



# **Stanley Park Brewing at the Fish House**

## **Proposed Design & Lease Agreement**

Park Board Committee Meeting  
Monday, November 28, 2016



- To seek the Board's approval on the overall design and concept for the former Fish House Restaurant as submitted by the Stanley Park Brewing Co.
- To seek the Board's approval for staff to negotiate a lease agreement with the Stanley Park Brewing Co. for the former Fish House Restaurant site at 8901 Stanley Park Drive.

- Known as the Sports Pavilion, the building was built in 1930 to support local golfers and tennis players using the adjacent facilities.
- 1949 to 1974 operated as the Third Beach Tea Room
- 1974 to 1990 operated as the Beach House restaurant.
- 1990 to Fall 2015 operated as The Fish House in Stanley Park



## Building composition/use:

- **Restaurant – 3 levels:**
  - main floor – bar/dining/kitchen space & two outdoor decks;
  - upper floor – office & storage space;
  - ground floor – restaurant patron washrooms & wine cellars;
  
- **Public/Other – ground level:**
  - 3 public washrooms (includes one accessible washroom);
  - concession window;
  - workspaces for pay tennis operation and Park Board gardeners

June 9, 2015, a Request for Proposal (RFP) was issued for to operate a restaurant. The Key requirements of a successful proponent:

- Deliver a first class dining establishment;
- Provide a competitive rental payment to the Park Board;
- Offer prices and services consistent with similar restaurants;
- Maintain a strong commitment to sustainability.

- On December 14, 2015, the Park Board approved that lease negotiations be negotiated to the satisfaction of the General Manager with the then successful proponent.
- During weeks that followed, an agreement could not be reached based on terms and intent outlined in the RFP
- No other suitable candidates were identified through the RFP process;
- Staff directed to sole source a prospective tenant for the site.

- Staff have been working with Stanley Park Brewing Company to return to its original home in Stanley Park
- Short walk from the original brewery, first situated on the shores of Lost Lagoon in 1897
- Ideal location to establish permanent home





Design Concept – Main Entrance (south face)





Design Concept – Main Entrance (southwest view)

# The Concept



Design Concept – Back Entrance & Concession (north east view)

# The Concept

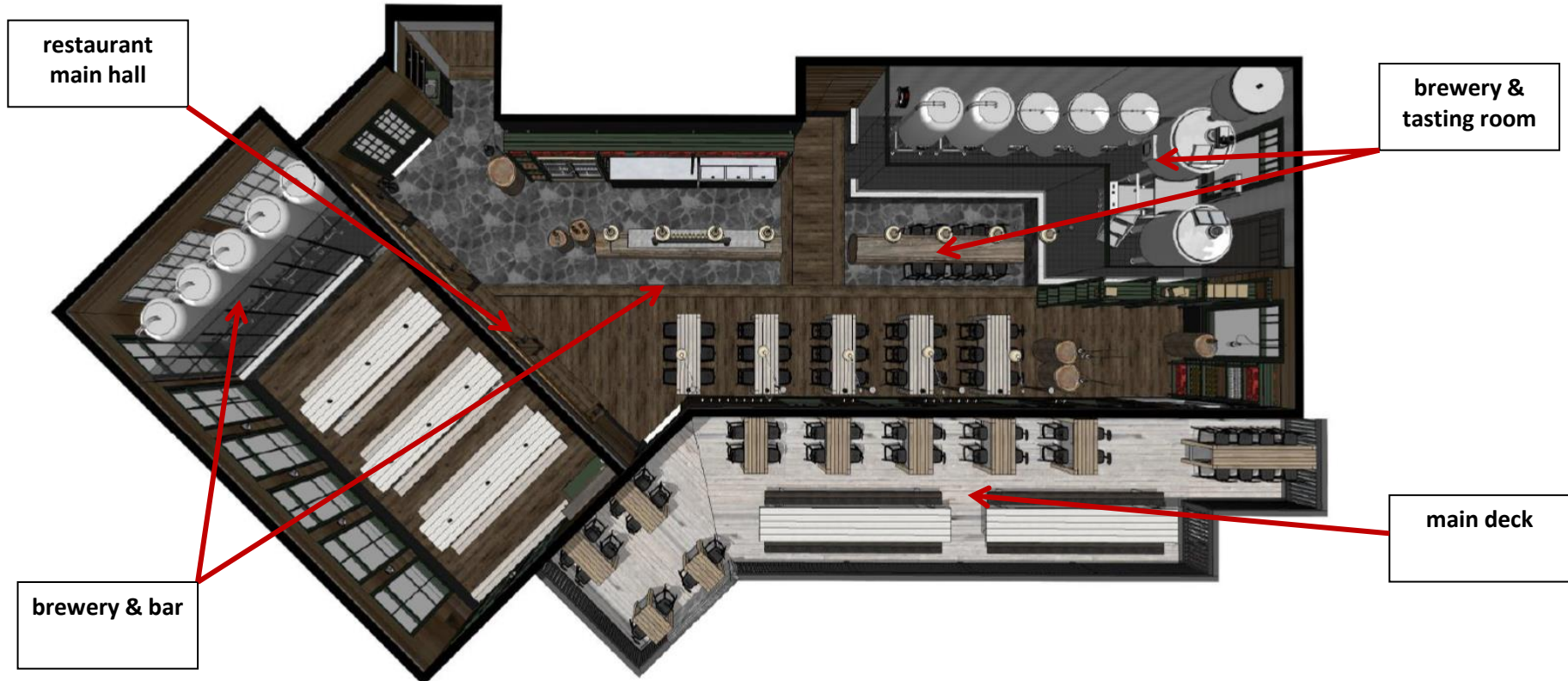


Concession short walk to Stanley Park Pitch & Putt, Tennis Courts & Lawn Bowling 29

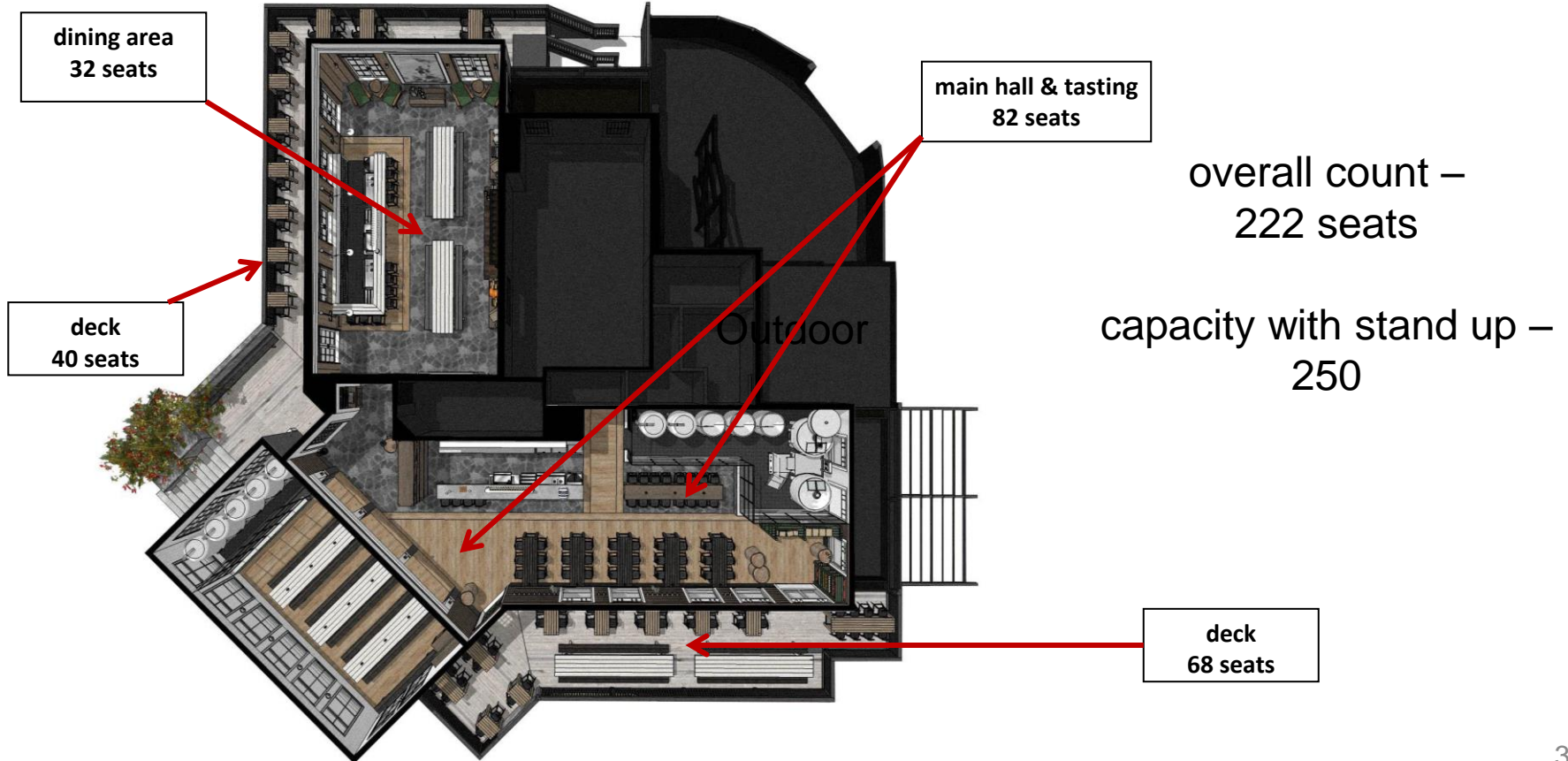
## Full service restaurant with accessory brewery



# The Concept



# The Concept





View from Main Entry

# The Concept



Main Hall & Bar, Tasting Room, and Main Brewery





Main Hall & Bar & Brewery extension



Concession and Bike Station

- Offers a unique destination eatery for locals and visitors;
- Uses an eco driven brewing process to produce craft beers inspired by the feelings, places, and rich history;
- Actively participates in the promotion of Stanley Park through special events that support tourism and local community;
- Committed to partnering and creating authentic connections with local First Nations, Stanley Park Ecology Society, Park Board, and the community;

# Benefits partnering with Stanley Park Brewing Co.



- Provides much needed capital investment of approximately \$4.5M into an iconic and historic Stanley Park facility;
- Proposes a 15 year tenancy with community-minded partner with lease based on competitive market rates;
- Includes upgrades to three public washrooms, concession area & new bike station as a result of project;
- Generates increased revenue streams for the Park Board, which supports public delivery of parks & recreation services;
- Enhances location appeal and create a destination experience for locals & visitors

- A. THAT the Vancouver Park Board approve the overall design and concept for the former Fish House Restaurant site located at 8901 Stanley Park Drive as submitted by the Stanley Park Brewing Co;
- B. THAT the Vancouver Park Board authorize staff to negotiate, to the satisfaction of the Park Board's General Manager and the City's Director of Legal Services, and enter into a lease agreement with the Stanley Park Brewing Co. at 8901 Stanley Park Drive for an initial term of seven (7) years, with the option to renew for two (2) additional terms of five (5) and three (3) years respectively;
- C. THAT no legal rights or obligations shall arise and no consents, permissions or licenses are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered by all parties.

