



HARBOUR GREEN CAFÉ

New Operator Lease

Park Board Committee Meeting
Monday, July 27, 2026



PURPOSE AND OBJECTIVES

- Share information about the outcome of the RFP process related to the new operator of the Harbour Green Café food & beverage lease space
- Seek the Board's approval for staff recommendation

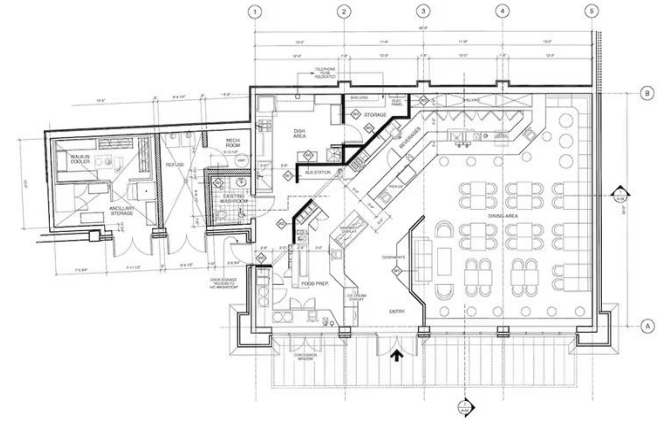
BACKGROUND AND CONTEXT

- Harbour Green Park is a major waterfront park featuring a commercial lease space purpose-built for a food and beverage operation
- Harbour Green Café lease space has been vacant since 2023
- Location requires updating and capital investment
- Initiative will update and modernize an existing facility, enhance visitor experience, and generate revenues to provide important funding for Vancouver's broader parks and recreation system



COMPETITIVE PUBLIC PROCESS

- RFP to identify and select a new operator publicly advertised for 8 weeks
- Staff:
 - Evaluated all 4 eligible submissions based on predetermined technical, financial, sustainability, and supplier diversity criteria
 - Conducted interviews with all proponents
 - Recommend awarding the contract to the highest-scoring proponent with nearly 20 years of experience running food & beverage operations



PROPOSED CONCEPT

- Recommended proponent operates two successful restaurants in Kitsilano (TacoLoco and Charqui)
- Concept for Harbour Green
Café combines TacoLoco's fast-casual Mexican street food offering with Charqui's neighbourhood gastropub model
- Proposed design emphasizes a warm, informal, West Coast neighbourhood character, with natural materials, warm lighting, a central bar, indoor lounge seating, and appealing patio activation



TACO LOCO	
EXPRESS & STREET FOOD MENU — COAL HARBOUR	
STREET TACOS Served in sets of 3 on local corn tortillas	
Wild BC Salmon Al Pastor Ocean Wise wild pink salmon, achote marinade, grilled Fraser Valley pineapple salsa, cilantro	\$17.50
24-Hour Slow-Braised Beef Barbacoa Shredded beef, rich consommé reduction, pickled red onions, cotija cheese	\$16.50
Fraser Valley Chicken Tinga Shredded local chicken breast, smoky chipotle-tomato broth, avocado crema	\$15.50
Crispy Ventless Avocado & Black Bean (Vegan) High-speed convection "crisped" avocado wedges, black bean puree, pico de gallo	\$14.75

PROPOSED IMPROVEMENTS

- All-weather patio infrastructure
- Acoustic and environmental dampening
- Ventless cooking suite and kitchen equipment
- Public-facing improvements to increase visibility, safety, and activation
- Service alignment with the future ferry service
- Other capital improvements as permitted and feasible after further site assessment



PUBLIC BENEFITS

- Reactivation of vacant waterfront café
- Improved visitor experience
- Increased passive surveillance
- Enhanced patio and public realm
- Local employment opportunities
- Support for local and regional suppliers
- Strong sustainability practices
- Non-tax revenue stream for the Park Board



FINANCIAL CONSIDERATIONS

- City and Park Board have limited access to funding to cover needed facility upgrades and maintenance
- All activities and expenses related to the delivery and operation of the Harbour Green Café will be the responsibility of the proponent; there will be no costs to the Park Board related to this initiative
- The proposed lease will generate meaningful annual revenue streams for the Park Board that will increase incrementally over the term of the agreement



NEXT STEPS

- Negotiate and finalize the terms of the lease agreement
- Execute all required documents and agreements
- Proponent completes permit applications, construction, and fit-out
- Planned opening in Spring 2027 (dependent on the above)

RECOMMENDATIONS

- A. THAT the Vancouver Park Board approve the overall concept for the Harbour Green Park Café lease space located at 1199 West Cordova Street, as submitted by 0800044 BC Ltd, O/A Charqui, O/A TacoLoco (“Sanjay Pandey”).
- B. THAT the Vancouver Park Board authorize staff to negotiate with Sanjay Pandey, to the satisfaction of the Park Board General Manager, the City of Vancouver’s Director of Legal Services, and the City’s Chief Procurement Officer, and enter into a lease agreement for the Harbour Green Park Café at 1199 West Cordova Street for an initial term of five (5) years, with the option to renew for two (2) additional five (5) year terms.
- C. THAT no legal rights or obligations will be created, and no consents, permissions, or licences will be granted, unless and until all contemplated legal documentation has been executed and delivered by the authorized signatories.

Questions



