

Date: August 31, 1995

SUBJECT: Dr. Sun Yat-Sen Classical Garden Roof Restoration

RECOMMENDATION

THAT the Board:

1. endorse the application by the Dr. Sun Yat-Sen Garden Society for a B.C. 21 grant for the restoration of the Classical Garden's roof at a projected total cost of \$700,000,
2. be a partner in this project by committing to 1/3 of the funding required,
3. achieve this funding by identifying the roof restoration project as a high priority in the 1997 - 99 Capital Plan with interim financing through the existing Capital Plan funding.

BACKGROUND

In early 1980 the vision of a classical Chinese garden within a park in Chinatown first began.

Fundraising efforts started in 1983 - raising \$2 million from the private sector with the balance of the \$5.3 million coming from various levels of the Canadian government and the province of Jianqsu, China.

In 1985 construction began. A team of 52 artisans directly from China participated in the construction of this project using traditional materials, tools and techniques.

In 1991 the Board and the Dr. Sun Yat-Sen Garden Society signed an operating and maintenance agreement in which the Society programmed and managed the classical garden operation. Under this agreement the Park Board has undertaken maintenance projects including the roof spine, wall caps, wooden columns and the painting of the white wall through a one time allocation of \$100,000 for restoration and repair and an annual \$40,000 (plus inflation) for building maintenance.

Over the last ten years climatic conditions have had a negative effect on the traditional materials and methods used in the gardens construction. Deterioration of many of the exposed elements has occurred.

In 1994 it became obvious that several areas of the Classical Garden's roof had deteriorated further and were leaking. Several preliminary assessments of the cost of repair and the appropriate techniques to be used were done. Each study identified the need to restore the entire roof.

With the uniqueness of the facility and its construction, it was

determined that before doing the entire project a priority area of the roof would be restored to serve as a test to confirm a cost to restore the balance of the roof.

Work was begun early in 1995, with the assistance of a grant from B.C. Heritage Trust for \$12,000 using staff from the Park Board, a Contractor with a background in preservation and restoration and the assistance of staff members of the Dr. Sun Yat-Sen Garden. Costs for this work were on average \$150/sq. ft. The balance of the Classical Garden roof restoration will require a further expenditure of \$700,000 with the park costing an additional \$200,000 (cost estimate attached).

DISCUSSION

The Garden Society has indicated to staff that they would like to apply for a BC 21 grant in partnership with the Board in order to reduce the costs and undertake the project as soon as possible.

They are prepared to commit 1/3 of the funding required and are requesting the Board to commit an equal portion of the funding subject to the approval of the grant (see attached letter). The deadline for the grant application is October 1, 1995.

The leaking of the roof requires action as soon as possible before deterioration of the other structural elements becomes too widespread. Some sections are a higher priority than others and therefore will permit some areas of the garden to remain open while other areas are repaired.

The Garden Society would also include the work in their program scheduling to minimize the public's inconvenience.

FUNDING

Funding for the Board's share of this project is not available within the Operating Budget.

Staff have reviewed the current Capital Plan for any potential projects that could be considered for deferral into the next Capital Plan in order to support this project. None of the approved projects would be recommended. This project however would be identified by staff as a high priority project for the next Capital Plan 1997 - 99. The Board could consider supporting this application for BC 21 funding by committing to this project as a high priority in the next Capital Plan and financing the project on an interim basis through existing Capital funding.

JUSTIFICATION

Constructed in 1985 using traditional materials and techniques, Dr. Sun Yat-Sen Classical Chinese Garden has deteriorated in the climatic conditions of Vancouver. The roof has begun leaking and major repair is required at an estimated cost of \$700,000.

The Dr. Sun Yat-Sen Garden Society has indicated that they wish to submit an application under the BC 21 grant program in partnership with the Park Board. In view of the need to restore the roof, the potential to cover up to one third of the cost through the Grant Program and the support of the Garden Society for this project, the Board is requested to commit to its funding share through the identification of this Roof Restoration project as a high priority in the 1997 - 99 Capital Plan. Interim financing of the project could be provided through the existing Capital Plan funding.

Prepared by:
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Attachments

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