



Date: March 29, 2012

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Boathouse Restaurant Patio

RECOMMENDATION

- A. That the Board approves an expansion of the Boathouse Restaurant to include a 56 seat outdoor roof patio to be located to the west of the restaurant.*
- B. That subject to the approval of the City of Vancouver Planning for the expansion of the restaurant a modification be made to the Boathouse Restaurant lease in a form which is satisfactory to the Director of Legal Services for the City of Vancouver and the General Manager*
- C. That the General Manager be authorized to execute and deliver the modification on behalf of the Board.*

POLICY

The 2006 Concession Strategy Study identified opportunities to redevelop facilities by food and beverage specialists and enter into lease agreements. The 2012-2017 Strategic Plan Directions of Parks and Recreation for All and Excellence in Resource Management support this recommendation.

BACKGROUND

In January, 2002 the Board issued a request for proposal seeking an operator to demolish and redevelop the Kitsilano Beach food concession as a restaurant and concession facility. This was amended in June 2002 to include the redevelopment of the adjacent washrooms/change rooms and lifeguard facility

In July 2002 the Board accepted the proposal from Peter Barnett to undertake the development of the restaurant, concession and public facilities.

The restaurant known as the Watermark on Kits Beach opened in July 2005.

The Board approved the assignment of the lease at the Watermark Restaurant to the Boathouse Restaurants of Canada Inc. in April 2010. The Boathouse Restaurants have been in operation for 30 years and have a good track record with all of its seven existing locations. In April 2011 the Boathouse proposal for an outdoor patio was presented to the Planning and Environment Committee and staff were directed to initiate a public community consultation for further feedback. Following the initial community consultation a revised plan was presented at a second community consultation on February 16, 2012.

DISCUSSION

During the busy summer season the Boathouse has to turn away guests due to the high level of demand and is seeking a low impact method of expanding their capacity. The Boathouse patio plan will consist of 56 seats with a green space buffer zone facing the residential areas. Both the front and the back will be surrounded by a glass railing to minimize the visual impact and with the street facing railing being six feet high to further minimize any noise transfer. This will be a seasonal operation running 100 days from June through September and closing at 9:30 p.m. Sunday-Thursday and at 10:00 p.m. Friday and Saturday. To further minimize noise levels the seating plan will be limited to seating of only tables of two or four. An acoustic study indicates that the decibel levels from patio seating will have a negligible impact on neighbours and there is a 100 meter distance and a well-travelled road between the patio and the residents on Arbutus Street.

To minimize the visual impact there will be no exterior lighting other than candles and there will be no umbrellas or heating units. All food production or bar service will take place inside the existing restaurant. Like the current restaurant this area will be designated as Food Primary from a liquor license perspective.

The Boathouse has successfully operated community roof decks in close proximity to residential areas for more than 10 years at their English Bay (60 seats) and White Rock (120 seats) locations. There is no record of any liquor service or noise bylaw infractions. The Boathouse has consistently been named in the top three patios in the annual Georgia Straight Golden Plate Awards.

A significant community consultation took place regarding the Boathouse patio proposal. This included an onsite open house on February 16, 2012, an online presentation and survey on the Vancouver Park Board website from February 6-24, 2012 and a similar presentation and survey on the PlaceSpeak website from February 2-24, 2012. There were 38 surveys received at the onsite open house and 572 surveys received via the two websites. Of the total respondents, 90.8% of the surveys support the Boathouse patio proposal and 9.0% opposed the proposal. Of the respondents that live less than 10 blocks from the Boathouse Restaurant 74.5% support the proposal and 25.5% oppose the proposal.

It is estimated that the addition of the patio would increase sales at the Boathouse by \$600,000 which would increase the return to the Park Board by \$39,000 annually.

SUMMARY

In order to meet the demand for guests to enjoy the outstanding views and dining experience of the Boathouse Restaurant the addition of the patio would be an amenity to the residents and visitors to Kitsilano beach. The Boathouse Restaurants have a successful track record in the operation of roof top patios adjacent to residential areas and would provide an increased level of revenue to the Park Board.

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