

Date: February 2, 2007



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Harbour Green Restaurant

RECOMMENDATION

THAT the Board approve the schematic design for Harbour Green Restaurant as illustrated in Appendix A.

POLICY

The Board reviews and approves the schematic designs for major construction projects.

BACKGROUND

Harbour Green Restaurant is to be located in Harbour Green Park, west of the Vancouver Convention and Exhibition Centre expansion.

In May 2002, the Board supported the proposed rezoning of the Burrard Landing site to accommodate the Vancouver Convention and Exhibition Centre (VCEC) expansion. The Board also supported the connection of the seawall to Burrard Street and a grand stair connecting the proposed public plaza at the foot of Thurlow Street with the seawall.

In May 2002, Council approved the comprehensive development rezoning (CD-1) guidelines for the VCEC expansion development and adjacent park development.

In September 2004, the Board supported the building of a city-funded underground parking structure underneath the grand stair in Harbour Green Park to provide parking for the proposed float plane terminal north of the VCEC expansion, and of a restaurant inserted into the slope of the north-east corner of Harbour Green Park.

On May 1, 2006, the Board approved the Concession Strategy Study by the JF Group. The approved strategy includes the development of the Harbour Green Restaurant.

On June 26, 2006, the Board approved the appointment of Acton Ostry Architects to provide consulting services for schematic design and the submission of documentation to secure Development Permit approval.

The project is to be undertaken through a public private partnership arrangement. In order to attract a competitive field of bidders it is important to establish a measure of

certainty about the regulatory approval for the project. Upon obtaining the Development Permit, proposals will be requested from prospective restaurant developers/operators.

On January 23, 2007, the architects presented the restaurant's schematic design to the Board's Planning Committee.

DISCUSSION

The new restaurant, in accordance with the VCEC expansion and Harbour Green Park Development zoning bylaw, is to include:

- A restaurant on two levels, with an approximate area of 6,500 sq. ft., and an approximate interior seating capacity of 175
- 2,700 sq. ft. outdoor patio with approximate seating for 210.

The new restaurant in Harbour Green Park is to be located in the north-east corner of the park, north of the intersection of Thurlow Street and West Waterfront Road. A site plan is attached for reference. The schematic design for the facility, illustrated in Appendix A, will be presented by the architect at the Board Meeting.

Design plans for the project will be submitted for a Development Permit. The Development Permit application process will include City review of the proposed design, and also include an opportunity for public input.

Timing of the restaurant development involves the coordination of the relocation of the float plane terminal. Staff have commenced discussions on this matter with other City departments and the terminal operator.

SUMMARY

The Board is requested to approve the schematic design for the Harbour Green Restaurant as presented in Appendix A to allow the architects to proceed with the Development Permit application process.

Prepared by:

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PP/RR