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Date: 11/15/2017 2:38:23 PM
Subject: Memo - Stanley Park Brewing - 8901 Stanley Park Drive (Former Fish House Restaurant)
Attachments: PB - GMO - Memo to Mayor and Council - Stanley Park Brewing at former Fi....pdf

Greetings Mayor and Council,

A number of Councillors have asked me about the proposal for a brew-pub in Stanley Park in the former Fish House facility, so I asked Malcolm to provide a summary to you via memo. A short summary is as follows:

- Park Board approved a 15 year lease for the former Fish House Restaurant to Stanley Park Brewing Co. on November 28, 2016
- The space will be used as a restaurant, small batch brewing, retail space, private function space and for education on craft brewing.
- A Limited Primary Liquor License has been applied for to facilitate growler fills and accessory brewing on site.

Should you have any questions, please contact Malcolm at 604.257.8848 or Malcolm.Bromley@vancouver.ca.

Best,
Sadhu

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November 15, 2017

MEMO TO : Mayor and Council

COPY TO : City Manager's Correspondence Group
Park Board Senior Leadership Team

FROM : Malcolm Bromley
General Manager, Vancouver Board of Parks and Recreation

SUBJECT : **Stanley Park Brewing - 8901 Stanley Park Drive (Former Fish House Restaurant)**

Dear Mayor and Council,

The former Fish House Restaurant site at 8901 Stanley Park Drive has been vacant since November 2015. 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 fifteen (15) year lease with Stanley Park Brewing Co. for a restaurant, with accessory onsite brewing and retail use. Stanley Park Brewing Co. is a legal entity within BC and is part of the Labatt Breweries of Canada group.

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 beer brewed on-site; seating capacity is 222 people including 108 outside over 2 decks (865 sq ft west facing deck, 870 sq ft south east deck);
- Small Batch Innovation Brewing - fully contained; no extension to building footprint;
- Retail space/ Growler fills - growler fills for unique beer 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, received public, stakeholder, and First Nations support, and was widely publicized in the media at that time.

On May 18, 2017, the Planning Department sent out notifications to area residents and stakeholders notifying of the Development Application by Stanley Park Brewing for a restaurant with accessory brewing and retail at the former Fish House Restaurant.

To appropriately license the restaurant with accessory brewing and retail growler fill stations, the City's Liquor Licensing 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 the retail sale of growlers as this use is not permitted under a Restaurant Primary Licence. On August 23, 2017, the Liquor Licensing Department sent out notifications to area residents and stakeholders 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 Licensing Department from residents of 2055 Pendrell



St, 2015 and 2095 Beach Ave, 2050 and 2077 Nelson St, and 2090 Comox St outlining the following concerns:

- Increased traffic to the area
- Loud music/entertainment
- Patron noise
- Late hours
- Patio noise

In Stanley Park Brewing's improvement and operational plans, steps to minimize potential noise coming from the proposed restaurant have already been taken which include:

- Properly insulating the building;
- Replacing the single pane windows with double glaze;
- Strictly adhering to Vancouver Bylaws by 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.

With the exception of the limited on-site manufacturing of beer, the associated activities with this approved restaurant will not be much different than other restaurants within the Park Board portfolio, such as Cactus Club on English Bay, Stanley's Bar and Grill in Stanley Park, and the Boat House at Kitsilano Beach.

To date, Stanley Park Brewing, Park Board, and Liquor Licensing and Development staff, on two separate occasions, have met with some organized neighbouring resident groups to address concerns and clarify any misinformation. Hosted by Stanley Park Brewing Co., an open house for local area residents is being held on November 15, 2017 at the site to show the plans for the restaurant and address any concerns associated with the Limited Liquor Licence application.

In the interim should you have any questions, please feel free to contact me.

Regards,

A handwritten signature in black ink that reads 'Malcolm Bromley'.

Malcolm Bromley
General Manager - Vancouver Board of Parks and Recreation

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