



CD-1 Text Amendment

1101 West Waterfront Road (Harbour Green Restaurant)

Public Hearing
May 16, 2017



Area:
Coal Harbour Waterfront

Site:
1101 W Waterfront Road



View from Harbour Green Park looking east

Increase the permitted floor area from **600 sq. m** to **975 sq. m** to allow:

- **Better back-of-house** facilities
- Better accommodate **accessibility requirements**
- **Patio seating** which has been **roofed over and counted** in floor area
- A **green rooftop**

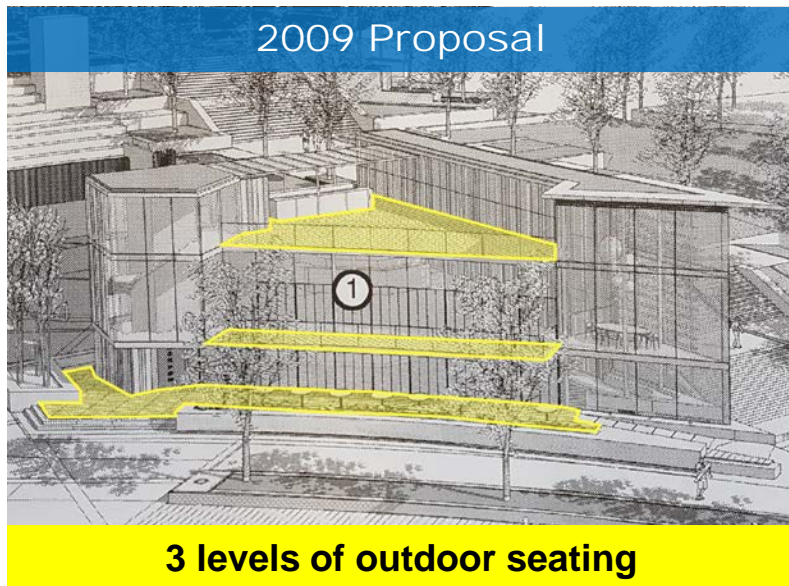
Previous Restaurant Design



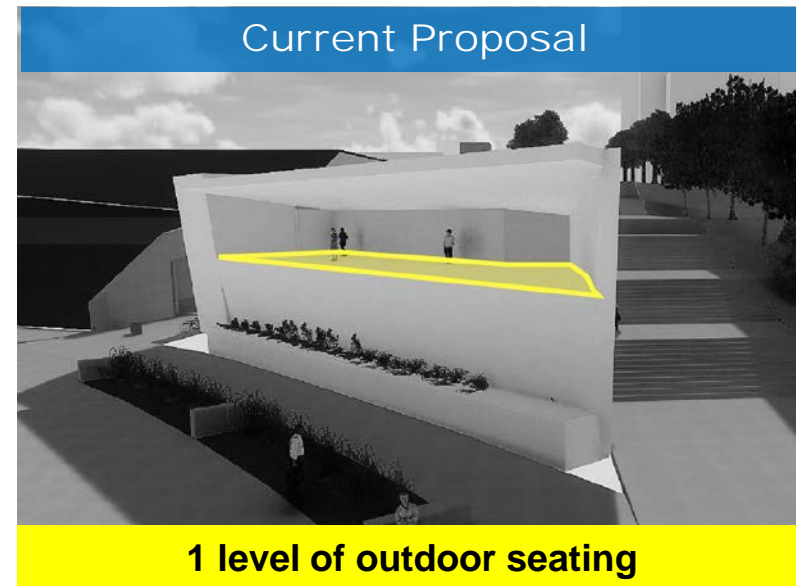
Previous restaurant

Previous 2009 restaurant proposal included:

- Three-storey 600 sq. m restaurant
- Open-air patio seating on all three levels (not counted in floor area)
- Inadequate back-of-house facilities



- Seating capacity approx. **300**
- **Outdoor seating not counted** in the floor area calculation
- Lacked adequate back-of-house facilities



- Seating capacity approx. **250**
- **All seating counted** in the floor area calculation
- Design input from restaurant operator to increase back-of-house facilities

Burrard Landing CD-1 Guidelines

- Maintain a diverse urban waterfront
- Commercial uses along water's edge



View from Convention Centre looking south



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View Impact Comparison

