



January 4, 2018

MEMO TO : Park Board Commissioners

FROM : Shauna Wilton
Deputy General Manager, Vancouver Board of Parks and Recreation

SUBJECT : **Stanley Park Brewing Project Update**

Dear Commissioners,

I am writing to provide you an update on the renovation of the former Fish House restaurant. A similar communication will be sent out to the Stanley Park Advocates group shortly. Throughout this process we have worked with the proponent to address many of the issues raised and are satisfied this project will activate the space in a positive and beneficial way to the park. As such, the project is moving forward with construction to begin on January 8, 2017. What follows is a summary of the project and progress to date.

As you are aware the former Fish House restaurant site at 8901 Stanley Park Drive has been an operational restaurant, with two (2) active patios, for many years. After going through the City's procurement process, and subsequent discussions with various proponents, on November 28, 2016 the Park Board approved entering into a lease agreement with Stanley Park Brewing Co. for a restaurant, with accessory onsite brewing and retail use as approved under current zoning. At the time, this project with Stanley Park Brewing Co., a legal entity within BC and part of the Labatt Breweries of Canada group, was widely publicized in the media.

The proposed \$4.5M investment will establish the following uses on site:

- Restaurant - family friendly and offering a full service menu, thoughtfully designed to complement the beers brewed on site
- Small Batch Innovation Brewing - fully contained: no extension to building footprint.
- Retail space/ Growler fills - growler fills for unique beers brewed on site in small batches, as well as offering locally sourced Stanley Park Brewing merchandise
- Private function space - a unique venue for corporate and special events, limited only to the licensed space; adhering to noise and operating hour by-laws
- Education & Activation - draw local visitors to the park year around with beer training and education

The approved concept and use, which has not changed to date, has received public, stakeholder and First Nations support.

On May 18, 2017 the Planning Department sent out notifications to area residents and stakeholders to the address of record notifying of the Development Application by Stanley Park Brewing for a restaurant with accessory brewing and retail at former Fish House restaurant. A notification of the application was also posted on the building, advising among other things, that the footprint of the building, including the patios, were not being expanded.



To allow the restaurant to perform additional functions of on-site small batch accessory brewing and retail growler fill stations, the City's Liquor Licencing department required Stanley Park Brewing to apply for a Limited Primary Liquor Licence. The application defines a small area on the main level of the building allowing for growler fills, tours and tastings as this use is not permitted under a Restaurant Primary Licence, which is already in place to allow the restaurant to serve alcohol. On August 23, 2017 the Liquor Licencing Department sent out notifications to area residents and stakeholders to the address of record notifying of the Limited Primary Liquor Licence Application by Stanley Park Brewing. Among other conditions of the application, outdoor entertainment and music is not permitted.

Comments were received by the City Liquor Licencing Department from residents of 2055 Pendrell St, 2015 and 2095 Beach Ave, 2050 and 2077 Nelson St. and 2090 Comox St outlining concerns related to increased traffic to the area, loud entertainment, patio and patron noise and the late hours of operation. The City also received 26 letters in favour of the project, which included local residents living on Pendrell and Nelson Streets, the Stanley Park Ecology Society, West End Business Improvement Association, Stanley Park Tennis Club, and Stanley Park Lawn Bowling Club.

Stanley Park Brewing, Park Board, Liquor Licencing, Development staff and the Stanley Park Ecology Society have subsequently met with members of Stanley Park Advocates on three (3) separate occasions between September and November to discuss concerns outlined in the November 21 letter that was attached to the email of December 4 to clarify any misinformation. As per notifications sent through Canada Post's direct mail service, on November 15 Stanley Park Brewing hosted a neighbourhood open house to go over plans for the restaurant and address any concerns other neighbourhood residents and stakeholders had. Throughout the evening, and since then, much public support has been received regarding Stanley Park Brewing's plans for the former Fish House restaurant.

On September 26, October 19, November 1 and November 15, Stanley Park Brewing's improvement and operational plans were communicated which outline the steps taken to minimize potential noise coming from the proposed restaurant which include:

- Properly insulating the building
- Replacing the single pane windows with double glaze
- Strictly adhering to Vancouver's Bylaws
- Not offering any entertainment or music on the two(2) existing deck patios
- Focusing on dining occasions and events rather than on late night programming
- Instituting protocols whereby hosts will encourage customers to be mindful of neighbours when leaving, and to leave by way of taxi or other transportation alternatives; and
- Posting signage reminding patrons to be mindful of noise and to respect neighbours when leaving.

At the meeting on October 19th, the Stanley Park Ecology Society stated they did not feel that Stanley Park Brewing's operations would impact the Heron Colony and that other activities such as the tour buses that visit the site have a greater impact. Having said that Stanley Parking Brewing has committed with the Park Board to participate in any way necessary to



protect the wildlife in the area and work in consultation with the Stanley Park Ecology Society to mitigate any potential risks to the park's ecosystem.

With the exception of the limited, small batch, on site brewing of beer, the associated activities with this approved restaurant will not be much different than other restaurants within the Park Board's portfolio such as Cactus Club on English Bay, Stanley's Bar and Grill in Stanley Park and the Boat House at Kitsilano Beach. Stanley Park Brewing is committed to sustainability with respect to manufacturing their limited small batches of beer. Their brewing system will be fully contained, with no extension to building footprint, and no venting of smells to the outside. Installing a vapour condenser will effectively condense the steam created by the brewing process and sending it to a drain as hot water rather than venting the steam directly to the outside. Their system will largely eliminating odours and as an added benefit, the hot water created by condensing the steam will then be captured and used in the brewing process the next day, thus reducing water consumption.

As requested by members of the Stanley Park Advocates, given the holiday season the review of Stanley Park Brewing's Limited Liquor Licence application was postponed to January 16, 2018 to allow members an opportunity to attend. At this public meeting concerns raised will be addressed as will hours of operation. The proposed hours of operations for this site are consistent with other restaurants within the Parks system. No exceptions have been made. As per licensing requirements the window of operation will be from 11:00am-midnight Monday-Friday, and 9:00am-midnight Saturday and Sunday.

In recognition of some of the concerns of operational impacts, Stanley Park Brewing has agreed that for the first 6 months of operation they will close by 11:00pm, and weather permitting, close the patio by 10:00pm. This condition is in an effort to monitor and resolve any potential issues that may arise from neighbours.

The Park Board and Stanley Park Brewing are fully committed to offering a family-friendly, restaurant experience that's accessible to everyone. We are confident that should any concerns arise as a result Stanley Park's Brewing restaurant operations they will be proactively dealt with within the established rules and regulations in place. The operation of the restaurant will be closely monitored and we will ongoing consider adjustments deemed necessary to respond to any emerging issues.

Regards,

A handwritten signature in cursive script, appearing to read 'Shauna Wilton'.

Shauna Wilton
Deputy General Manager - Vancouver Board of Parks and Recreation

/sa/ph

Copy to: PB Senior Management Team
PB Communications