

Date: June 14, 1995

SUBJECT: SUN YAT-SEN PARK - CHINESE CULTURAL CENTRE EXPANSION

RECOMMENDATION

- A) THAT the Board approve the design concept shown on Plan L1 May 22, 1995 for the redevelopment of a portion of Sun Yat-Sen Park, to be funded by the Chinese Cultural Centre.
- B) THAT the Board accept the encroachment of 29 square meters by the Chinese Cultural Centre Annex upon the north-east property line of Sun Yat-Sen Park as shown on Plan L1 May 22, 1995.
- C) THAT the Chinese Cultural Centre adopt all liability for the building and occupancy of the structures within the encroachment area and keep these structures in good repair.

BACKGROUND

The Sun Yat-Sen Park was completed as a portion of the City owned block, housing the Sun Yat-Sen Garden, the Chinese Cultural Centre, an interim parking lot and the park in 1985. The park portion was designated a permanent park by Council in March 1986. At that time, it was anticipated that there would be redevelopment on the City owned parking site on the north-east edge of the park. Hence, the property line was finished as a temporary chain link fence and hedge. The remainder is bounded with a masonry wall.

DISCUSSION

The Chinese Cultural Centre have agreed with the City to add a major annex to the existing centre on the above mentioned parking lot site on the north-east boundary of Sun Yat-Sen Park.

Generally, the development will benefit the aesthetics of the park in this area. However, as per the attached plan, the development will encroach on the park on the north boundary and the landscape in the north-east area will involve considerable reworking. Given the design shown on the attached plan, staff can support this proposal.

All costs related to these changes in the park, including tree replanting would be paid by the Cultural Centre.

As the Chinese Cultural Centre is a tenant on City land, the Board can acknowledge the proposed minor encroachment without formal right-of-way, easement or lease agreements. Approval of this report and attached plan will provide adequate authority.

.../2In return for the encroachment, the architect for the Chinese Cultural Centre has agreed that public access from the park to the water

edge walkways and patios adjacent to the new building will be provided. This is to be a condition of the development permit.

CONCLUSIONS

Approval by the Board will allow the issuing of the development permit and hence enable working drawings to proceed. All park related details will be to the satisfaction of the General Manager.

Prepared by:

Planning and Development Division
Board of Parks & Recreation
City of Vancouver

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Attachments

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