



November 1, 2024

MEMO TO : Park Board Commissioners

FROM : Director, Business Services

SUBJECT : **Restaurant Opportunities at VanDusen Botanical Gardens and Kitsilano Beach – Board Briefing Memo**

Dear Commissioners,

The purpose of this memo is to advise the Board of two long-term restaurant leases that will be creating vacancies in prominent park facilities at VanDusen Botanical Gardens and Kitsilano Beach in Q1 2026.

Background:

In 2000, the Park Board entered into a twenty-five (25) year lease agreement with Shaughnessy Restaurant at VanDusen Botanical Gardens to operate a full service restaurant. In 2005, the Park Board entered into a similar twenty (20) year lease agreement with the Boathouse Restaurant at Kitsilano Beach.

Procurement Policy:

As per the July 2022 Board adopted [Park Board Procurement Policy](#), upon expiry of long term contracts, if there are other qualified proponents that can deliver similar services there is a requirement to go to market to ensure the highest and best use, as well as the top financial return via a Request for Proposal (RFP) or Request for Expression of Interest (RFEOI).

Discussion

At Kitsilano Beach, a full service, non-franchise, casual destination restaurant that caters to all is envisioned opening in Q2 2026.

At VanDusen Botanical Gardens, it is anticipated that a full-time lunch and dinner restaurant, complimenting the uniqueness of the gardens will also open in Q2 2026. As part of the service offering, hosting events and weddings will also be a substantial component of operations throughout the year.

As of 2023, \$9,000,000 in gross sales was achieved between both sites, with the Park Board receiving \$645,000 in Rent and \$93,000 in Payments in Lieu of Taxes (PILT). It is anticipated that with capital investments of several million dollars at both sites, a revitalization of facilities, and the offering of unique destination restaurant concepts, rent could conservatively increase to \$775,000 - \$850,000 within the first year of operations.

Next Steps

Staff are currently preparing two separate RFP's to assess the level of interest from potential local restaurateurs to operate these unique sites. Through this process, qualified operators and their facility and food and beverage concepts will be short listed and presented to the Board for consideration in Q2 2025.



Subject to Board approval, the execution of separate lease agreements, and working with the operators, Park Board staff will finalize detailed design drawings in preparation for operators to secure building permits in Q4 2025. It is anticipated capital investment and site improvements will commence in Q1 2026 with a target for completion and restaurant opening in Q2 2026.

Regards,

A handwritten signature in blue ink, appearing to read "John Brodie".

John Brodie
Director, Business Services – Vancouver Parks and Recreation

/sa/jb/vt

Copy to: PB Leadership Team
PB Communications
Sev Araujo, Associate Director, Commercial Operations