



November 23, 2016

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager - Vancouver Board of Parks and Recreation  
**SUBJECT:** Stanley Park Brewing at the Fish House - Proposed Design and Lease Agreement

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## RECOMMENDATION

- 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.

## POLICY

The Vancouver Park Board approves use of all lands under its jurisdiction.

## BACKGROUND

From 1990 to fall 2015, SilverBirch Hotels and Resorts operated the well-established restaurant known as The Fish House in Stanley Park (see Figure 1). Situated near the Beach Avenue entrance to the Park, this well-known structure provides an important service and amenity in Stanley Park. Located adjacent to the park's main hub of tennis courts and the pitch & putt golf course, it is surrounded by spectacular gardens and forestation.



Figure 1: Former Fish House Restaurant

The building was built at the end of the 1920's to support local golfers and tennis players using the adjacent facilities, and it was originally known as the Sports Pavilion. From 1949 to 1974, it was operated as the Third Beach Tea Room, and from 1974 to 1990, as the Beach House restaurant. The current layout consists of three distinctive dining areas, along

with seating at the bar and on two sunny decks. The building also houses public washrooms and workspaces for the current pay tennis operation and Park Board gardeners.

On June 9, 2015, a Request for Proposal (RFP) with closing date of August 18, 2015, was issued for proponents to enter into a business relationship with the Park Board to operate a restaurant in the former Fish House Restaurant space. The objective was to identify an operator for a first class restaurant in this unique and high profile location.

The RFP was publicly posted, email notices were sent to 24 potential proponents, and an Information Meeting was attended by six (6) interested parties. The RFP Selection Committee identified one of the six interested parties as the best and most suitable submission.

On December 14, 2015, staff received Park Board approval to commence negotiations with the successful proponent to lease the former Fish House Restaurant site. During the weeks following, it was identified that an agreement based on the terms and conditions outlined in the RFP could not be reached. As a result, the proponent withdrew and the building currently sits vacant.

## DISCUSSION

Since there were no other suitable candidates identified through the RFP process, staff were directed to sole source a prospective tenant for the site. Over the last several months, staff have been in discussions with the Stanley Park Brewing Co. to return to its original home in Stanley Park, located just a short walk from the original brewery that was first situated on the shores of Lost Lagoon in 1897 (see Figures 2 & 3).

The former Fish House Restaurant site is the ideal location to establish a home for Stanley Park Brewing Co. to tell its story, animate an important area of the Park, offer a unique dining and beer tasting experience catering to both locals and visitors, and bring the art of brewing back to Stanley Park.

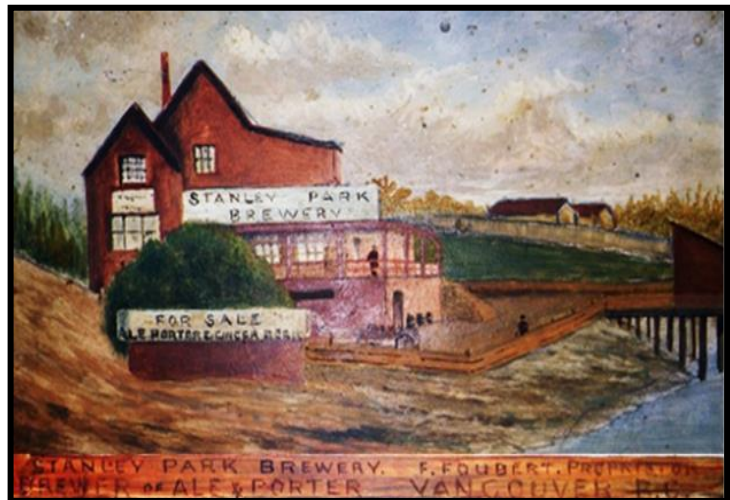


Figure 2: Original Stanley Park Brewing Co



Figure 3: Shores of Lost Lagoon

### The Proposed Concept and Design

The concept proposed by the Stanley Park Brewing Company is to create an experience that celebrates the spirit of the park with affordable, quality food and beer that is produced onsite.



Figure 4: Design Concept - Main Entrance (south face)

In May of 2016, a Statement of Significance was undertaken by Donald Luxtan and Associates Inc. to identify heritage elements of the building. While some of the heritage elements from the “Parkitecture” design era of the early 20<sup>th</sup> century remain, many have been lost as a result of various improvements undertaken since the original development in the late 1920’s. Stanley Park Brewing Co. is committed to maintaining and enhancing the remaining heritage elements in their proposed designs, which include significant upgrades that would restore and revitalize both the exterior and interior of the building (see Appendix A).



Figure 5: Design Concept - Main Entrance (southwest view)

The exterior look and design of the building will be preserved while being refreshed, and will incorporate some new services and amenities, including: improved accessibility, covered decks, upgraded public washrooms, an enhanced concession area, and a new bike service station (see Figures 5 & 6).



Figure 6: Design Concept - Back Entrance & Concession (northeast view)

Interior improvements will include the installation of onsite brewing chambers, development of a retail sales space, an education and tasting room, and renovated bar, special event, and dining areas.

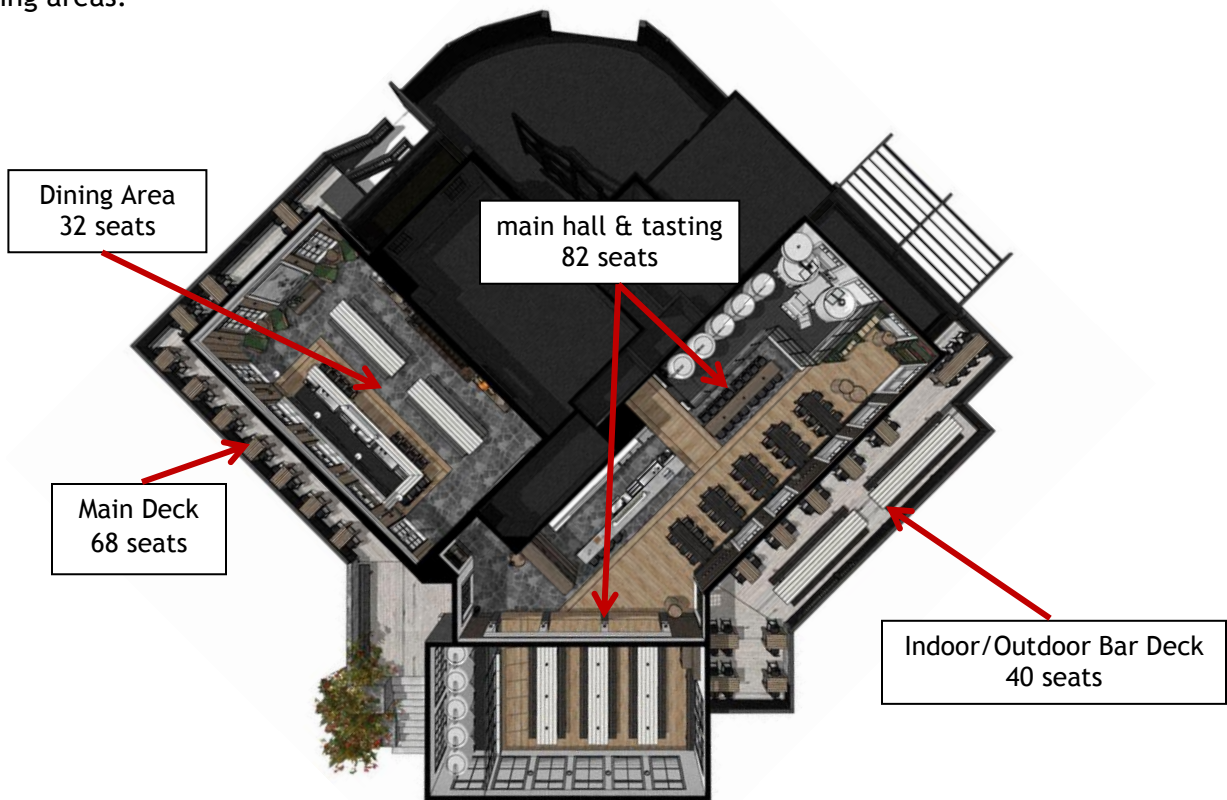


Figure 7: Design Concept - Interior Layout

**Restaurant**

A full service menu, that is thoughtfully designed to complement the beer brewed onsite, will be offered at both lunch and dinner 7 days a week. A total of 222 seats will be available in the four proposed dining areas, including the two existing outdoor decks (see Figure 7 above).

A total capacity of 250 patrons can be accommodated with some patrons standing.

**Small Batch Innovation Brewing**

Fully contained within the building, with no extension to the existing building footprint, two small batch brewing areas will produce park inspired beer that is innovative and unique to the park location only (see Figures 8 & 9 below). This accessory brewing offering will produce beer that is consumed and sold onsite.

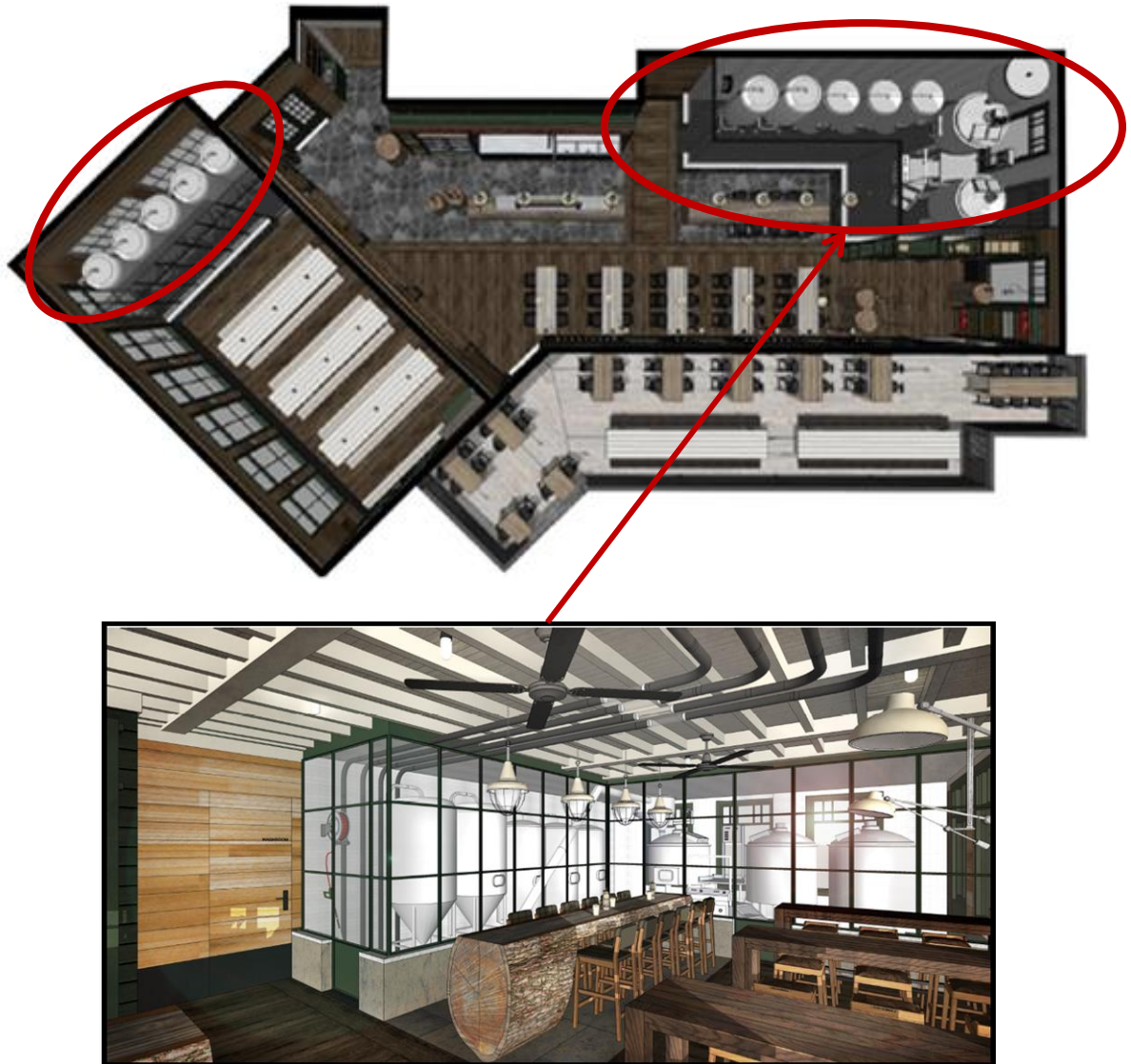


Figure 8: Design Concept - Interior Layout - Main Hall Brewing Areas

**Retail Space/ Growler fills**

Sales of Stanley Park Brewing Co. locally sourced merchandise and potential future Stanley Park branded merchandise will be offered in a small 50sqft (approx.) area on the east side of the building. Growler fills for beers brewed on site will also be offered from a small cooler behind the main bar.

**Special Event Space**

As a unique destination venue within the city, there will be opportunities to book portions of the restaurant for private and special events.

**Education & Activation**

A 130sqft beer tasting and education area will provide training opportunities that will draw locals and visitors to the park year round.



Figure 9: Tasting Events

**Public Washrooms**

An added benefit of this project is that the three public washrooms located in the back of the building (includes one universal/accessible washroom) will also be upgraded.

**Concession & Bike Service Station**

The current concession area will be renovated and opened to the bike path providing visitors the opportunity to order food items from the restaurant. A new bike service station will be added to provide cyclists a convenient opportunity and location to service their bikes. Tire patch kits will be available, along with access to air and water filling stations (see Figure 10 below).



Figure 10: Design Concept -Exterior Concession & Bike Service Station (northeast facing)

The overall estimated investment in the building is projected to be about \$4.5 million. Through initial consultations with the City of Vancouver's Planning and Development department, positive support has been received for the proposed modifications outlined in this report and referenced in Appendix A.

### **Community & First Nations Engagement**

The Stanley Park Brewing Co. is excited about the opportunity to create a unique dining and brewery experience that celebrates local history, respects the First Nations, community, and the environment, and enhances the experience of park users and visitors.

They actively participate in the promotion of the park through special events that support tourism as well as draw in the local community, and they continue to be stewards of the park's preservation through fundraising and volunteer efforts in partnership with the Stanley Park Ecology Society.

The Stanley Park Brewing Co. is also committed to First Nations engagement. An overview of the project has been shared with the Musqueam, Squamish, and Tsleil-Waututh Nations through the Stanley Park Intergovernmental Working Group, and additional opportunities to continue to build relationships will be sought throughout the project.

### **SUMMARY**

The Stanley Park Brewing Co. is a responsible community-minded partner committed to preserving the integrity of the park and building while bringing the art of brewing back to Stanley Park. Their proposed new brewpub facility will be able showcase the eco-driven brewing process of their craft beers that are inspired by the feelings, places, and rich history of Stanley Park.

Staff recommend that the Board approve the proposed design and concept for the former Fish House Restaurant site as outlined in this report, and authorize staff to enter into a lease agreement with the Stanley Park Brewing Co. Revitalizing this uniquely situated heritage building will provide improved amenities to local park users and will create a destination location for both tourists and Vancouver residents.

The \$4.5M investment proposed by Stanley Park Brewing Co. will significantly increase the value of the current facility, enhance visitor experiences, and provide increased Park Board revenues that will benefit the entire parks and recreation system and delivery of service to the community.

General Manager's Office  
Vancouver Board of Parks and Recreation  
Vancouver, BC

Prepared by:  
Sev Araujo, Commercial Operations

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Stanley Park Brewing at the Fish House - Design Concept

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Front Entrance, southwest side (across from Stanley Park Lawn Bowling Club)



Back/retail entrance, south east side (adjacent to Stanley Park Tennis Courts)

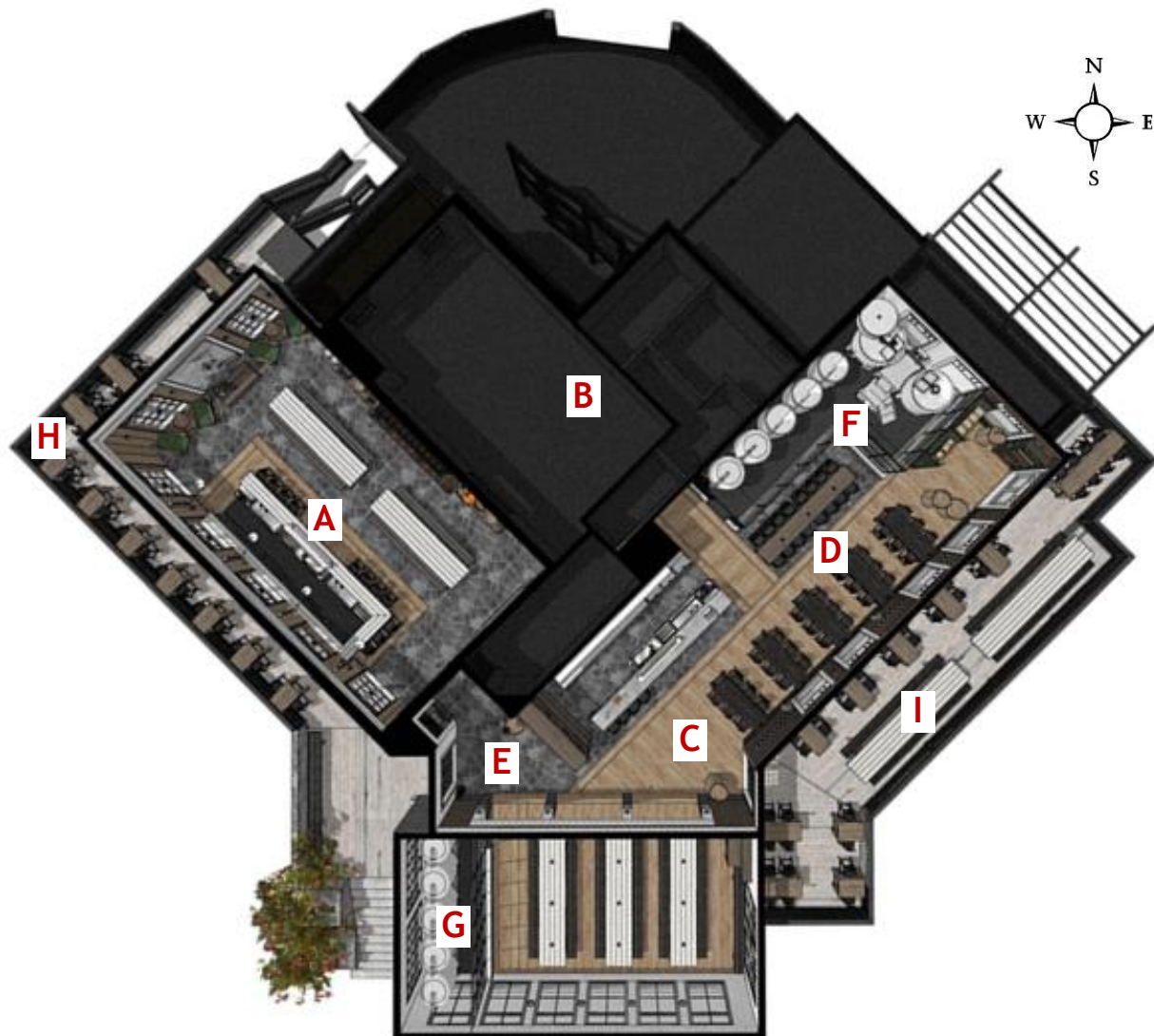


Exterior Concession, northeast side (short walk to Stanley Park Pitch & Putt)



Stanley Park Brewing at the Fish House - Design Concept

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Interior Floor Plan - Proposed Design Concept

- A.** Dining Area & 2nd indoor/outdoor bar: 1,000ft<sup>2</sup> (left/west corner)
  - B.** Kitchen & Back of House: 930ft<sup>2</sup> (top/north corner)
  - C.** Main Hall: 1,156 ft<sup>2</sup> (bottom & bottom left)
  - D.** Tasting & Education area: 130 ft<sup>2</sup> (center right)
  - E.** Entry & Main Bar: 530ft<sup>2</sup> (center left)
  - F.** Main Brewery: 310ft<sup>2</sup>
  - G.** Front Brewery: 130ft<sup>2</sup>
- Total Main Floor Area: 4,186ft<sup>2</sup>**

- H.** Main Deck: 865ft<sup>2</sup>
  - I.** Back Deck: 870ft<sup>2</sup>
- Total Patio Area: 1,735ft<sup>2</sup>**

Stanley Park Brewing at the Fish House - Design Concept

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Interior - Main Dining Hall, Bar & Deck Entry (southeast side)



Interior - Main Dining Hall, Bar, Tasting Area, and Main Brewery (northeast facing)

Stanley Park Brewing at the Fish House - Design Concept

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Interior - Front Entrance, Main Hall, Bar & Brewery extension (southwest facing)



Exterior - Concession and Bike Service Station (northeast facing)