



Date: September 22, 2000

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: HELMCKEN PARK

RECOMMENDATION

THAT the Park Board approve granting a covenant to the City of Vancouver as owner of Lot 201, False Creek, Plan LMP6213 prohibiting the construction of any buildings within 4 meters of the south-west property line of Helmcken Park (Lot 109, False Creek, Plan LMP6213) and an easement to permit pedestrian access through Helmcken Park to the public parking to be built on Lot 201, False Creek, LMP6213, on terms and conditions to the satisfaction of the Director of Legal Services for the City of Vancouver and the General Manager of Parks and Recreation.

POLICY

The granting of legal rights related to properties in the permanent care and custody of the Board of Parks and Recreation requires approval.

BACKGROUND

Helmcken Park (Lot 109, False Creek, Plan LMP6312) is a 0.43 acre permanent park located on Pacific Boulevard at the end of Helmcken Street in the Yaletown Edge neighbourhood of Concord Pacific Place, as shown on Map 1. In 1984 it was conveyed to the City for park purposes as a condition of subdivision. It has been developed as park and is maintained by the Board of Parks and Recreation as "Permanent Park".

DISCUSSION

The site to the southwest of Helmcken Park (Lot 201, False Creek, Plan LMP6312) is being purchased by the City, and will be developed for 60 units of family non-market housing and 140 public parking stalls. City Council approved the project on January 18, 2000, and a Development Permit (DE404811) has now been issued.

The housing site has a limited set back for a portion of Lot 201 building from Helmcken Park. To ensure that there is adequate spatial separation between this portion of the building and any future building to be built on Helmcken Park, the building permit requires that no building be built on Helmcken Park within 4 meters of the property line with Lot 201. As Helmcken Park is to be maintained as open space to serve Yaletown, a neighbourhood lacking in open space, staff recommend that this spatial separation covenant be granted.

Staff also recommend that an easement for pedestrian access to the public parking to be built below the non-market housing on Lot 201 be approved. The vehicular access to the public parking is from Alvin Narod Mews on the opposite side of the Lot 201 building, but, as the public parking serves the Yaletown neighbourhood, the primary pedestrian entrance should be located on the Helmcken Park side of the building to provide clear and easy access from the public parking to Yaletown. The elevator for the public parking opens up onto Helmcken Park, and therefore an access easement through the park is required. Minor modification to the park's landscape at the elevator entrance are also required. (See Map 2)

SUMMARY

This report recommends approval of a covenant restricting the construction of any buildings within 4 meters of the southwest property line of Helmcken Park, and an easement permitting pedestrian access through Helmcken Park to the public parking to be constructed on the site located immediately southwest of Helmcken Park.

Prepared by:

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