

ITEM 11  
MANAGER'S REPORT NO. 44  
COUNCIL MEETING 86/07/21

RE: HART HOUSE RESTAURANT PROPOSAL CALL, 5055 SPERLING AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1986 July 15  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our file: 10.382  
SUBJECT: HART HOUSE RESTAURANT PROPOSAL CALL  
5055 SPERLING AVENUE

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RECOMMENDATION:

1. THAT a restaurant proposal call as described in this report be undertaken for the Hart House at 5055 Sperling Avenue.

SUMMARY:

David Greig and Associates, in conjunction with Municipal staff, have completed terms of reference for a restaurant proposal call for the Hart House. This report recommends that the proposal call be proceeded with at this time. The key points in the terms of reference are:

- a) A five year lease with a five year option to develop a high quality restaurant that maintains the character of the Hart House and property.
- b) All capital costs to develop and maintain the restaurant will be the responsibility of the restaurant operator.

REPORT

1.0 BACKGROUND AND PURPOSE

Council will recall that David Greig and Associates conducted a restaurant feasibility study for the Hart House and concluded that it has an attractive potential to become a successful high quality destination restaurant. As a result of this conclusion, the Municipal Council, on 1986 March 17, approved the retention of David Greig and Associates to prepare terms of reference for a restaurant proposal call for the Hart House.

The consultant, in conjunction with the Legal, Planning and Building Inspection and Parks and Recreation staff have completed the terms of reference for the proposal call. This, coupled with the imminent completion of the park drive, which will provide the Hart House with greatly increased exposure and accessibility, makes the advancement of the proposal call at this time appropriate. The purpose of this report is, therefore, to request Council authorization to proceed with the proposal call.

The Parks and Recreation Commission were informed of the proposed terms of reference, rezoning and lease administration of the Hart House at its meeting of 1986 July 16.

#### 2.0 THE PROPOSED TERMS OF REFERENCE

Because of the volume of the proposal call documents outlining requirements, technical information and objectives, they have not been included with this report but are available for review at the Planning and Building Inspection Department. In summary, the proposed terms of reference incorporates the following major points:

- a) The Hart House to be developed as a quality restaurant and catering operation in Deer Lake Park that maintains the character and historic integrity of the buildings and property.
- b) A five year lease with a five year option for approximately 3.1 acres of the upland portion of the property (see Figure 1). Approximately 2.1 acres of the foreshore portion of the property will remain outside of the restaurant site and be available for eventual park development.
- c) All capital costs of restoration, renovation, services, exterior decor and equipment will be the responsibility of the restaurant operator.
- d) All building, landscaping and grounds maintenance will be the responsibility of the restaurant operator.

A copy of the proposed advertisement for the proposal call is attached and marked 'Attachment A'.

#### 3.0 TIMING OF PROPOSAL CALL

The Municipal Solicitor is presently in the process of applying to discharge a covenant on the property held by Canada Trust which restricts use of the property to single family residential purposes. The proposal call will be advertised about 10 days following Council's adoption of the recommendation of this report.

#### 4.0 ZONING

The property is presently zoned R1 (Residential District). Council will recall that the northern portion of the Hart property is presently under rezoning to P3 (Park and Public Use) for inclusion into Burnaby Village Museum. A rezoning report #73/86 for the remainder of the property also to P3 (Park and Public Use) to accommodate the

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proposed restaurant and to bring the foreshore area into conformity with the Deer Lake Park plan is contained in this agenda. The rezoning report is being advanced at this time in order that the development of the restaurant can proceed immediately following Council's confirmation of the successful submission.

#### 5.0 LEASE ADMINISTRATION

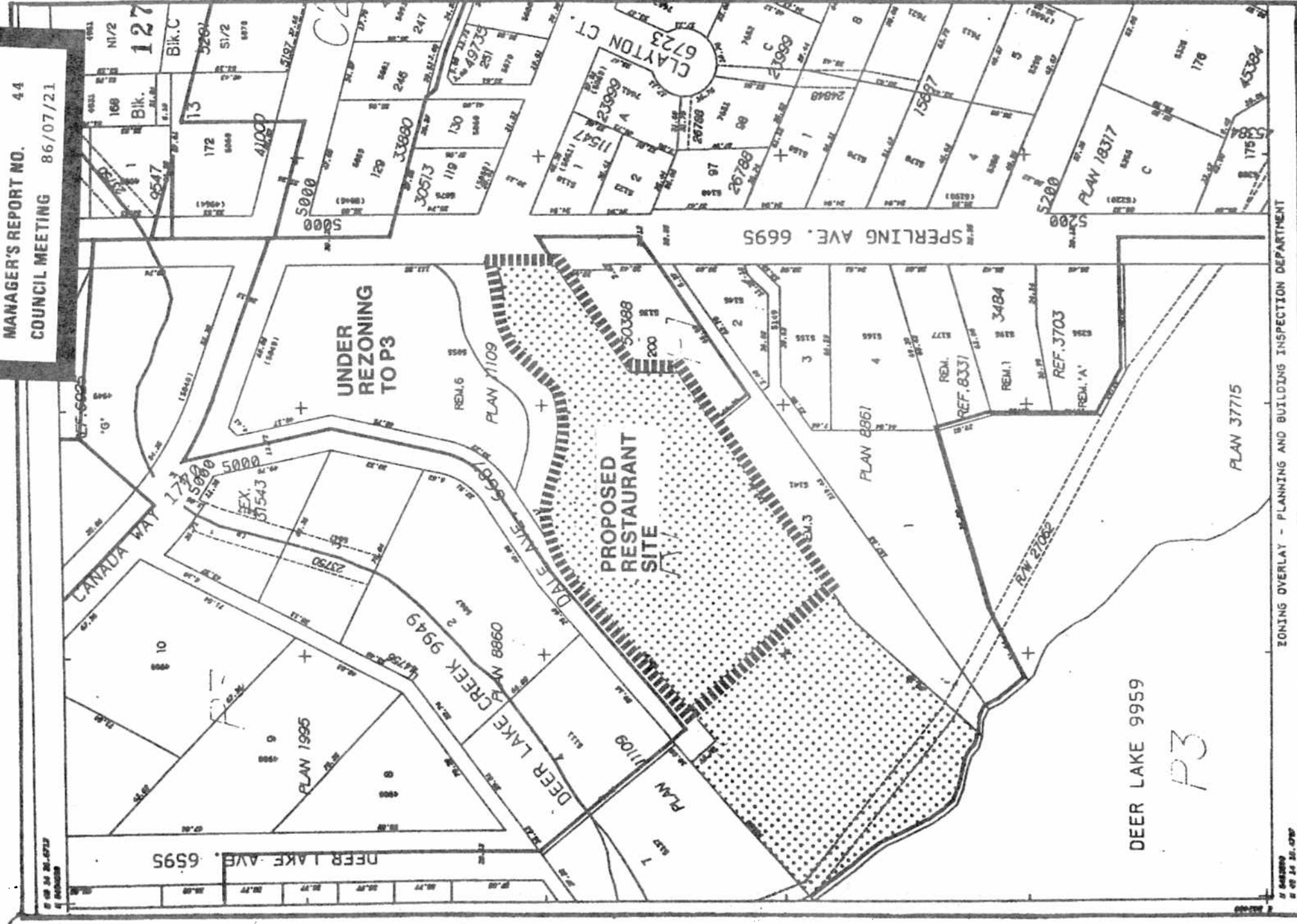
Given the experience of the Parks and Recreation Department in administering the lease agreements with the restaurants on Burnaby Mountain Park and at the Burnaby Mountain Golf Course, it is proposed that the administration of the lease of the Hart House will also be undertaken by the Parks and Recreation Department when a successful restaurant operator is confirmed. This arrangement is acceptable to the Parks and Recreation Commission.

BLS/jce  
Attach.

cc: Municipal Solicitor  
Director Recreation & Cultural Services  
Director Engineering  
Director Finance

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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ZONING OVERLAY - PLANNING AND BUILDING INSPECTION DEPARTMENT



Burnaby Planning Department

..... PROPOSED REZONING TO P3 (PARK & PUBLIC USE)

Date	86 July 09
Scale	1:2000
Drawn By	

FIGURE 1

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ATTACHMENT 'A'

PROPOSED ADVERTISEMENT - HART HOUSE

INVITATION TO RESTAURANT OPERATORS  
THE HART HOUSE - DEER LAKE PARK

The Hart House and adjacent property provide a unique opportunity for development of a quality restaurant and catering operation. Situated on a prime Burnaby location in beautiful Deer Lake Park, adjacent to Burnaby Village Museum and the Burnaby Art Gallery, this historic mansion is available for lease and development.

The Corporation of the District of Burnaby is seeking an experienced restaurant operator to lease the buildings and property, renovate, equip and operate exclusively a restaurant and catering facilities. The restaurant will incorporate an estimated 200 seats, with capability to support both indoor and seasonal outdoor function catering.

Proponents will be judged on the basis of their ability to meet requirements and objectives of The Corporation of the District of Burnaby, including capacity to perform, financial proposal and compatibility with the project objectives.

Operators wishing to submit proposals for the Hart House Restaurant may pick up proposal documents outlining requirements, technical information and objectives from The Corporation of the District of Burnaby, Planning and Building Inspection Department, 3rd floor, 4949 Canada Way, Burnaby; or telephone 294-7421. Proposals will be accepted until 3:00 p.m. August \_\_\_\_\_ 1986.

