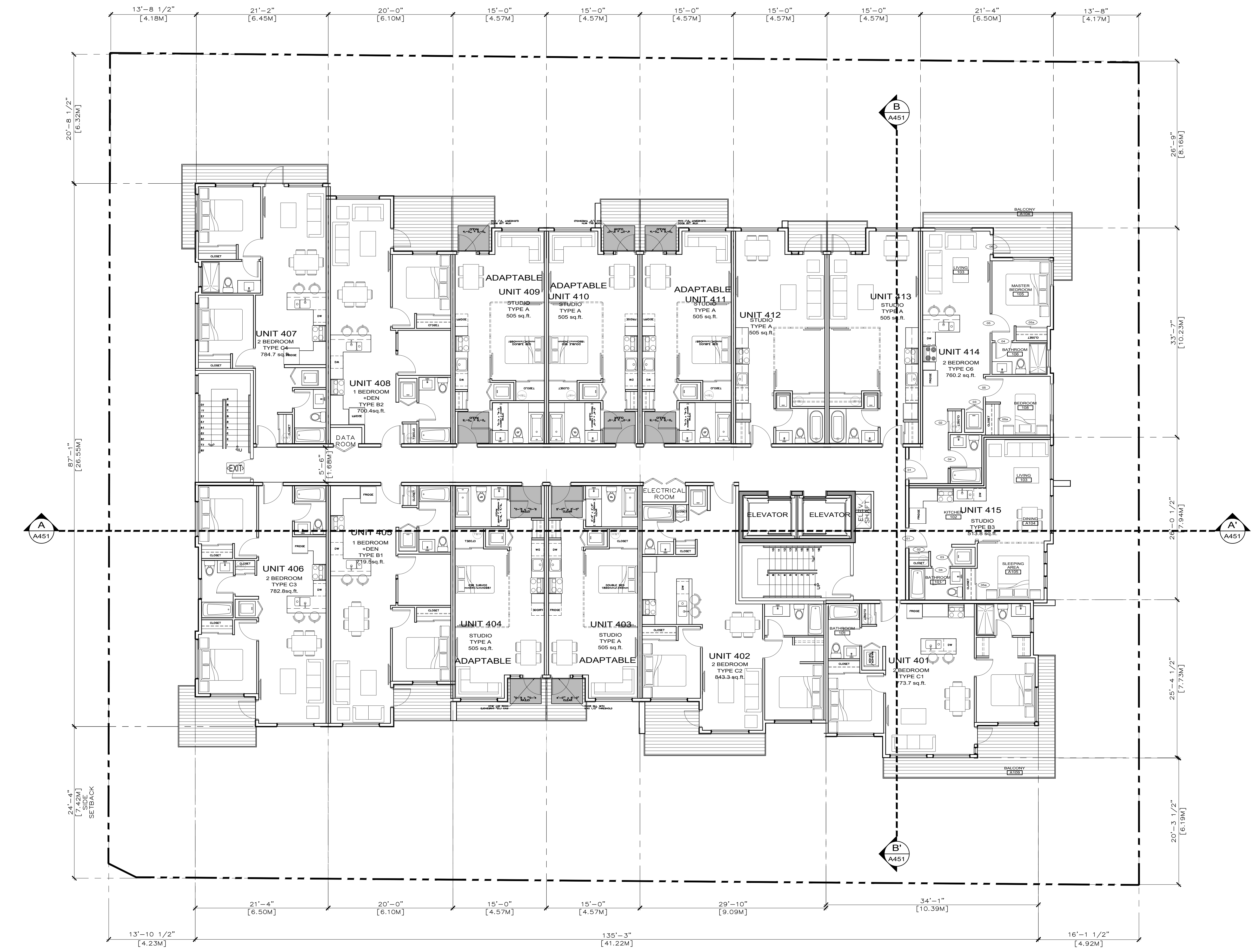
SELMA APARTMENTS
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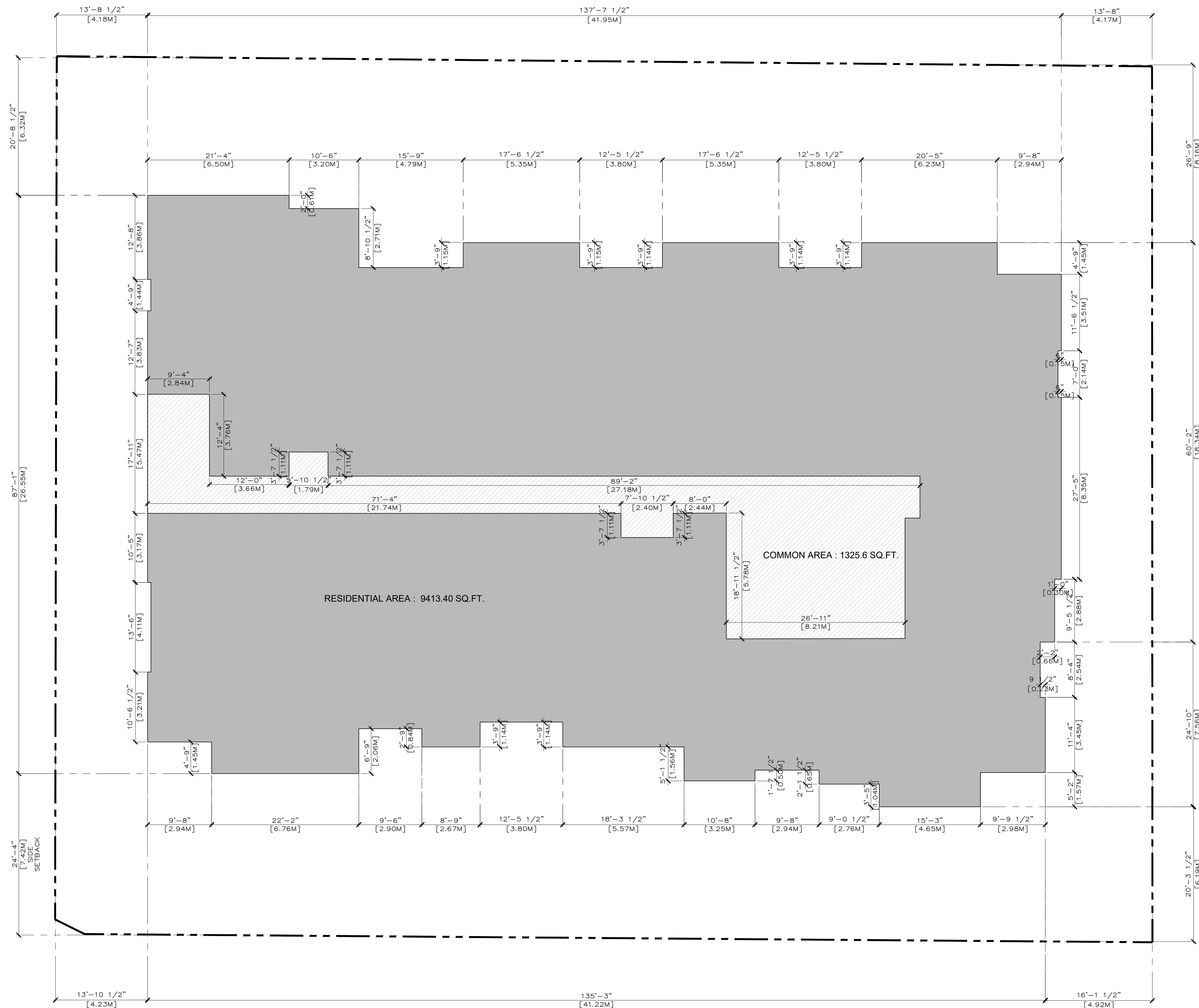
4th FLOOR

REZONING

A214

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019





TOTAL AREA : 10739.0 SQ.FT.

1 FOURTH LEVEL FAR PLAN
SCALE: 1/8" = 1' - 0"

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REGISTERED ARCHITECT
BRITISH COLUMBIA

SEAL 2020-07-21

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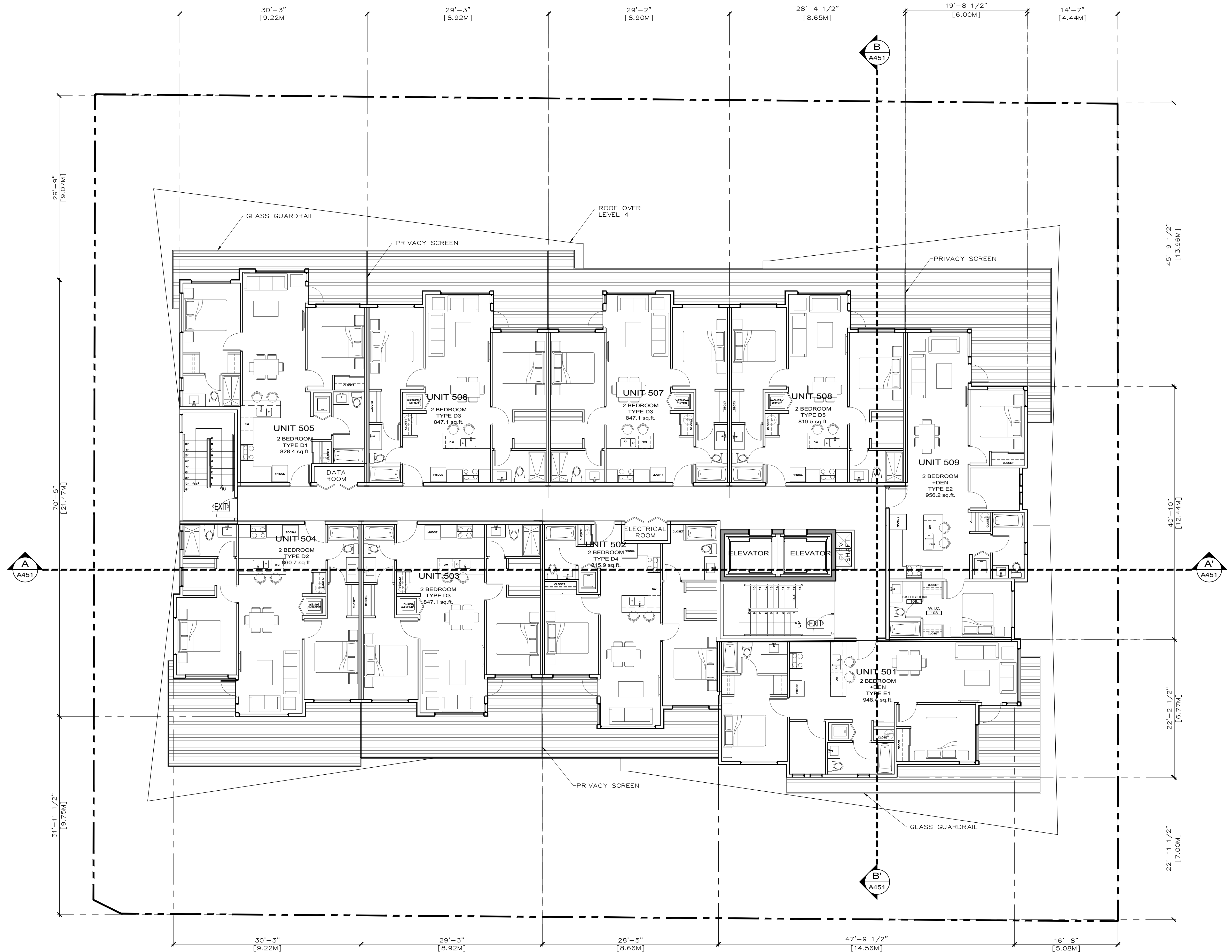
SELMA APARTMENTS
6449 & 6469 Selma Ave.
Burnaby, British Columbia

4th FLOOR
FAR PLAN

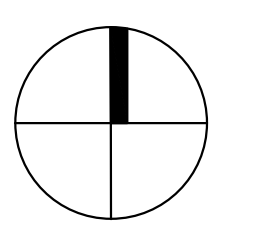
REZONING

A214a

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



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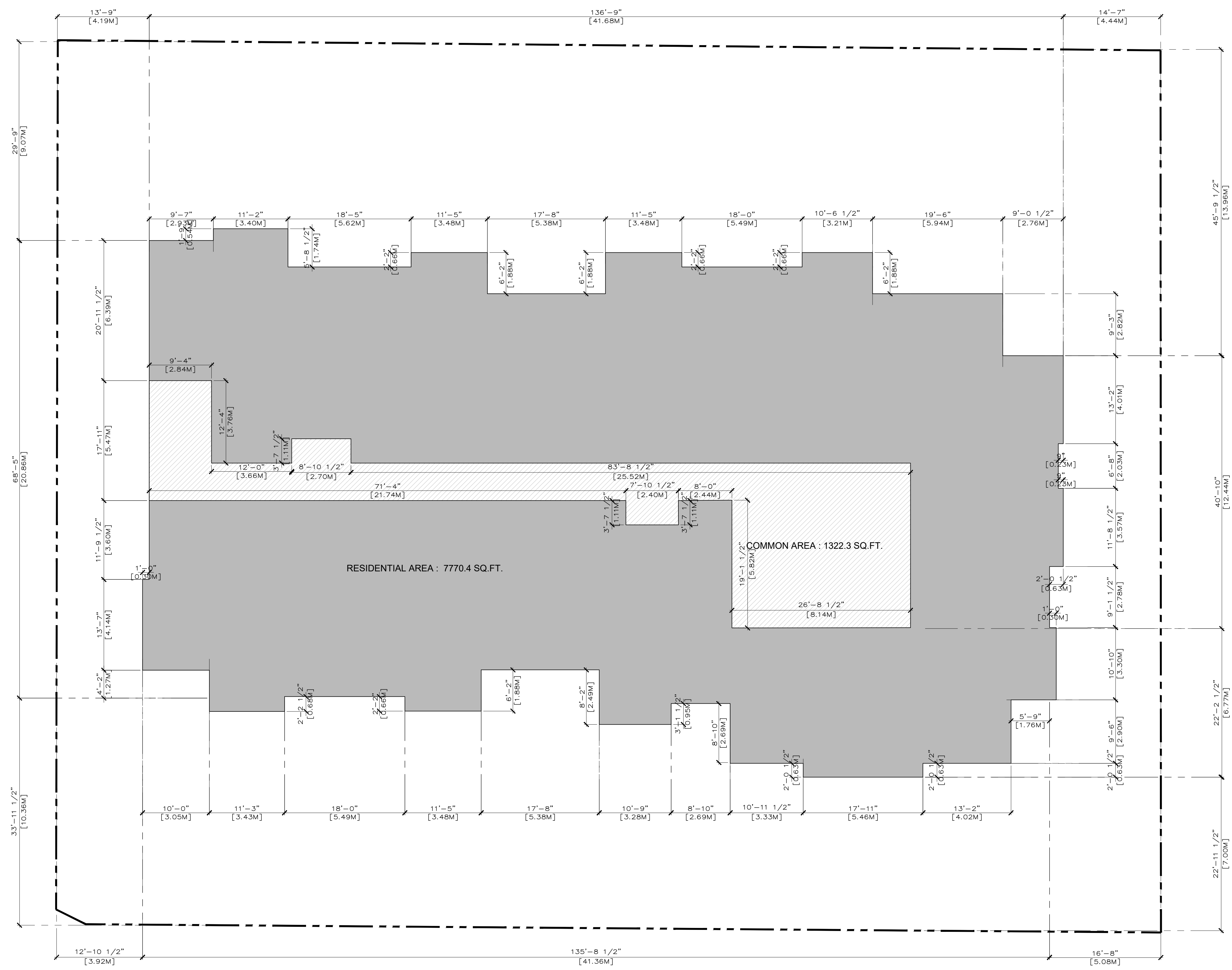
6449 & 6469 Selma Ave.
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5th & 6th FLOOR

REZONING

A215

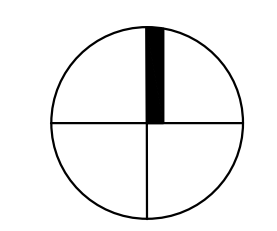
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DRAWN BY: PN	DATE: JAN2019



TOTAL AREA : 9092.7 SQ.FT.

1 FIFTH LEVEL FAR PLAN
SCALE: 1/8" = 1' - 0"

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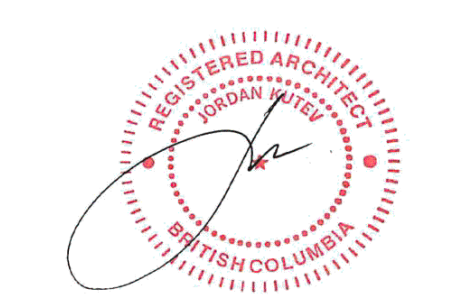
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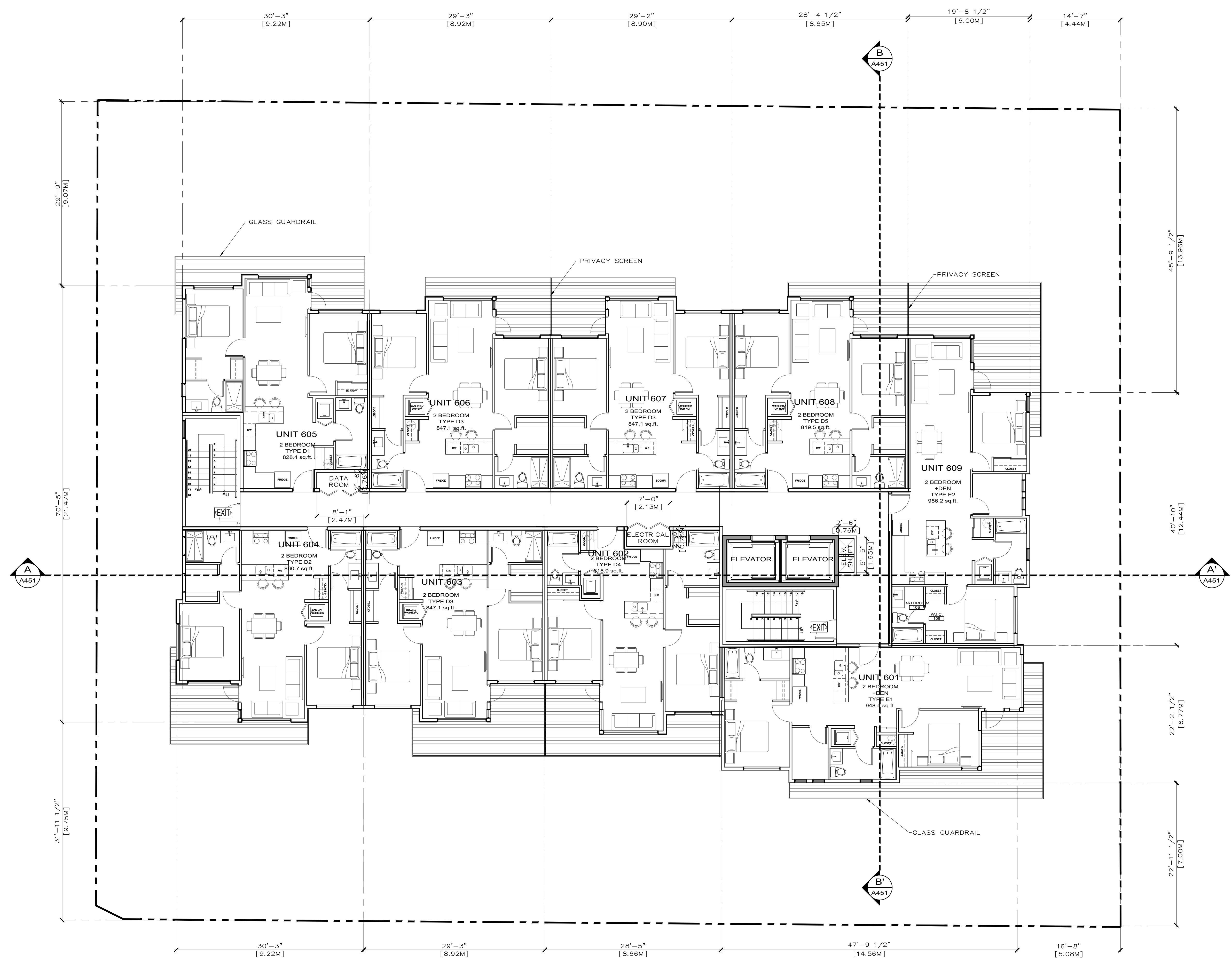
6449 & 6469 Selma Ave.
Burnaby, British Columbia

5th FLOOR
FAR PLAN

REZONING

A215a

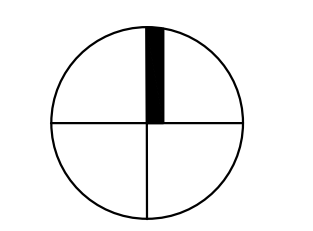
SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
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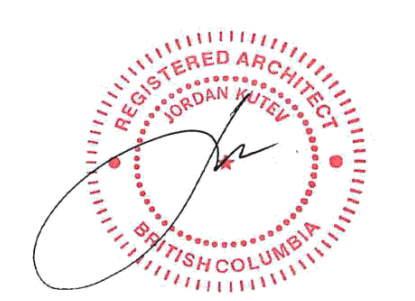
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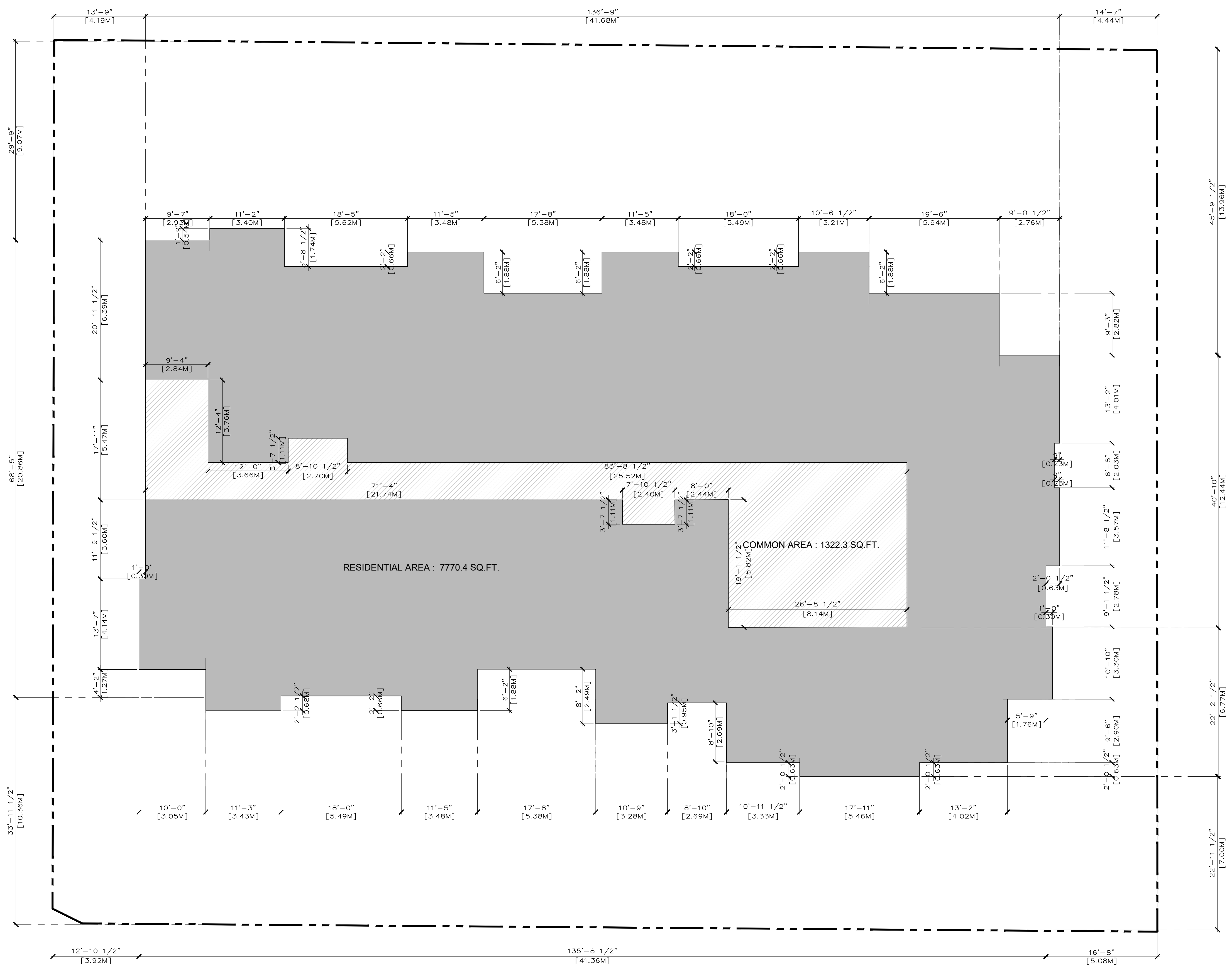
6449 & 6469 Selma Ave.
 Burnaby, British Columbia

6th FLOOR

REZONING

A216

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



RESIDENTIAL AREA : 7770.4 SQ.FT.

COMMON AREA : 1322.3 SQ.FT.

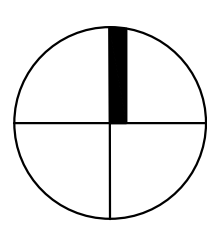
TOTAL AREA : 9092.7 SQ.FT.

1 SIXTH LEVEL FAR PLAN
SCALE: 1/8" = 1'-0"


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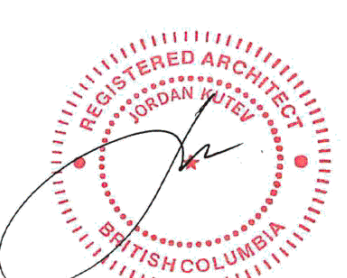
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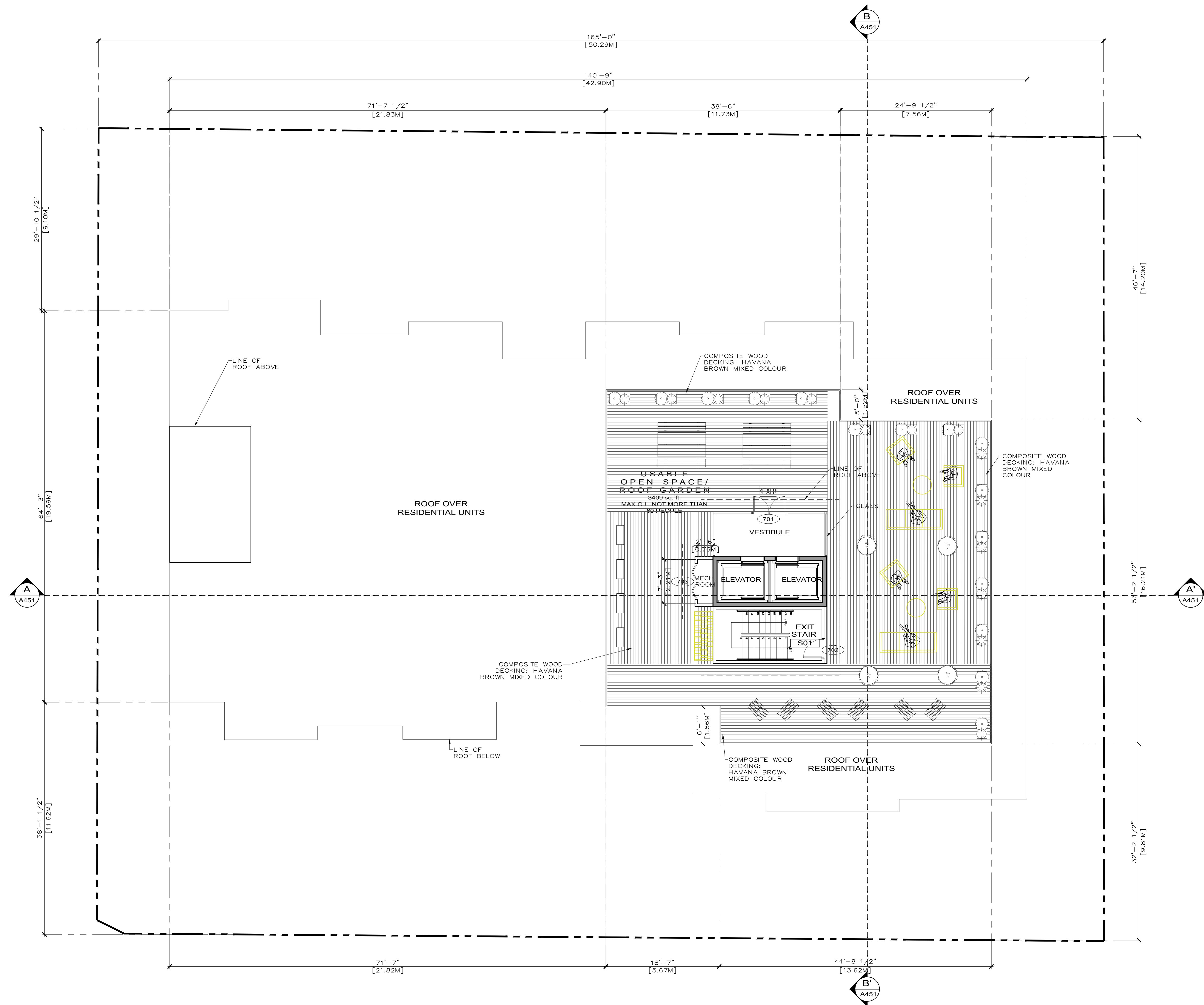
SELMA APARTMENTS
6449 & 6469 Selma Ave.
Burnaby, British Columbia

6th FLOOR
FAR PLAN

REZONING

A216a

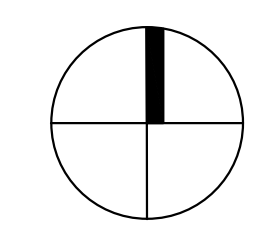
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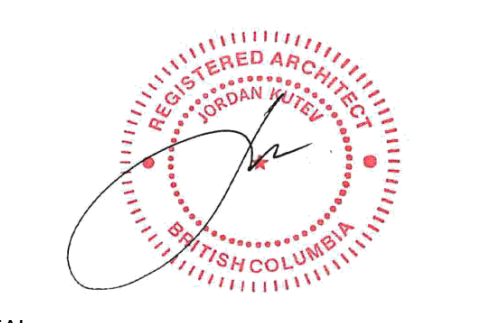
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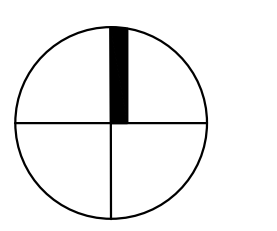
ROOF PLAN

REZONING

A251

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019

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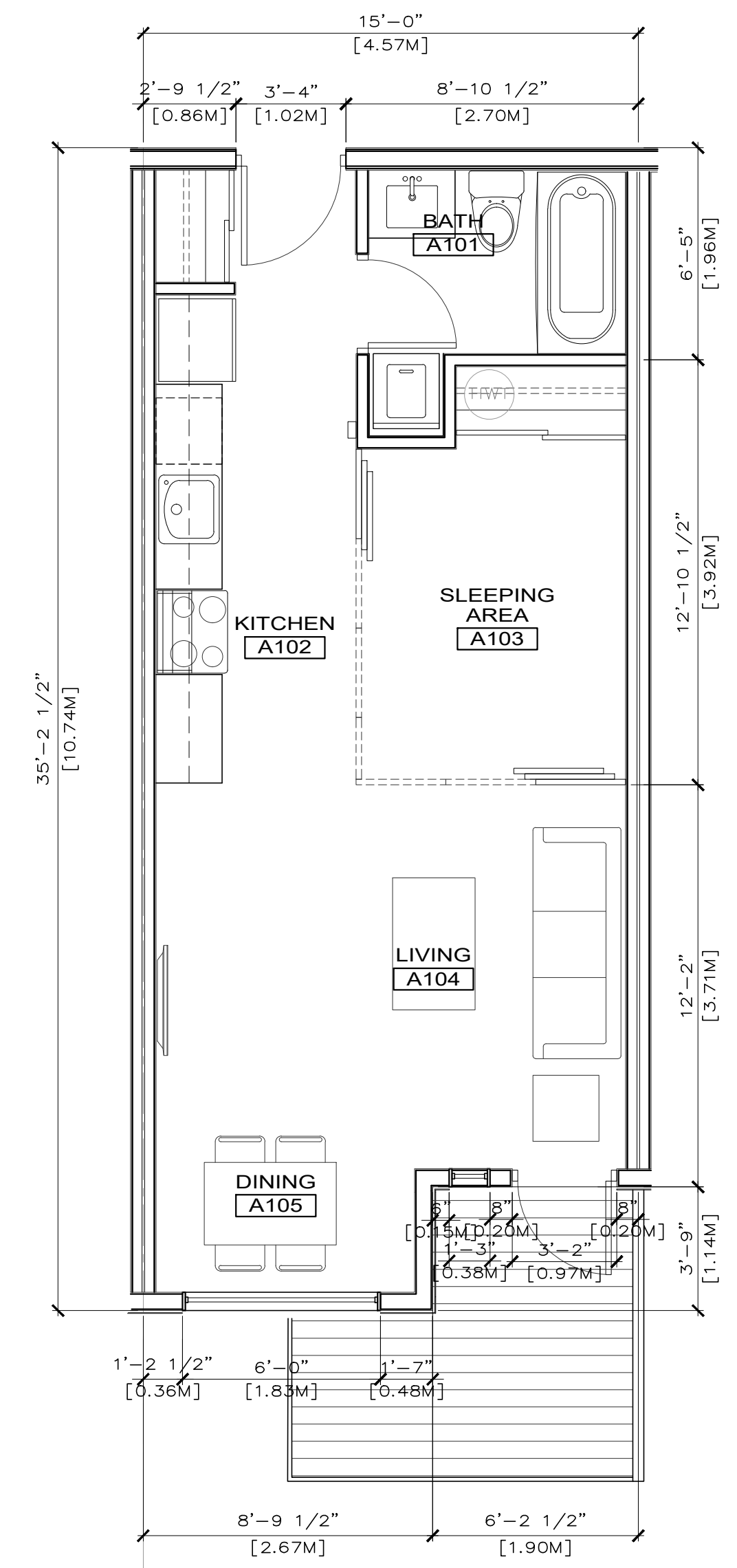
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 Burnaby, British Columbia

STUDIO LAYOUTS

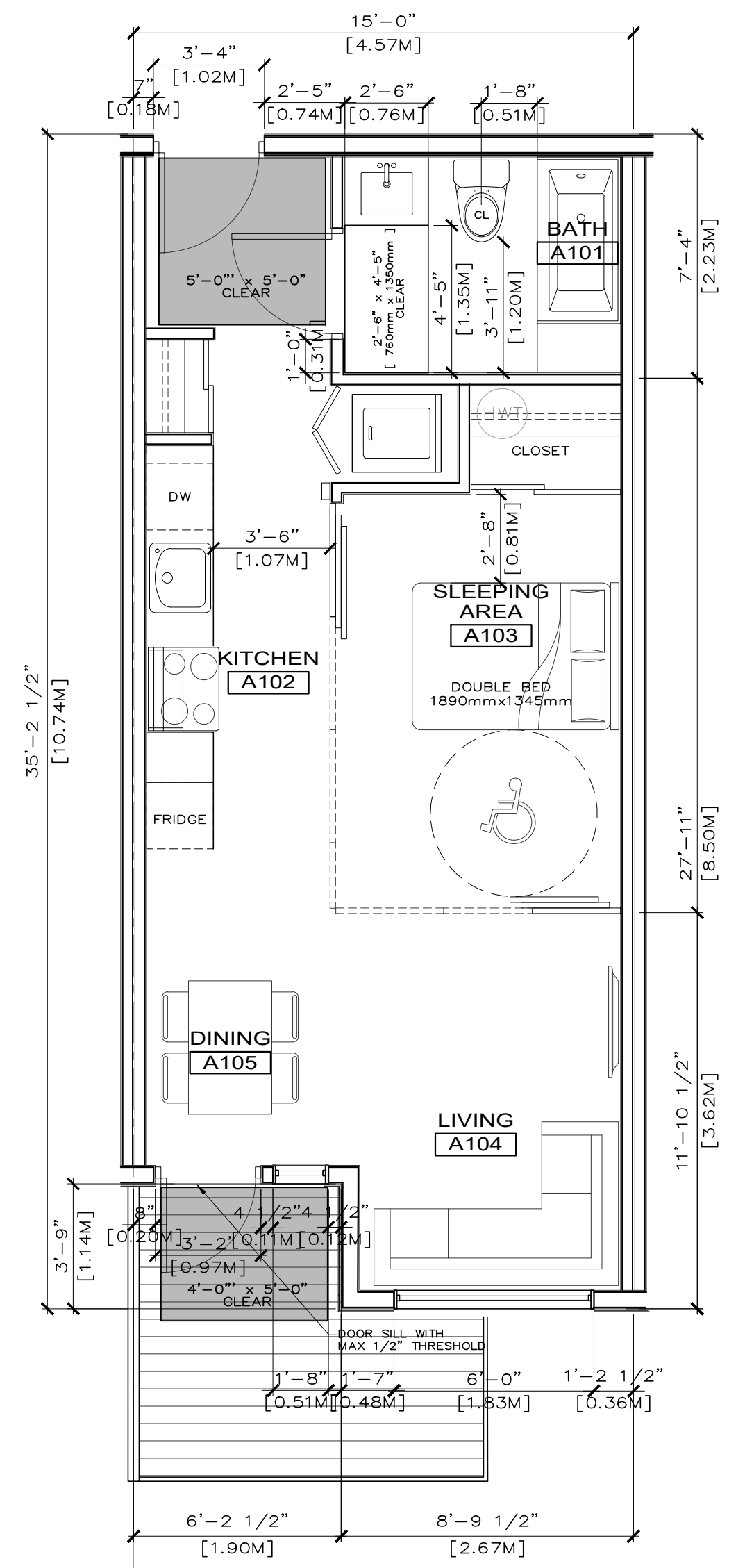
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A260

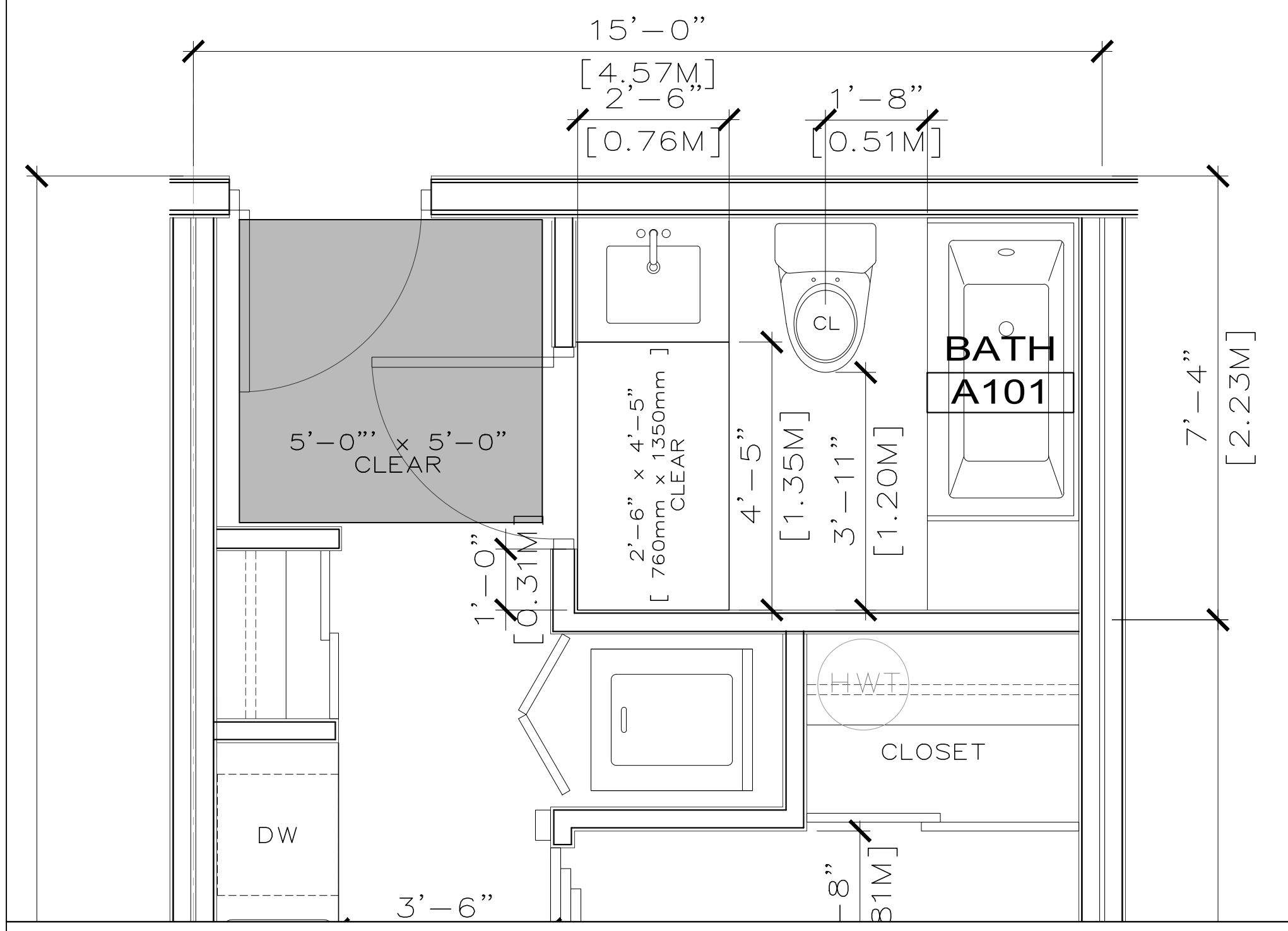
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STUDIO TYPE A
 505 sq. ft.

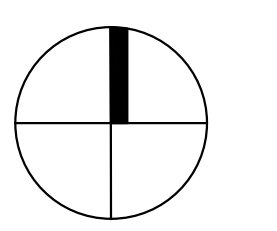


STUDIO
 505 sq. ft.



- ADAPTABLE BATHROOM MUST PROVIDE:
- A. A DIMENSION FROM THE FRONT EDGE OF THE WATER CLOSET TO THE FACING WALL OF NOT LESS THAN 800MM
 - B. A DIMENSION FROM THE FRONT FACE OF THE BATHTUB OR SHOWER TO THE CENTER LINE OF THE WATER CLOSET NOT LESS THAN 510MM, AND
 - C. A CLEAR FLOOR SPACE IN FRONT OF THE THE BATHTUB OR SHOWER TO THE CENTER 1,350MM DEEP CENTERED ON THE LAVATORY, AND
 - D. A CLEAR FLOOR SPACE, EXCLUSIVE OF DOOR SWING, NOT LESS THAN 760MM WIDE BY 1,350MM DEEP CONNECTING TO THE ROUTE THROUGH THE DOORWAY.

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SELMA APARTMENTS

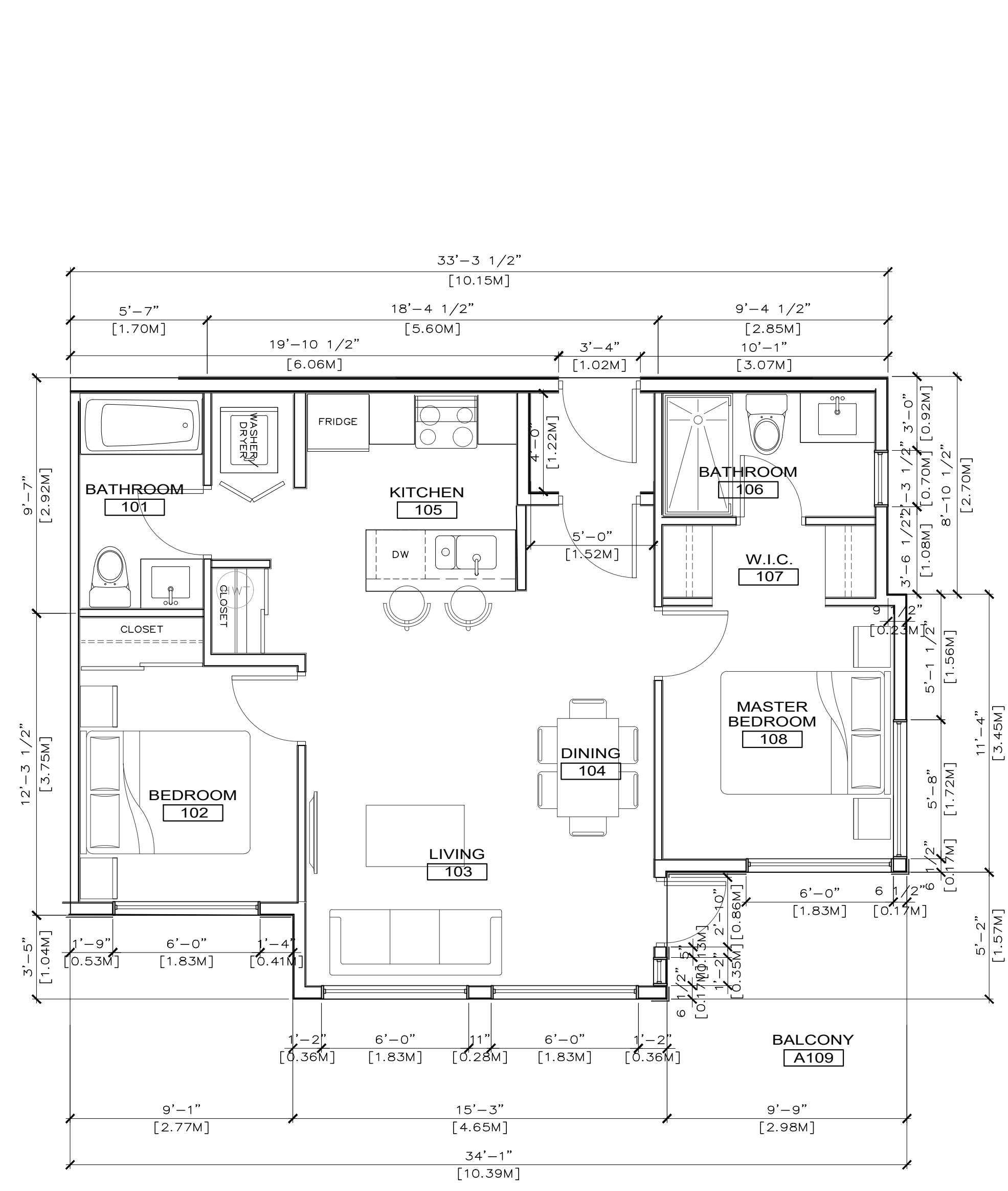
6449 & 6469 Selma Ave.
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TWO BEDROOM LAYOUTS

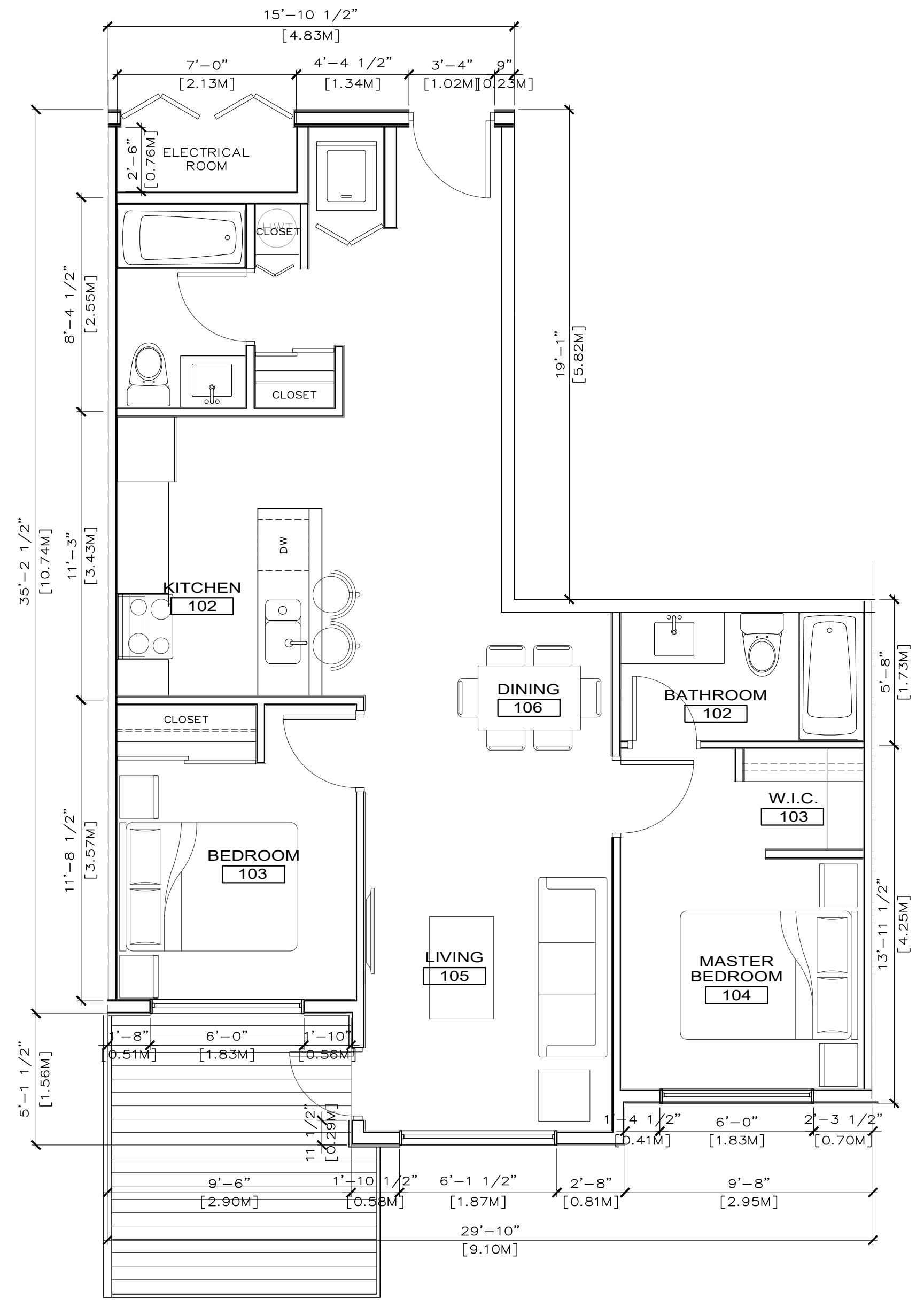
REZONING

A262

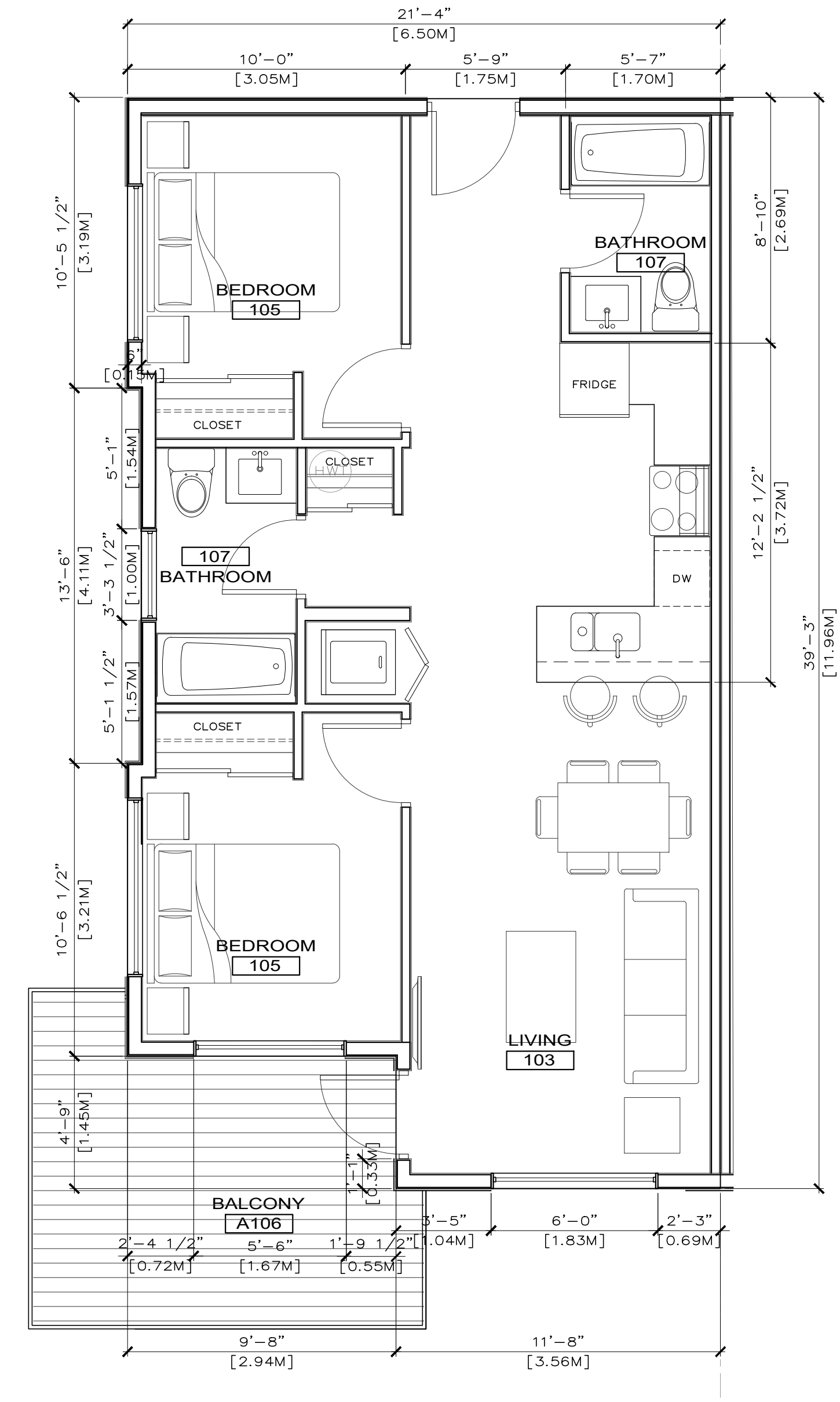
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TYPE C1
 2 BEDROOM
 773.7 sq.ft.

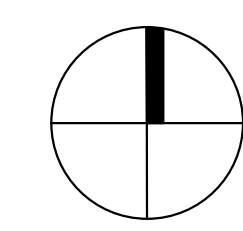


TYPE C2
 2 BEDROOM
 843.3 sq.ft.



TYPE C3
 2 BEDROOM
 782.8 SQ.FT.

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1	04MAR2020	ISSUED FOR REZONING CITY REVIEW

SELMA APARTMENTS

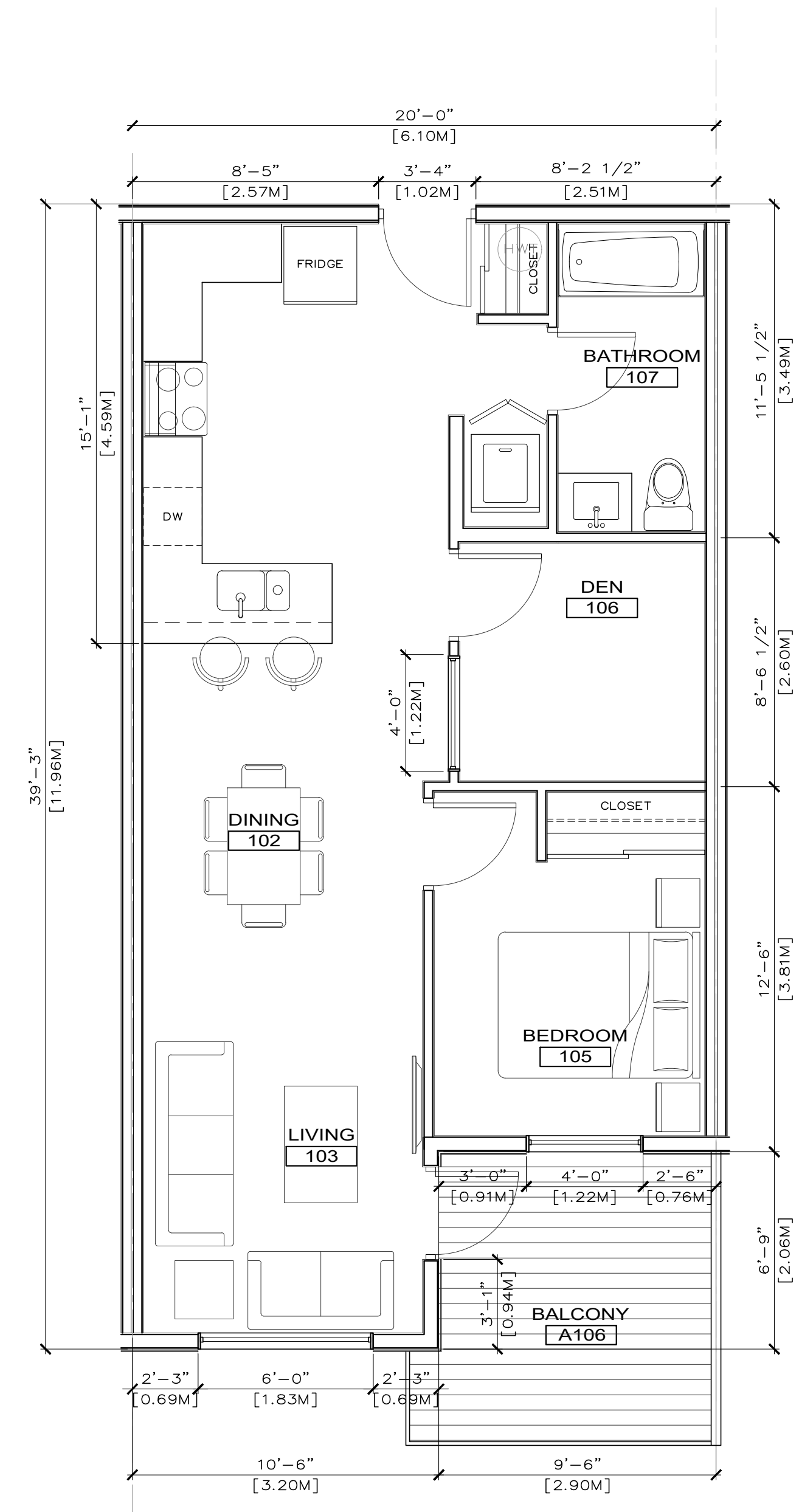
6449 & 6469 Selma Ave.
 Burnaby, British Columbia

ONE BEDROOM + DEN LAYOUTS

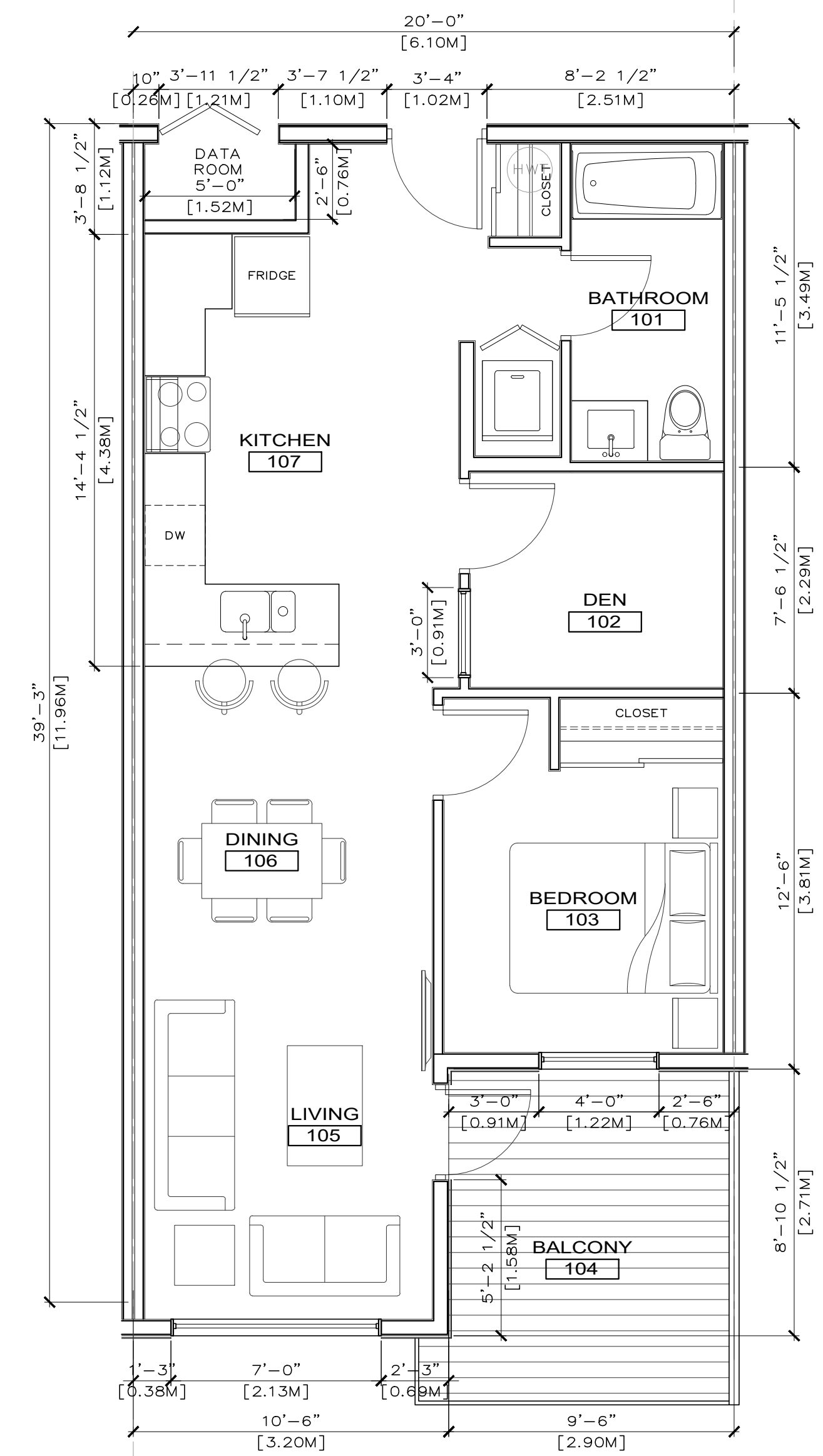
REZONING

A261

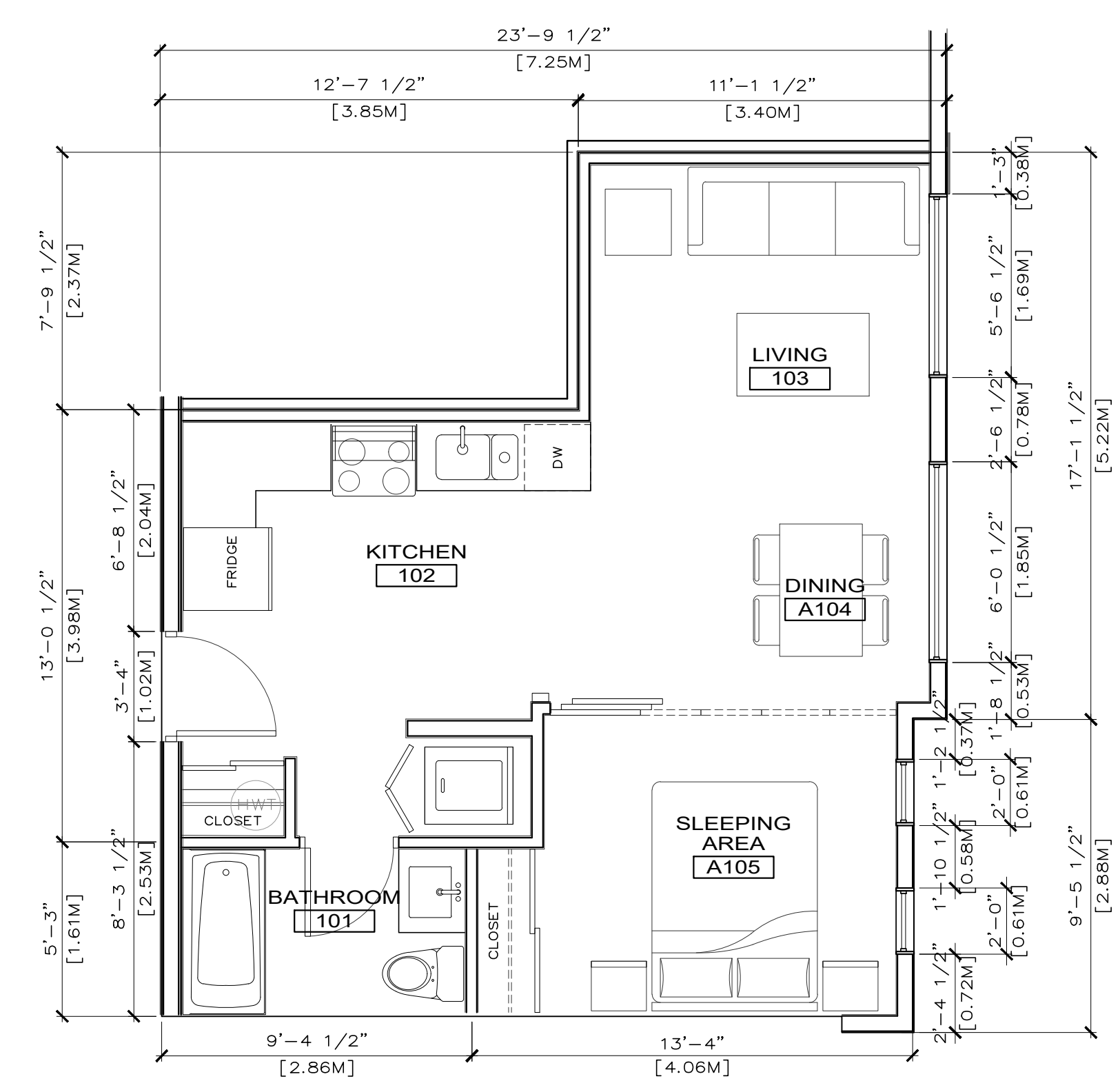
SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



TYPE B1
 1 BEDROOM +
 DEN
 719.5 sq. ft.



TYPE B2
 1 BEDROOM +
 DEN
 700.4 sq. ft.

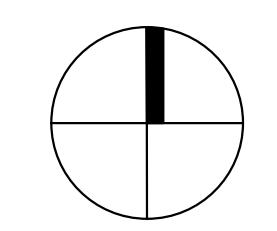


STUDIO
 TYPE B3
 513.8 sq. ft.

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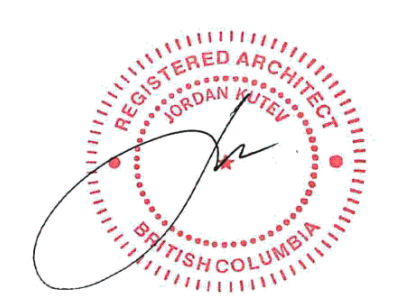
NORTH



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PRIME CONSULTANT

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SEAL 2020-07-21

NO	DATE	REMARKS
3	21JUL2020	RE-ISSUED FOR REZONING
2	20APR2020	ISSUED FOR REZONING
1	04MAR2020	ISSUED FOR REZONING CITY REVIEW

NO DATE REMARKS

SELMA APARTMENTS

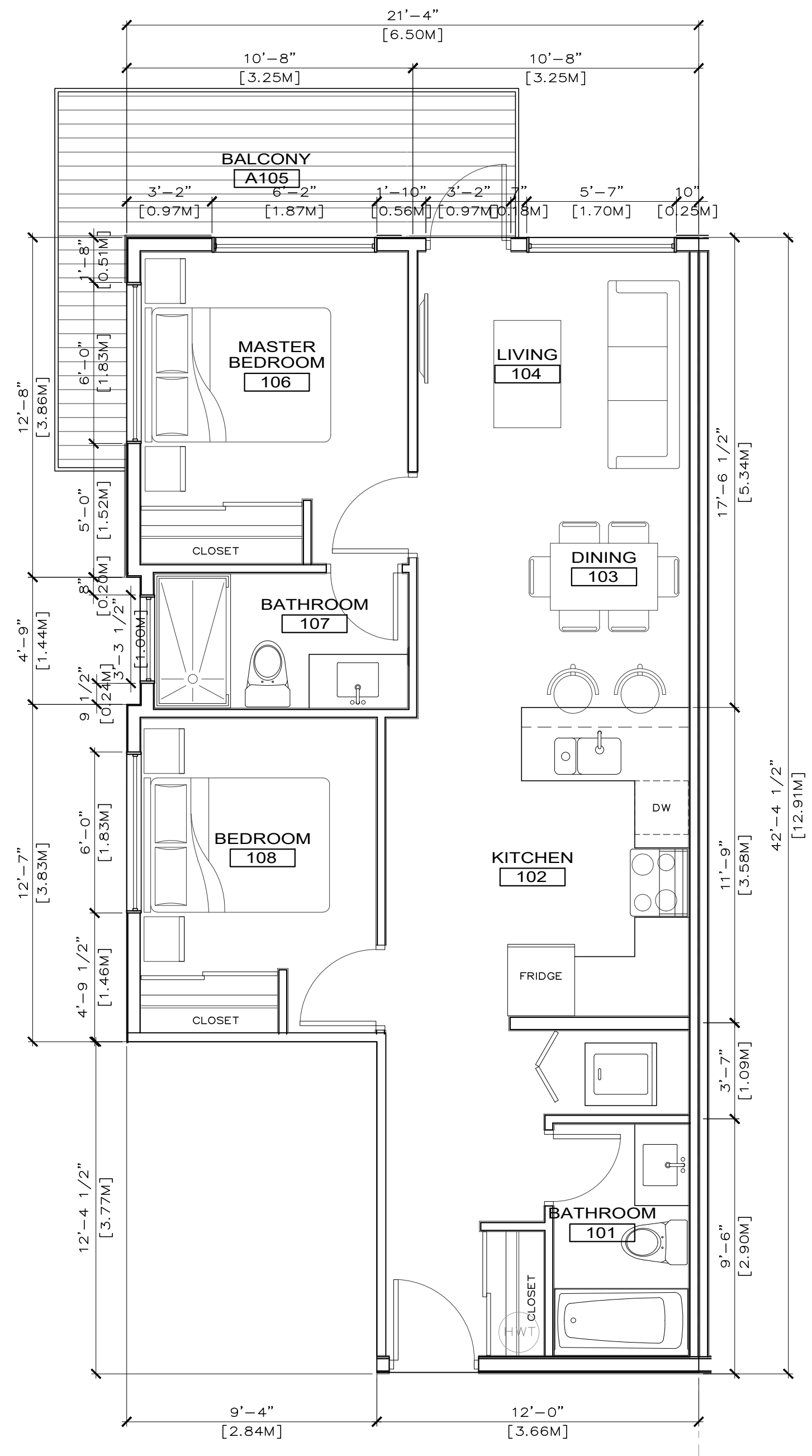
6449 & 6469 Selma Ave.
 Burnaby, British Columbia

TWO BEDROOM LAYOUTS

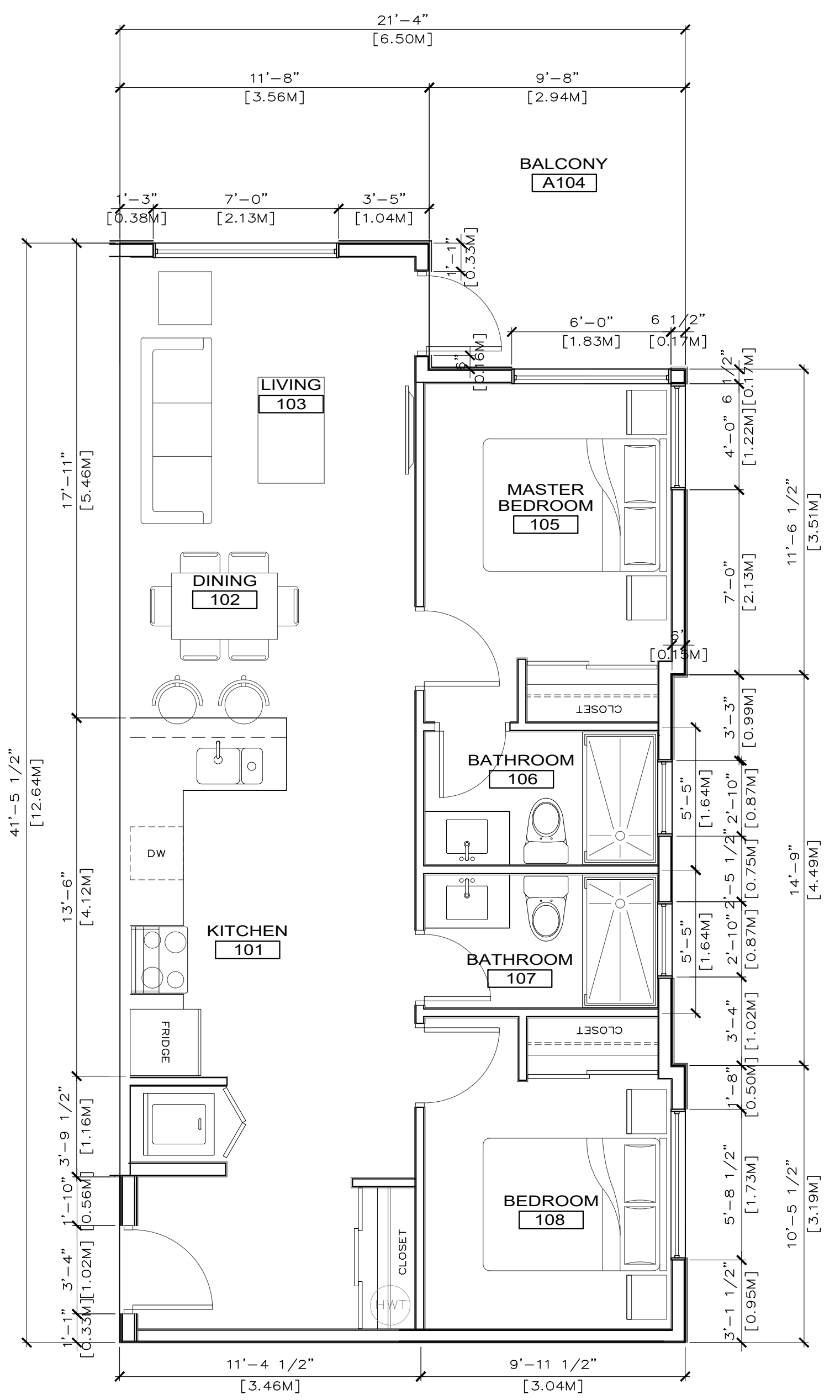
REZONING

A263

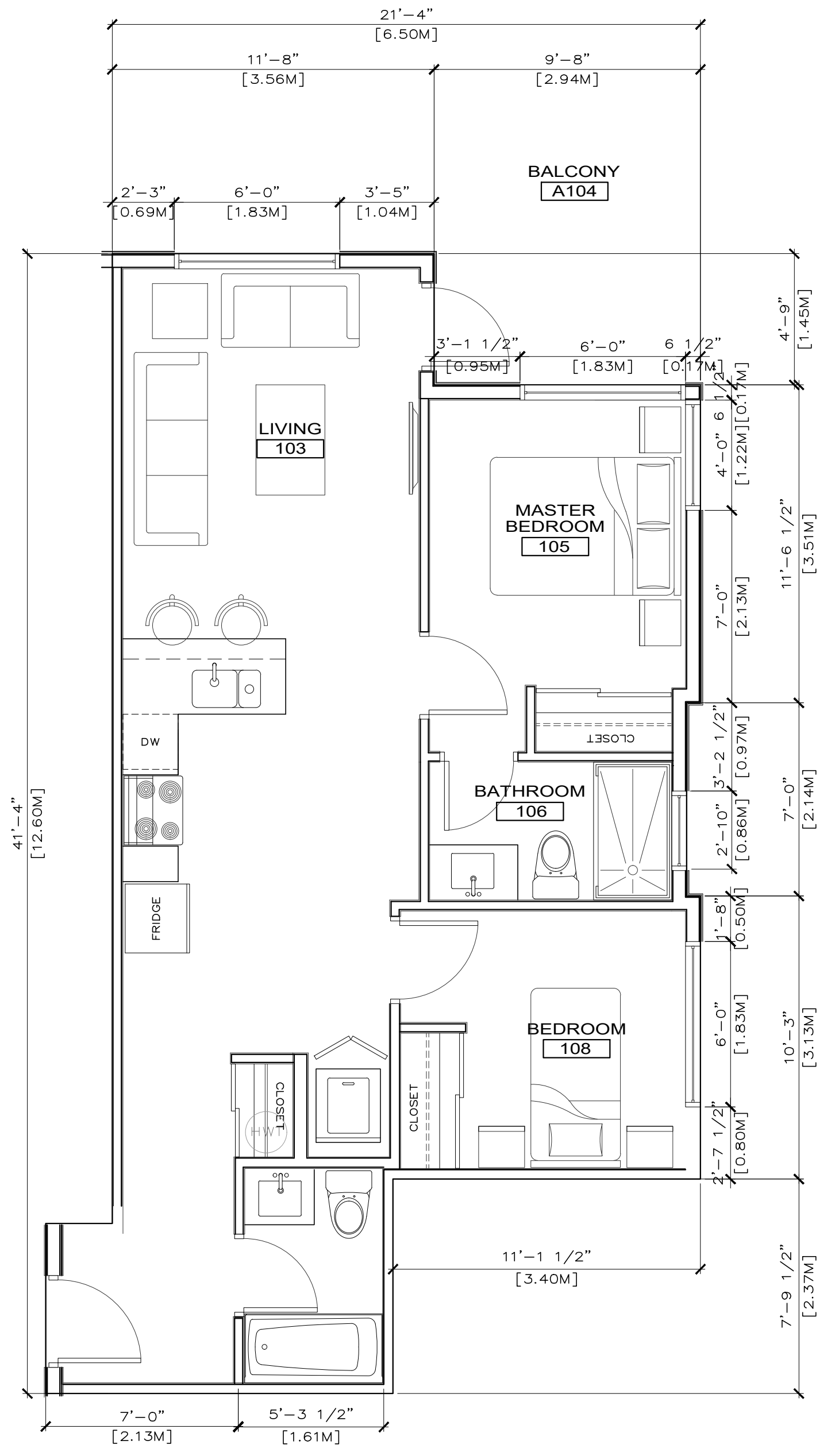
SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



TYPE C4
 2 BEDROOM
 784.7 sq.ft.

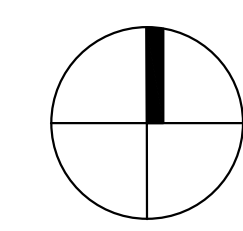


2 BEDROOM
 TYPE C5
 831.1 sq.ft.



2 BEDROOM
 TYPE C6
 760.2 sq.ft.

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SELMA APARTMENTS

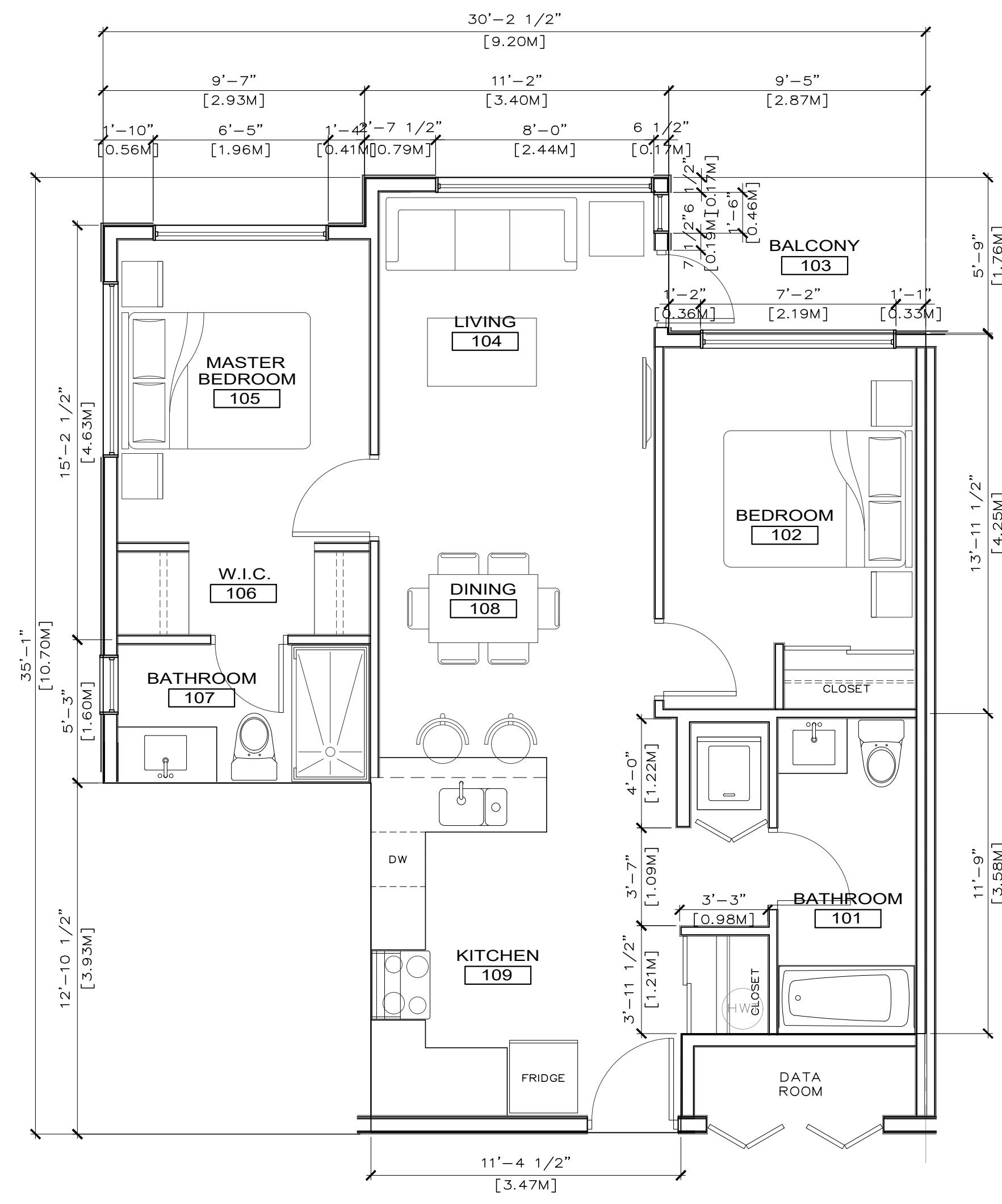
6449 & 6469 Selma Ave.
 Burnaby, British Columbia

STUDIO TWO BEDROOM LAYOUTS

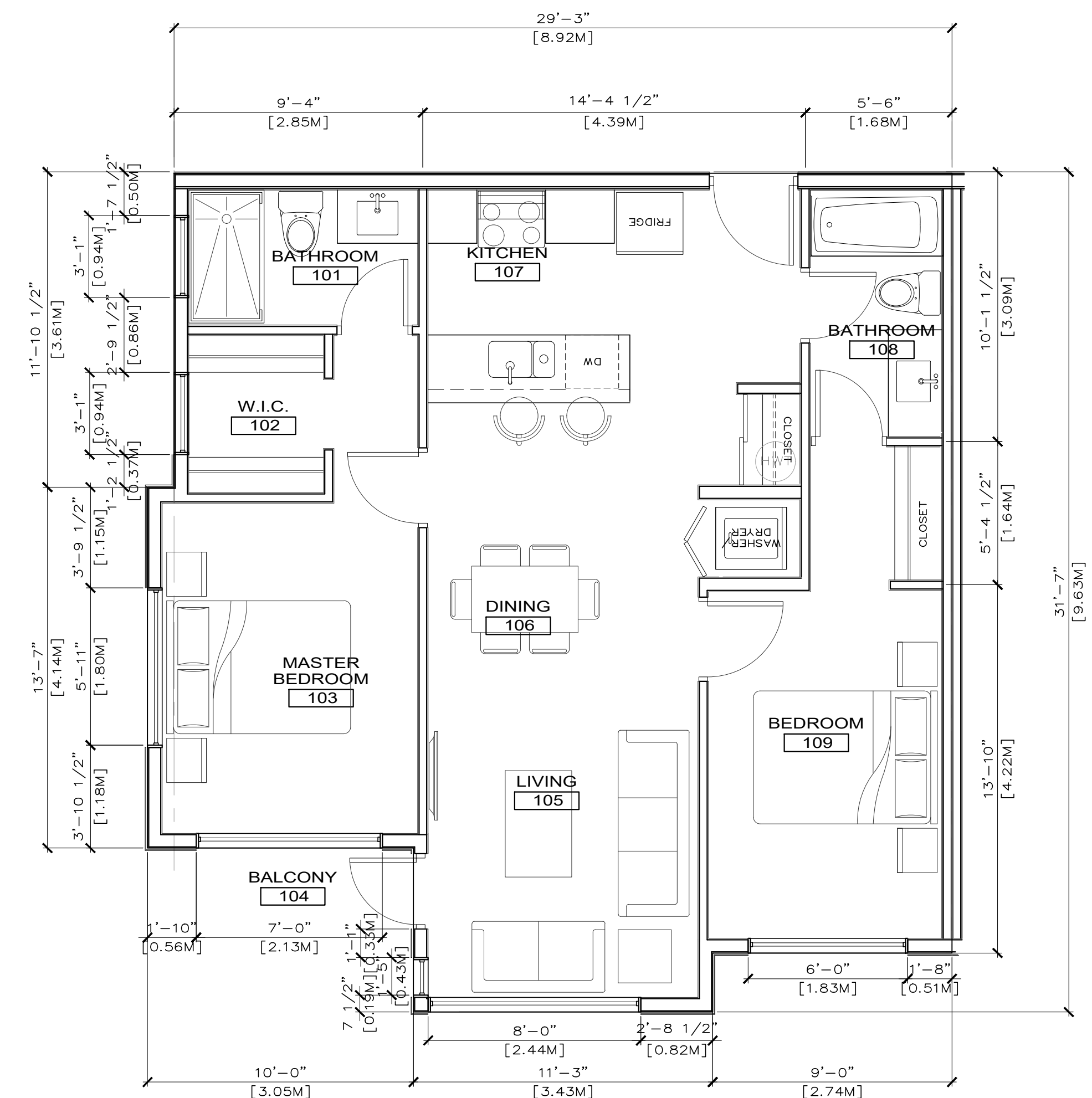
REZONING

A264

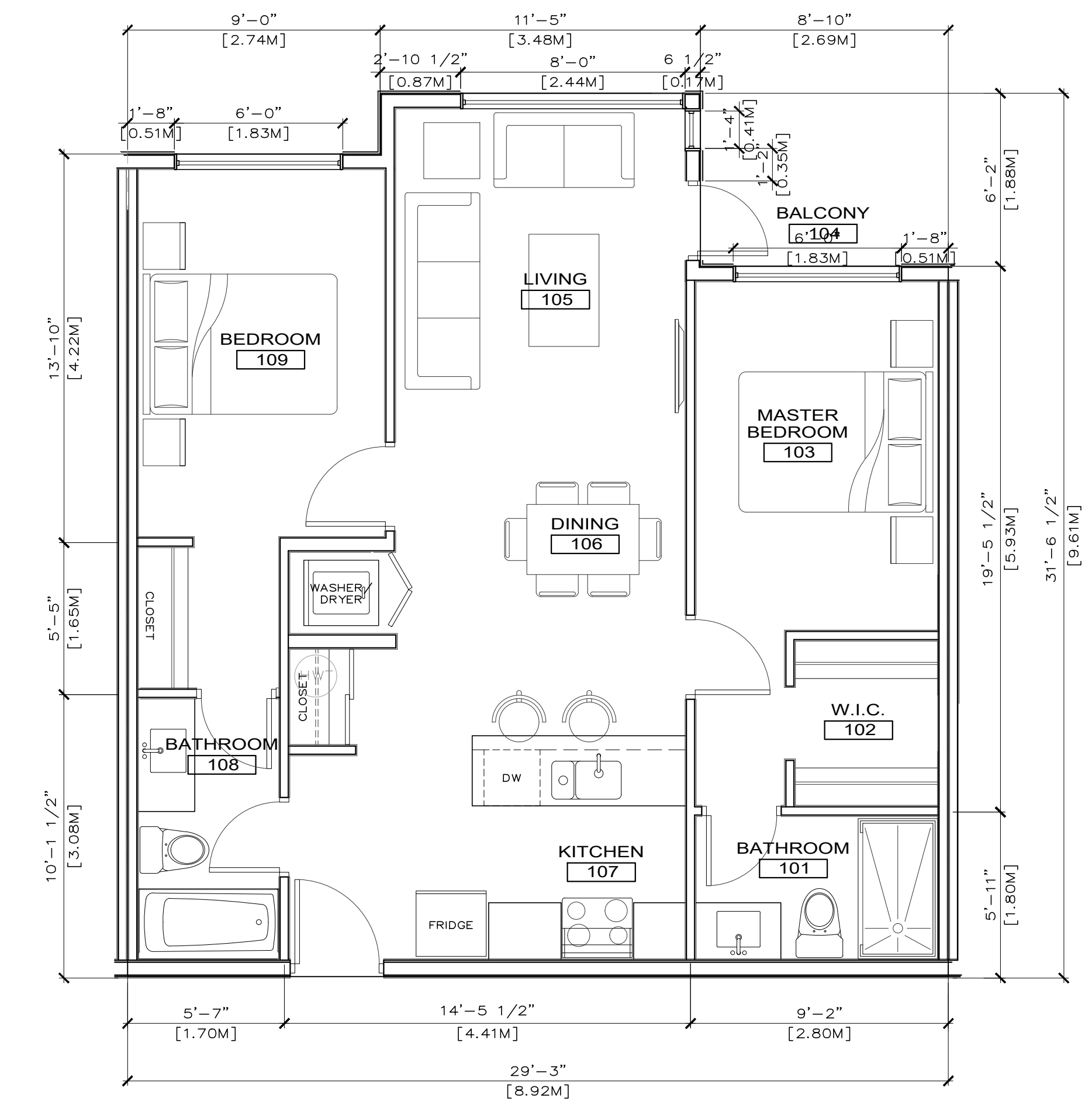
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DRAWN BY: PN	DATE: JAN2019



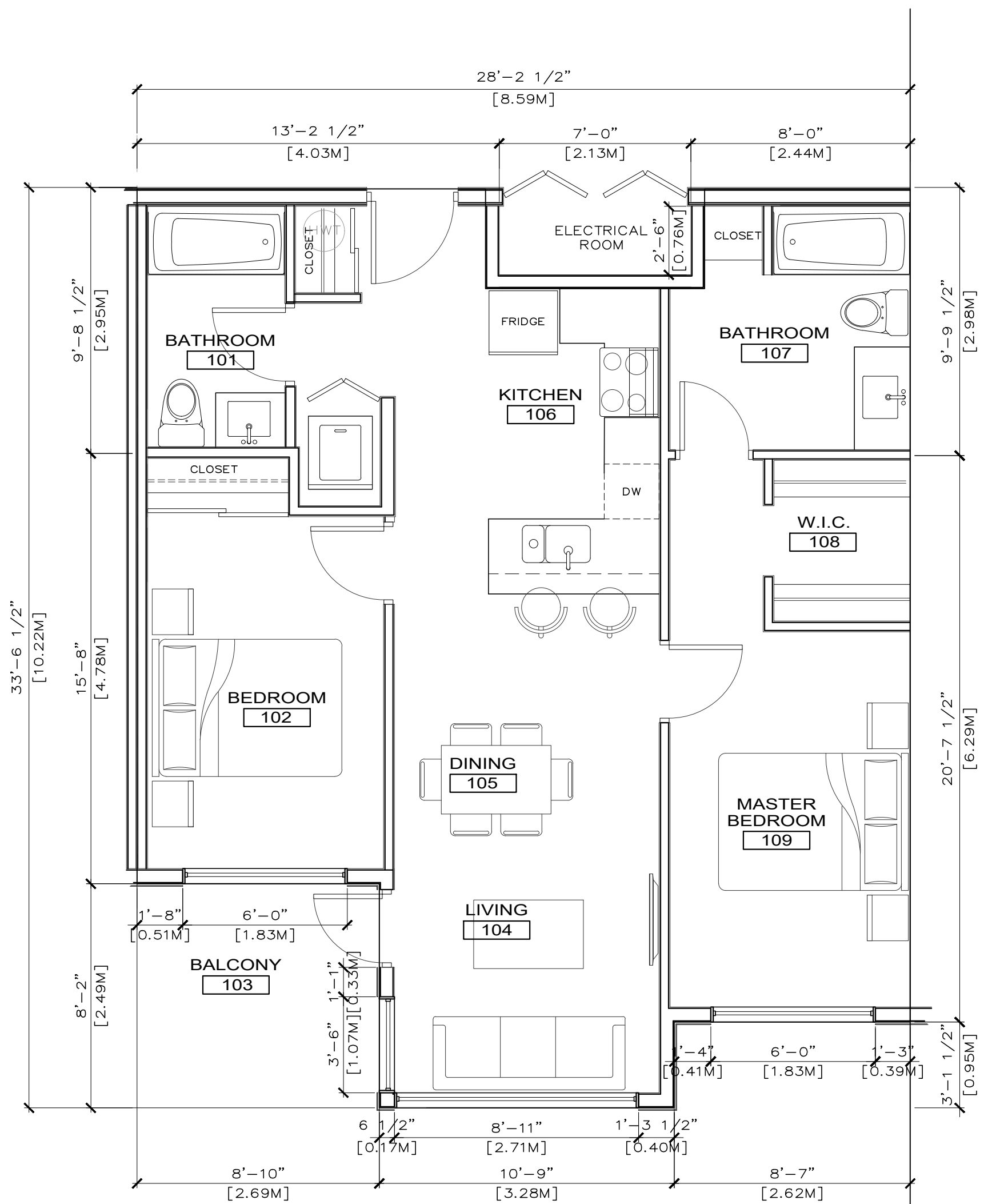
TYPE D1
 2 BEDROOM
 828.4 sq.ft.



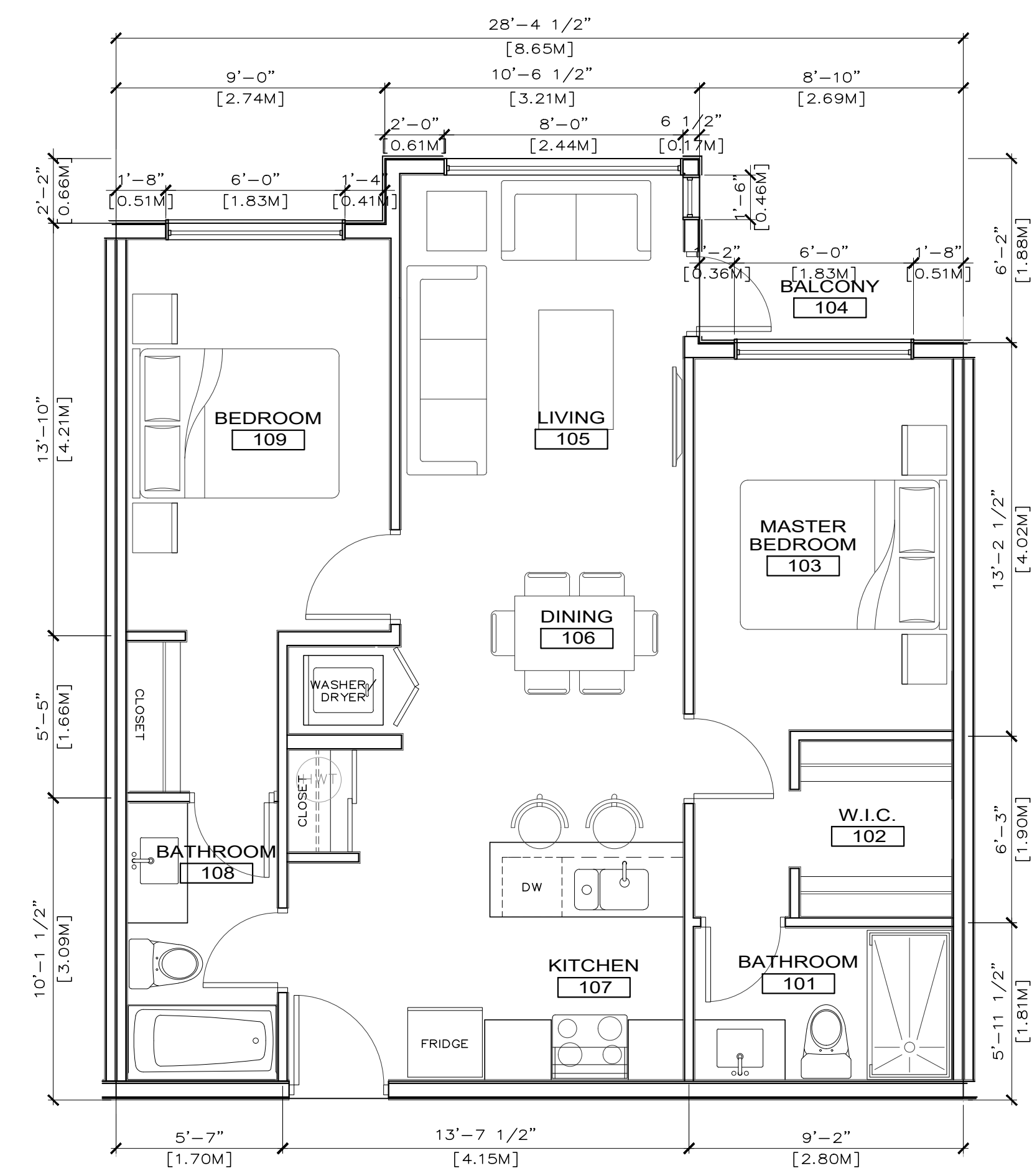
2 BEDROOM
 860.7 sq.ft.
 TYPE D2



TYPE D3
 2 BEDROOM
 847.1 sq.ft.



TYPE D4
2 BEDROOM
815.9sq.ft.



TYPE D5
2 BEDROOM
819.5 sq.ft.

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CONSULTANT

SEAL 2020-07-21

NO	DATE	REMARKS
3	21JUL2020	RE-ISSUED FOR REZONING
2	20APR2020	ISSUED FOR REZONING
1	04MAR2020	ISSUED FOR REZONING CITY REVIEW

SELMA APARTMENTS

6449 & 6469 Selma Ave.
 Burnaby, British Columbia

TWO BEDROOM LAYOUTS

REZONING

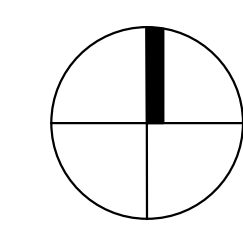
A265

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019

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SELMA APARTMENTS

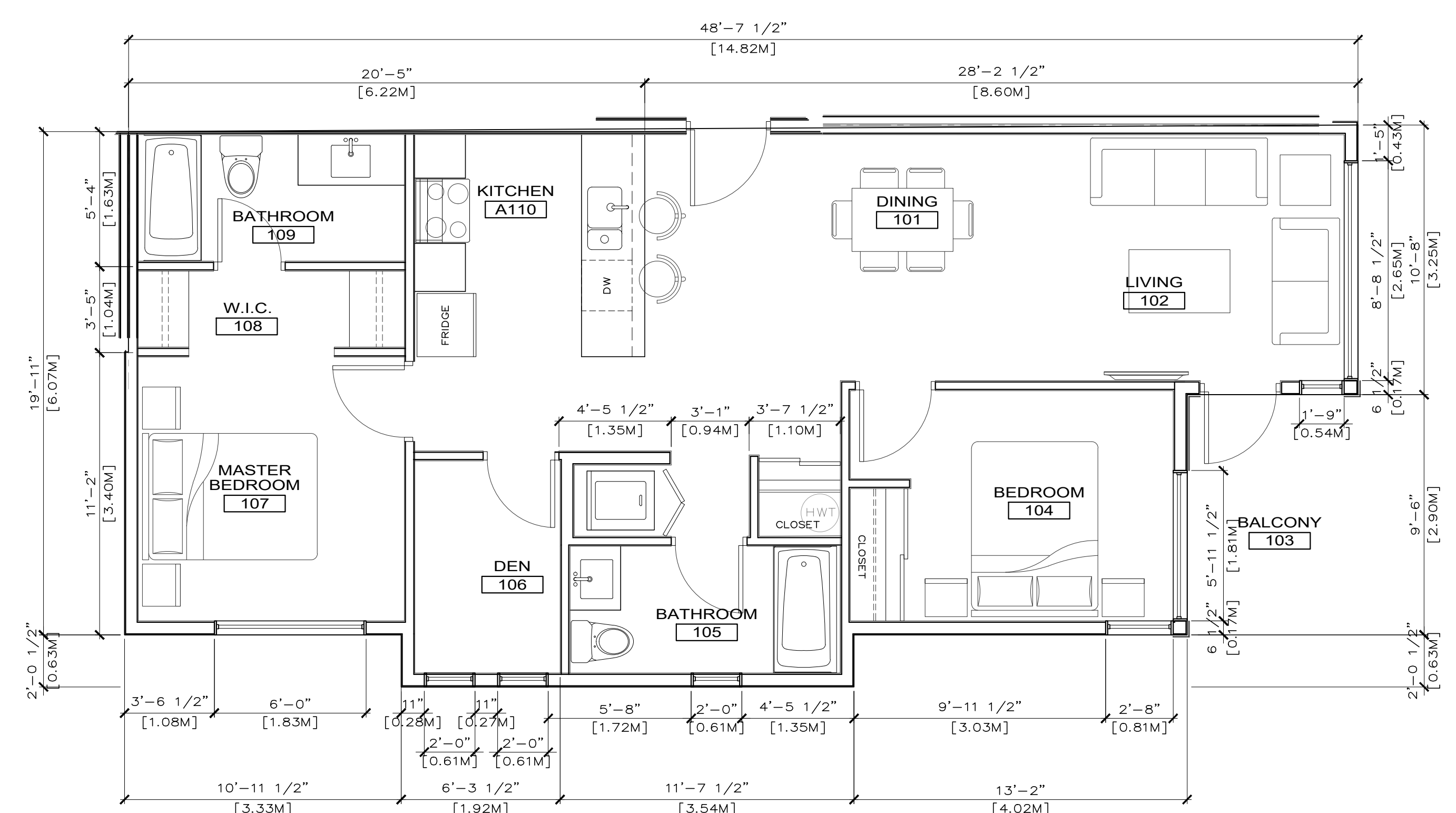
6449 & 6469 Selma Ave.
Burnaby, British Columbia

TWO BEDROOM + DEN LAYOUTS

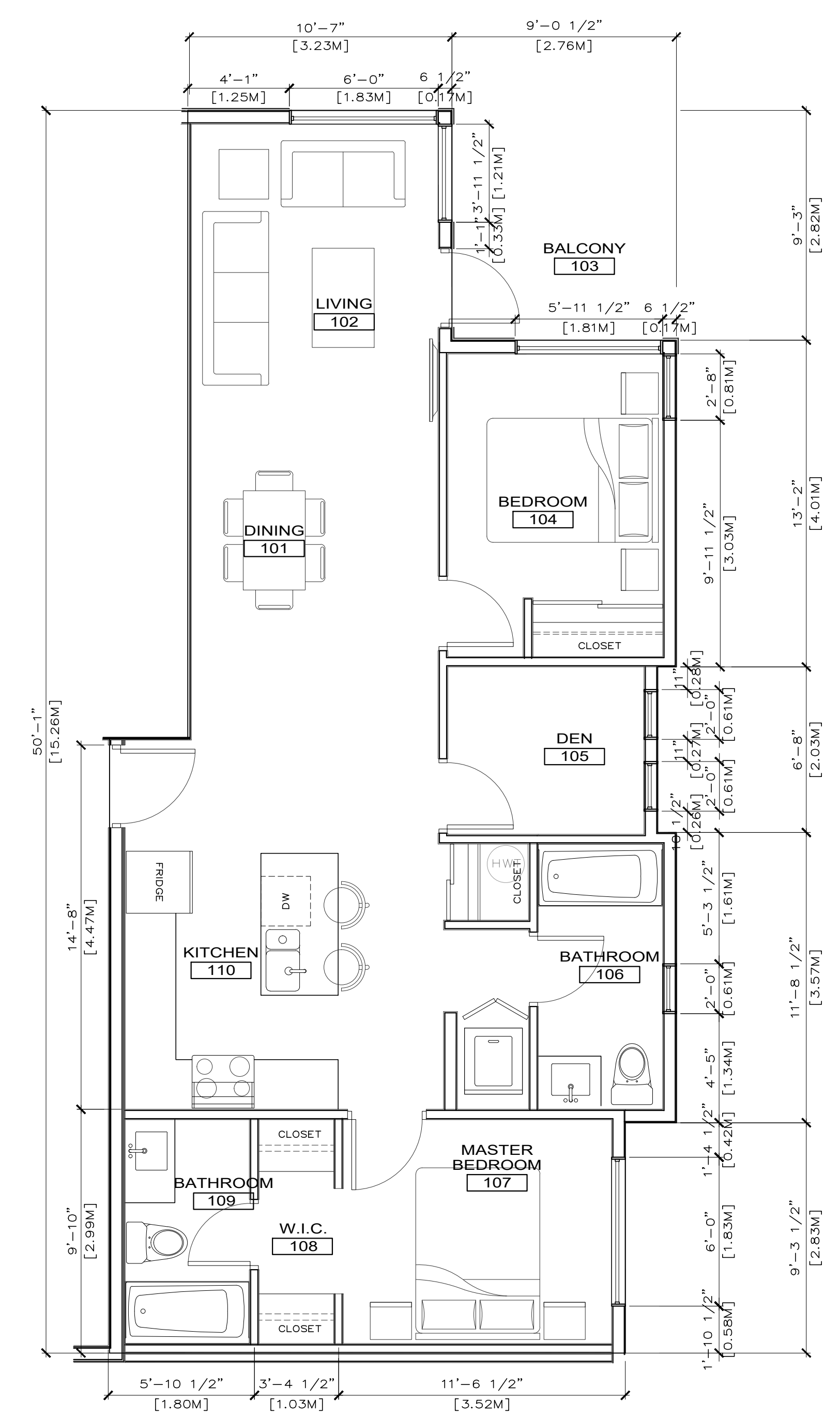
REZONING

A266

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



**2 BEDROOM +DEN
TYPE E1
948.4 sq.ft.**



**2 BEDROOM +DEN
TYPE E2
956.2sq.ft.**



EXTERIOR FINISH LEGEND

- 1 JAMESHARDIE PANEL
VERTICAL SIDING
W/ALUMINIUM TRIM/REVEALS
ARCTIC WHITE/SMOOTH
- 2 JAMESHARDIE PANEL
VERTICAL SIDING
W/ALUMINIUM TRIM/REVEALS
PEARL GREY/SMOOTH
- 3 6" HORIZONTAL SIDING
DARK GRAY
- 4 BRICK STACKED
MANGANESE IRONSPOT
- 5 DOUBLE GLAZED
VINYL WINDOWS/DOORS
COLOR SILVER
- 6 ALUMINIUM FRAME
GLASS GUARDRAIL
SILVER
- 7 FASCIA BOARD—COLOR
CHARCOAL
- 8 CONCRETE
LIGHT GRAY/SMOOTH
- 9 STOREFRONT/GLAZING
ANODIZED



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SEAL 2020-07-21

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SELMA
Apartments

6449 & 6469 Selma Ave.,
Burnaby, British Columbia

EAST ELEVATION
SOUTH ELEVATION

REZONING

A401

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: APR2019



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

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SEAL 2020-07-21

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3	21JUL2020	RE-ISSUED FOR REZONING
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1	04MAR2020	ISSUED FOR REZONING CITY REVIEW

SELMA
Apartments

6449 & 6469 Selma Ave.,
Burnaby, British Columbia

NORTH ELEVATION
WEST ELEVATION

REZONING

A402

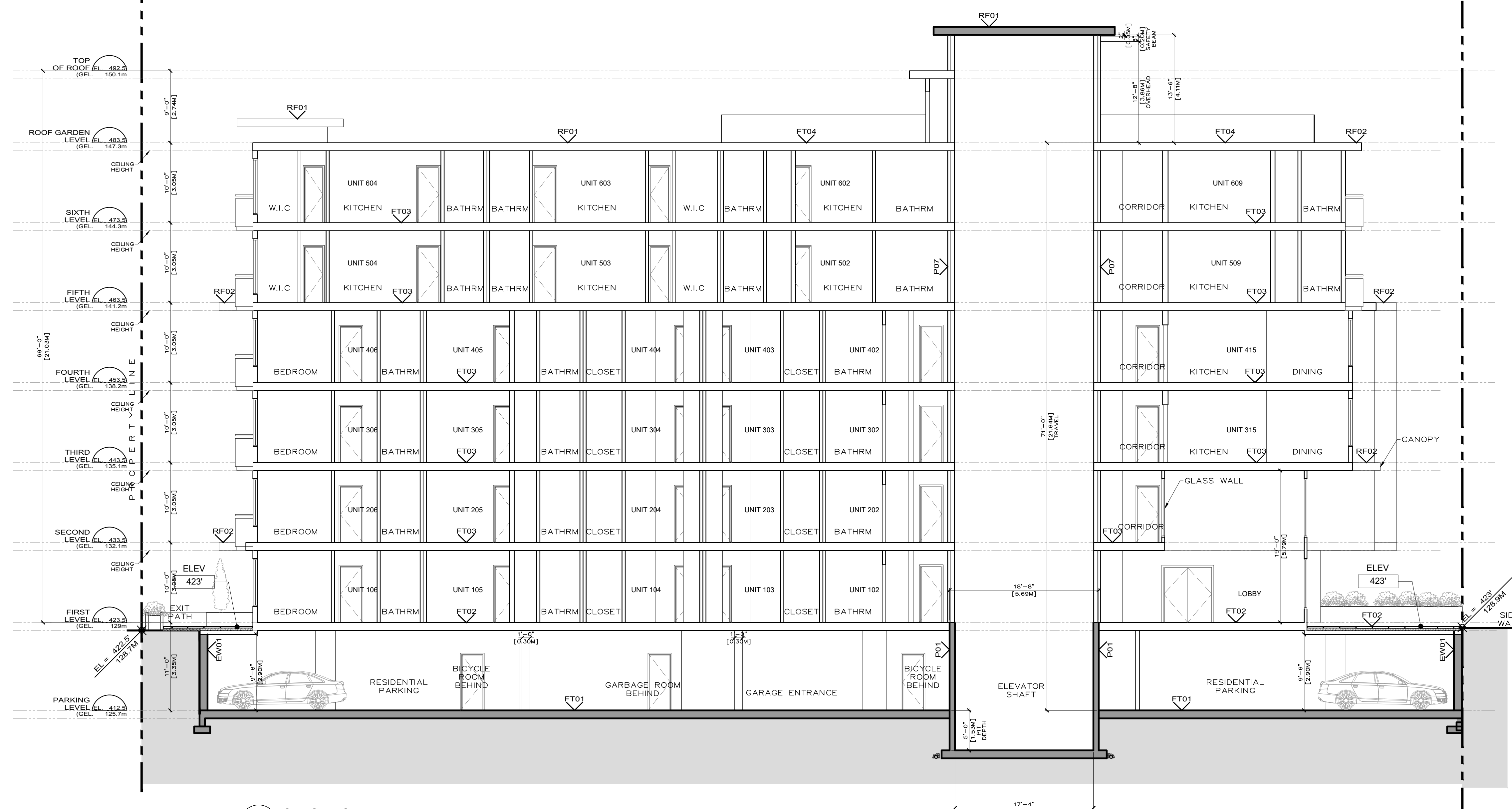
SCALE: 1/8" = 1'-0" PROJECT NO: 1901
DRAWN BY: PN DATE: APR2019

EXTERIOR FINISH LEGEND

- 1 JAMESHARDIE PANEL VERTICAL SIDING W/ALUMINIUM TRIM/REVEALS ARCTIC WHITE/SMOOTH
- 2 JAMESHARDIE PANEL VERTICAL SIDING W/ALUMINIUM TRIM/REVEALS PEARL GREY/SMOOTH
- 3 6" HORIZONTAL SIDING DARK GRAY
- 4 BRICK STACKED MANGANESE IRONSPOT
- 5 DOUBLE GLAZED VINYL WINDOWS/DOORS COLOR SILVER
- 6 ALUMINIUM FRAME GLASS GUARDRAIL SILVER
- 7 FASCIA BOARD-COLOR CHARCOAL
- 8 CONCRETE LIGHT GRAY/SMOOTH
- 9 STOREFRONT/GLAZING ANODIZED



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 SECTION A-A'
SCALE: 1/8" = 1'-0"

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NO	DATE	REMARKS
3	21JUL2020	RE-ISSUED FOR REZONING
2		
1	20APR2020	ISSUED FOR REZONING

SELMA APARTMENTS

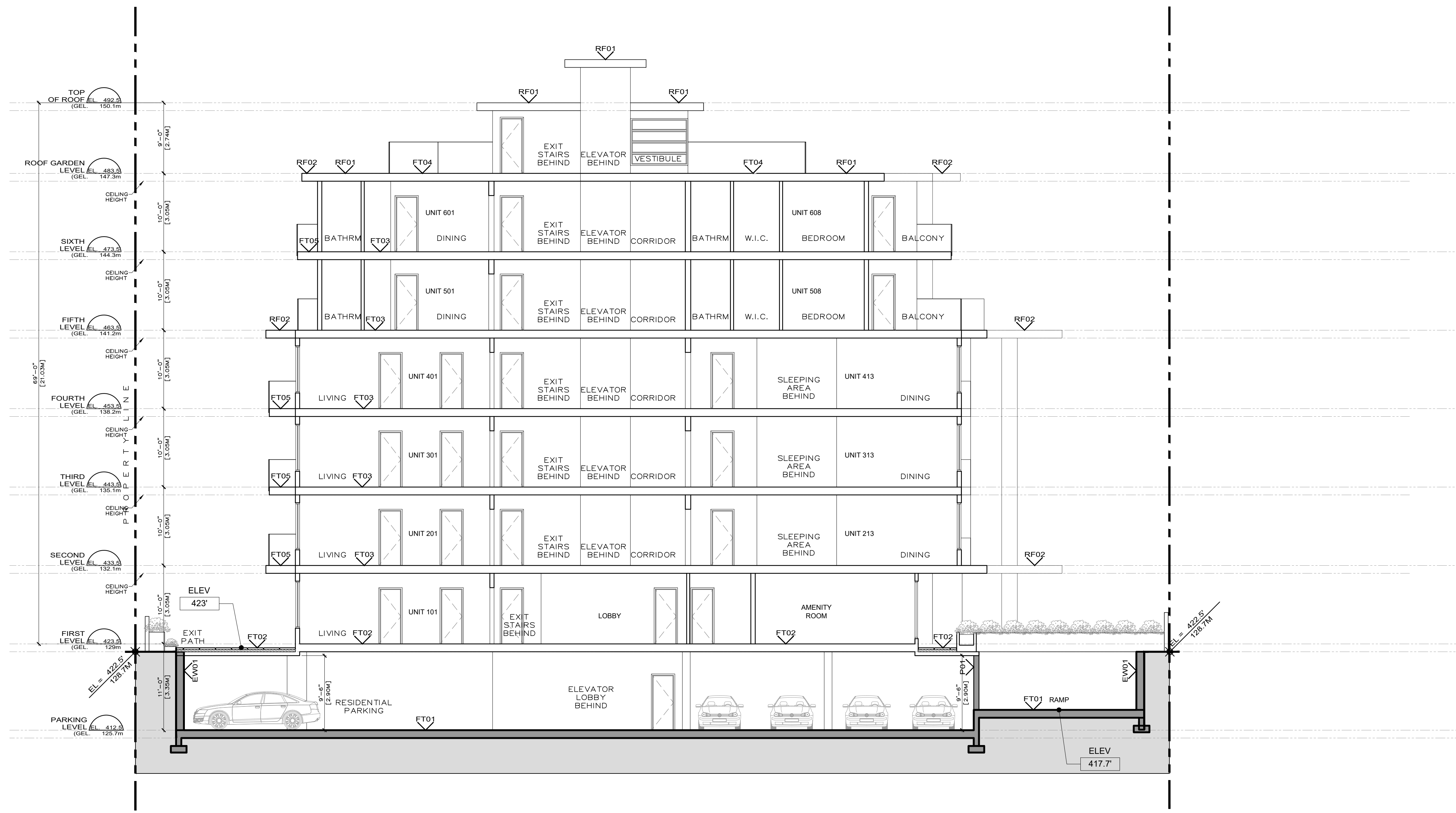
6449 & 6469 Selma Ave.
Burnaby, British Columbia

BUILDING SECTION

REZONING

A451

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



1 SECTION B-B'
SCALE: 1/8" = 1'-0"

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CONSULTANT

REGISTERED ARCHITECT
BRITISH COLUMBIA
SEAL 2020-07-21

NO	DATE	REMARKS
3	21JUL2020	RE-ISSUED FOR REZONING
2		
1	20APR2020	ISSUED FOR REZONING

SELMA APARTMENTS
6449 & 6469 Selma Ave.
Burnaby, British Columbia

BUILDING SECTION

REZONING

A452

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



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SEAL 2020-07-21

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3	21JUL2020	RE-ISSUED FOR REZONING
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NO DATE REMARKS

SELMA APARTMENTS

6449 & 6469 Selma Ave.
Burnaby, British Columbia

RENDERS

REZONING

A801

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019



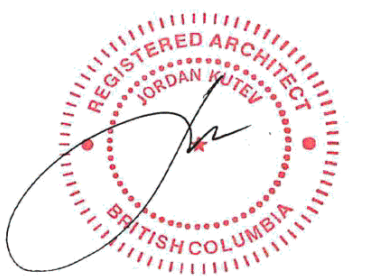
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SELMA APARTMENTS

6449 & 6469 Selma Ave.
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RENDERS

REZONING

A802

SCALE: 1/8" = 1'-0"	PROJECT NO: 1901
DRAWN BY: PN	DATE: JAN2019