

**TO:** CITY MANAGER

1998 NOVEMBER 10

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #45/93  
Nikkei Place Heritage Centre, Garden & Supportive Housing  
X-Ref. Rezoning Reference #7/93

**ADDRESS:** 6688 Southoaks Crescent

**LEGAL:** Lot 8, D.L. 96, Group 1, NWD Plan LMP20410

**FROM:** CD Comprehensive Development District

**TO:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P3 Park and Public Use District and P5 Community Institutional District and Edmonds Town Centre West Development Plan guidelines, and in accordance with the development plan entitled "Nikkei Place" prepared by Joint Venture Architects)

**APPLICANT:** Kenneth Takeuchi/Roger Romses Architects Inc.  
403 - 515 West 10<sup>th</sup> Avenue  
Vancouver, B.C. V5Z 1K9

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1998 December 15

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**RECOMMENDATIONS:**

1. **THAT** the adjustment to the Edmonds Town Centre West Development Plan as outlined in Section 3.2 and Sketch #2 of this report be approved to take effect upon the granting by Council of Second Reading to the Rezoning Bylaw related to the subject site, and that staff be authorized to pursue related amendments to the existing covenant and statutory right-of-way to accommodate the changed location of the Japanese Garden.
2. **THAT** a copy of this report be sent to School District #41.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 November 23, and to a Public Hearing on 1998 December 15 at 7:30 p.m.

2. **THAT** the following be established as prerequisites to the completion of the rezoning:
- a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies to cover the costs of all services necessary to serve the site as well as the Nikkei Garden, connecting park and bicycle/pedestrian pathway, and the completion of a servicing agreement covering these items. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d. The provision of a public pedestrian/cyclist pathway statutory right-of-way and the construction of a path and lighting from Southoaks Crescent to the Highland Park to the approval of the Director Engineering.
  - e. The provision and development of a Nikkei Garden and connecting park linked to the Highland Park path to be privately maintained with public access.
  - f. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
  - g. The setting aside of funds through a secure legal mechanism to cover the future costs of deferred underground parking construction for the Nikkei Centre in conjunction with future housing development on the site.
  - h. Amendment of the existing covenant and statutory right-of-way to accommodate the changed location of the Nikkei Garden and the connecting park.
  - i. The granting of any necessary easements and covenants.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of the National Nikkei Heritage Centre and Garden, and to establish development plan guidelines for the future development of supportive housing on the site.

## 2.0 **BACKGROUND**

- 2.1 The subject site is located within the Edmonds Town Centre West Development Plan (see **attached** Sketch #1), and is designated for development of the National Nikkei Heritage Centre and Health Care Facility and Nikkei Garden. An overall rezoning (Rezoning Reference #7/93) of the Development Plan area to establish development guidelines, as well as its subdivision (Subdivision Reference #25/93) into separate development sites has been completed. The purpose of the current rezoning application is to permit development of the Heritage Centre and Garden on the site based on a specific plan of development, and to provide an integrated preliminary plan for future supportive housing (now being proposed in place of the Health Care Facility), details of which will be the subject of a future amendment rezoning.
- 2.2 The subject site is currently vacant. An existing cherry tree on the site will not be retained as its location conflicts with the proposed development. An on-site cedar hedge adjacent to the B.C. Hydro Substation located to the east will be retained. An existing service commercial area is located across Kingsway to the north. The Sakura-So seniors' housing development is located across Southoaks Crescent to the northwest, while the area's neighbourhood park (Burnaby South Memorial Park) is located to the west. The B.C. Parkway (Highland Park Line) is located to the south.
- 2.3 On 1993 July 26, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

## 3.0 **GENERAL COMMENTS:**

- 3.1 The proposed rezoning is generally consistent with the adopted Edmonds Town Centre West Development Plan, and the overall rezoning, Rezoning Reference #7/93, which established development guidelines for it.
- 3.2 A 0.5 acre portion of the site is to be developed as a Japanese garden. Nikkei Garden will be accessible to the public for its enjoyment but will be constructed and maintained by the National Nikkei Heritage Centre. The existing statutory right-of-way provides for public access between 9 a.m. and 9 p.m. June, July and August and between 9 a.m. and 5 p.m. during the rest of the year. The garden was to be located adjacent to the neighbourhood park to the west (Burnaby South Memorial Park). In response to a request from the National

Nikkei Heritage Centre Society and the Japanese Canadian Health Care Society, however, Council on 1994 September 6 approved in principle the relocation of the garden to the Kingsway frontage of the site together with the additional provision of a 0.2 acre connecting park linkage south to the B.C. Parkway (Highland Park Line) at the link to the Beresford Street crosswalk at Magnolia Terrace (see Sketch #2). An existing covenant and statutory right-of-way will require amendment to reflect the changed location of the Nikkei Garden and provision of the connecting park. Detailed approved designs will be prepared for the Nikkei Garden and connecting park and will be reviewed by Parks staff, as well as by B.C. Tel and B.C. Hydro who have easements within these areas. Monies or a letter of credit will be deposited to guarantee completion of these public facilities.

- 3.3 A 4m (13 ft.) asphalt bike and pedestrian pathway with landscaping and lighting will be developed along the west property line on a statutory right-of-way providing for 24 hour public access. The pathway will provide a link between Southoaks Crescent and the B.C. Parkway at the link to the Beresford Street crosswalk at Hawthorne Terrace (see Sketch #2).
- 3.4 Basic servicing of the subject site was provided for by Subdivision Reference #25/93. The servicing agreement for the current rezoning will include the pathway, Nikkei Garden and connecting park mentioned above, in addition to any requirements identified by the Engineering Department.
- 3.5 The current first phase of the development includes the National Nikkei Heritage Centre, some underground parking, the Nikkei Garden, connecting park and westerly pathway, as well as an interim surface parking lot for the Heritage Centre and landscaping on the second phase portion of the site.
- 3.6 The second phase of the proposed development is to be the subject of a future amendment rezoning based on a complete specific plan of development. Currently, supportive seniors' housing is being proposed to replace the previously intended health care facility. Council approved this approach in principle on 1998 November 2, however, the two covenants (with the City and with the School Board) specifying the health care facility will not be amended until the specific implementation details of the supportive seniors' housing development are known, in conjunction with the amendment rezoning application.
- 3.7 Although, in principle, it would be desirable to construct all of the Centre's required parking underground at this time instead of providing interim surface parking on the site of the future supportive housing, it is recognized that it will be more economical to construct the underground parking under the supportive housing in conjunction with construction of that housing. To ensure this does not have a negative impact on the future feasibility of developing the supportive housing, the cost of the deferred underground parking construction should be included in the Centre's initial construction budget and set aside for this purpose through a secure legal mechanism.

- 3.8 Vehicular access is from Southoaks Crescent.
- 3.9 GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq. ft. of gross floor area will apply to the development. Parkland Acquisition Charges for the second phase housing component will be paid at the time of the amendment rezoning.
- 3.10 It is considered that the entire development, including the Phase I Heritage Centre, should meet the Council-adopted lighting standards for seniors' housing complexes.

**4.0 DEVELOPMENT PROPOSAL:**

4.1 Site Area - 0.991 ha (2.45 acres)

4.2 Gross Floor Area:

Phase I: Heritage Centre - 3,153m<sup>2</sup> (33,940 sq.ft.)

Phase II: Supportive Housing - 5,117m<sup>2</sup> (55,085 sq.ft.)

**Total - 8,270m<sup>2</sup> (89,025 sq.ft.)**

4.3 Building Height:

Phase I: Heritage Centre - 2 storeys plus underground parking

Phase II: Supportive Housing - 4 storeys plus underground parking

4.4 Parking Required:

Heritage Centre (Phase I)

Hall 4,530 sq.ft./96.88 - 47 spaces

General Areas 28,375 sq.ft./495.16 - 57 spaces

Sub-total - 104 spaces

Supportive Housing (Phase II)

61 units @ 0.5 - 31 spaces

**Total - 135 spaces**

4.5 Parking Provided:

Heritage Centre

Phase I - under Centre - 68 spaces

Phase II - under Housing - 37 spaces

Sub-total - 105 spaces

<u>Supportive Housing</u>		
Phase II under Housing	-	<u>35 spaces</u>
<b>Total</b>	-	<b>140 spaces</b>

(36 spaces of interim surface parking will be provided on the Phase II portion of the site pending its development for supportive housing)

4.6 Bicycle Parking:

Racks for 10 bicycles will be included in Phase I

4.7 Loading Provided (Phase I): - 1 space



D. G. Stenson  
Director Planning and Building

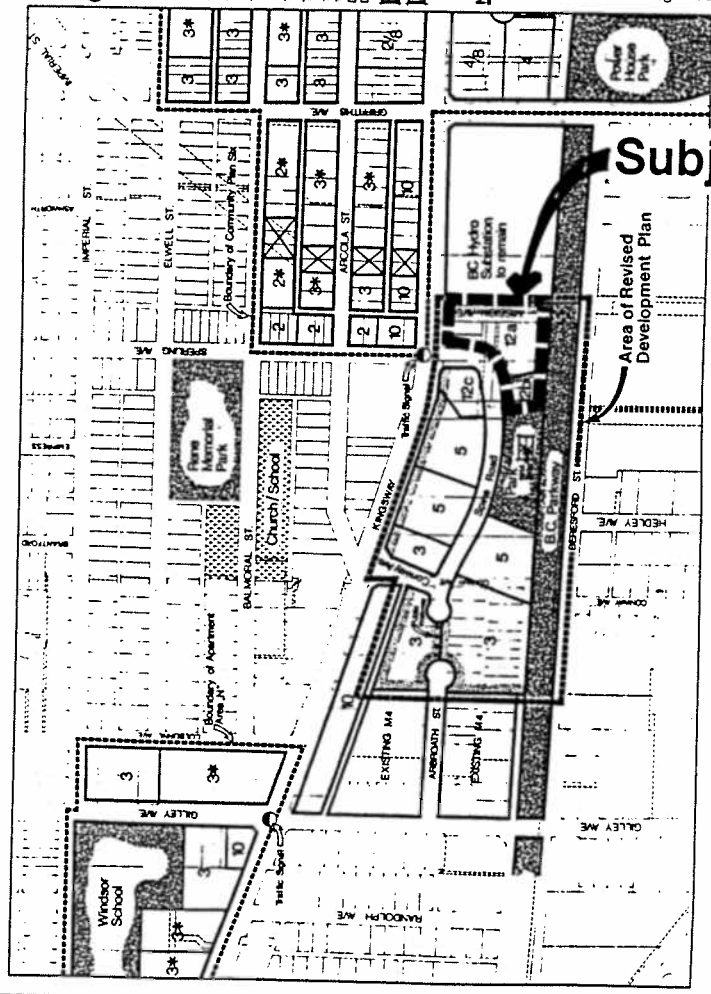
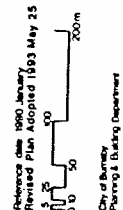
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Attach

cc: Director Engineering  
Director Recreation & Cultural Services  
City Solicitor  
City Clerk

**Edmonds Town Centre West Development Plan**  
(Related to Former Burnaby South School Site)

- Legend:**
- 3.0 (RM3) - Multiple Family Residential (50 UPM MAX)
  - 5.0 (RM5) - Multiple Family Residential (50 UPM MAX)
  - 8.0 (C2) - Commercial
  - 10.0 (C4) - Commercial
  - 12a.0 - National Nikel Heritage Centre and Health Care Facility
  - 12b.0 - Nikel Park
  - 12c.0 - Senior Citizens
- THESE DEVELOPMENT PLAN SITES ARE GENERALLY TO BE ZONED TO COMPREHENSIVE DEVELOPMENT DESIGNATION AS GUIDELINES.
- ◊ Park, School, Trail
  - ◊ Landscaped Buffer
  - \* ◊ Developed

NOTE: LEGEND CORRESPONDS TO NUMBERS OF COMMUNITY PLAN SIX.



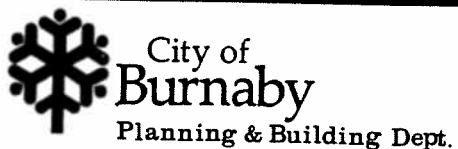
**Subject Site**

Area of Revised Development Plan

Date:  
November 1998

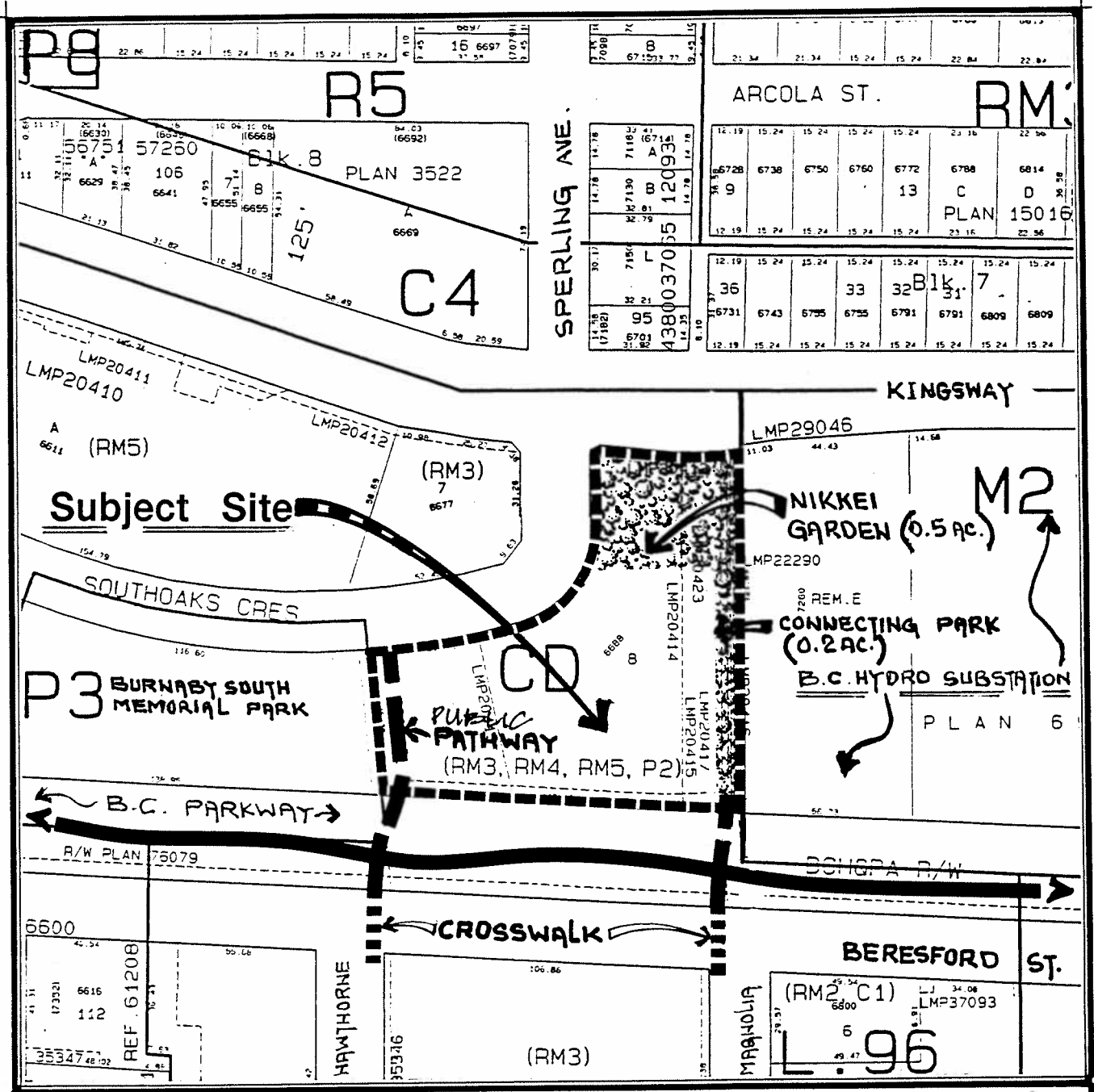
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Drawn By:  
J.P.C.



**Rezoning Reference # 45/93**

Sketch # |



**Date:**  
November 1998

**Scale:**  
N.T.S.

**Drawn By:**  
J.P.C.



**City of Burnaby**  
Planning & Building Dept.



**North**

**Rezoning Reference # 45/93**

**Sketch # 2**