



Date: October 25, 2002

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: KITSILANO BEACH RESTAURANT AND  
CONCESSION - APPROVAL OF DESIGN CONCEPT  
FOR A DEVELOPMENT PERMIT**

---

## RECOMMENDATION

*THAT the Board approve the attached design concept for the proposed Kitsilano Beach Restaurant /Concession for submission for a development permit.*

## BACKGROUND

At the Board meeting of July 22, 2002 the following resolutions were approved:

- A. THAT the Board accept the proposal from Peter Barnett to construct and operate a restaurant and take-out at Kitsilano Beach.*
- B. THAT the Board approve a series of on-site public information days this summer to solicit feedback and opinion from park and seawall users concerning this proposal.*
- C. THAT the Board grant to a corporate entity with Peter and Shirley Barnett as the principals:
  - (i) a licence, to use the designated site for the construction of the restaurant, subject to the completion of the Development Permit design package to the satisfaction of the Board and subject to the issuance of the appropriate permits.*
  - (ii) an offer to lease the restaurant subject to the completion of the Development Permit design package and subject to the completion of construction of the restaurant to the satisfaction of the Board.**
- D. THAT no legal rights shall arise and no consents, permissions or licences 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.*

*E. THAT once the form of the licence and the offer to lease have been approved by the General Manager and the Director of Legal Services for the City of Vancouver, that the General Manager be authorized to execute and deliver such documentation on behalf of the Board.*

## **DISCUSSION**

Since the Board's approval in July, staff have been working with Peter Barnett and his architect, A.A.Robins to reach consensus on a design that takes into account the concerns of the neighborhood and the expectations of both the Board and the proponent.

### **1. Regular Park and Beach User Consultation**

On 4 weekend days during August an Information Centre was set up in front of the Kitsilano Beach Concession. Draft design plans were displayed for public review and comment. Both staff and the architects were present to discuss the project. Over the 4 days 400 people responded to a handout questionnaire. 355 (89%) were in support and 45 (11%) opposed to the project. (Appendix A). Other questions relate to the frequency of visits to Kits Beach, transportation methods and consumer preferences.

### **2. Neighborhood Consultation**

Staff and the architects have met with the Kitsilano Point Residents' Association and their executive on two occasions and informally several times with residents living on Arbutus Street adjacent to the site of the restaurant. Both design and management issues have been discussed and will be reflected in design revisions and the license agreement.

### **3. Project Design**

The project now encompasses both a new restaurant/concession and a new service building containing public washrooms/change rooms, lifeguard and gardener facilities. The main features in the attached plans are as follows:

#### **Restaurant/Concession**

- The building will be of contemporary design with two levels and a maximum interior space of 6,500 sq ft. Materials emphasis will be glass, wood and metal.
- To respond to concerns about potential noise from outdoor patrons, the outdoor deck has been relocated to the south-western end of the building and there is now

a roof over the deck areas to contain possible noise.

- The seating capacity for the restaurant will remain at approximately 120 inside seats and 50 outdoor seats.
- Green building technology will continue to be a major feature of the development.
- In order to reduce cooking odors a water infused pressurized stack will be used for the kitchen exhaust.
- Site access will emphasize routes from the parking lot and Yew Street path systems.

#### **New Service Building**

- There will be new public washrooms, lifeguard tower and facilities of approximately 3,000 sq ft.
- A small beach maintenance and gardener's yard will remain.
- The architect has taken neighborhood concerns into account with the design of the tower and minimized 2<sup>nd</sup> storey construction.

#### **4. Proposed time line for the next steps**

- |   |                       |
|---|-----------------------|
| ▶ Submit application for Development Permit | 15 Nov/02             |
| ▶ Development Permit process                | 15 Nov/02 - 15 Feb/03 |
| ▶ Development Permit issued                 | 1 March/03            |
| ▶ Building Permit drawings submitted        | 1 April/03            |
| ▶ Construction commence                     | 15 May/03             |

## **Summary**

The attached design for the new restaurant/concession at Kitsilano Beach has taken into account consultation with park and beach users, the Kitsilano Point Residents' Association and City Hall planning staff.

Once the design is approved by the Board, the proponent will be submitting an application for a Development Permit to City Hall. As part of the Development Permit process there will be additional consultation by City staff with local residents.

Prepared by:

Revenue Services Division  
Stanley District  
Board of Parks & Recreation  
pj