

CD-1 Rezoning: 1905 Ogden Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-03	18:48	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	This land and oceanfront was given to the people of Vancouver to be used by them, especially women and children. This thing doesn't fall on that category. The Maritime Museum should be using Maritime Harbour for classic vessels not barges. If it's trying to attract more people, it should just smarten up. It's displays which you've got old out of pay place and moldy. I've lived here at the point for close to 50 years and this is one of the most stupidest things I've seen. In fact, the museum should get rid of the existing barge they have down there and make the Harbour back for classic vessels and that only and that would draw more people I believe than this expensive sauna, which is available on land in Vancouver and need to be down in our ocean making a poor oversight.	Eric Wickham	Kitsilano	
2026-07-05	17:56	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Please see the submission of Kits Point Residents' Association in the attached documents, which were previously submitted to Vancouver City Council: 1. Written Submission pdf 2. Order in Council pdf 3. Crown grant 5501/ 626 pdf, with map showing affected water lots	Eve Munro	Kitsilano	Attachment 1 Attachment 2 Attachment 3 Attachment 4 Attachment 5
2026-07-06	14:19	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	July 2026 To: Mayor and Members of Vancouver City Council Re: Rezoning Application – 1905 Ogden Avenue (Heritage Harbour Wellness Centre Barge) Dear Mayor and Council, Please accept this letter in opposition to the proposed rezoning application for the HAVN Wellness Centre at Heritage Harbour. My objection is not to wellness facilities, nor to helping the Vancouver Maritime Museum achieve long-term financial sustainability. Museums across Canada face increasing financial pressures, and I support efforts to ensure the Museum's future. My concern is that this proposal asks the public to accept a permanent reduction in the quality of one of Vancouver's most unique waterfront public spaces in order to solve a funding challenge for a single institution. Having spent more than fifty years working in architecture, construction and development project management, I understand the importance of balancing economic objectives with the protection of the public realm. In my professional opinion, this proposal does not achieve that balance. The proposed wellness centre barge—approximately 150 feet long, 60 feet wide, almost 14,000 square feet over three levels, and rising more than 10 metres above the waterline—would become one of the largest visual elements within Heritage Harbour. Heritage Harbour is valued not because it is large, but because it is intimate. Its unique character comes from the relationship between its historic vessels, the surrounding parkland, the adjacent beach, English Bay, the North Shore Mountains and Vancouver's skyline. These uninterrupted panoramic views create a sense of openness, calm and connection to nature that has become one of Kits Point's defining public amenities.	Milton Sorokin	Kitsilano	Attachment 1 Attachment 2 Attachment 3

			Although City staff have stated that there are no protected public view corridors at this location, the absence of a designated view corridor should not imply that these public views have little value. Good planning is about protecting the overall quality of the public realm, not simply complying with mapped view cones. One of my greatest concerns is that the proposal significantly understates its visual impact. The City itself acknowledged this concern by requesting additional photomontages after determining that the original application materials were insufficient. After reviewing the revised material, I remained unconvinced that it accurately represented the experience from many publicly accessible locations around Heritage Harbour. Accordingly, I independently prepared a series of scaled visual simulations using the applicant's revised site dimensions and photographs taken from public viewpoints surrounding Heritage Harbour. These simulations accompany this submission. These images demonstrate that the issue is not whether views technically remain around the structure. Rather, they illustrate how a large commercial building placed in the centre of this small harbour fundamentally changes the character and visual experience of the space. The City's principal justification for the rezoning is to generate additional revenue for the Vancouver Maritime Museum. While I fully support the Museum's objective of achieving long-term financial sustainability, I question whether rezoning one of Vancouver's most sensitive waterfront heritage settings for a private commercial enterprise should become the preferred solution. The public-realm impacts of this proposal are substantial. They include the loss of uninterrupted panoramic views across English Bay and the North Shore Mountains; the introduction of a large steel structure into a small heritage marina; the reduction of the visual openness that defines Heritage Harbour; the erosion of the harbour's intimate human scale; and the precedent of introducing a major private commercial enterprise into one of Vancouver's most treasured public waterfront settings. These are not financial costs borne by taxpayers. They are permanent losses to the shared public experience enjoyed by residents and visitors alike. Cities invest heavily in parks, beaches and waterfronts because they provide physical, psychological and emotional benefits that contribute directly to public well-being. Heritage Harbour already provides those benefits every day, free of charge. I do not believe these qualities should be diminished unless there is a compelling public interest that clearly outweighs what is being lost. The fundamental question before Council is not whether HAVN is a worthwhile business or whether the Maritime Museum deserves financial support. The question is whether Heritage Harbour is the appropriate place for a commercial structure of this scale and permanence. I believe it is not. I respectfully ask Council to carefully weigh the long-term public consequences of this proposal against the financial benefits it is intended to achieve. In my opinion, the permanent impact on Heritage Harbour's unique visual character, intimate scale and public enjoyment outweighs the benefits of introducing a large private commercial wellness facility into this remarkable public setting. For these reasons, I respectfully request that Council decline the proposed rezoning application.		
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				Thank you for your consideration. Respectfully submitted, Milton Sorokin Kits Point Resident Attachments Attachment A – Independent Visual Impact Simulation: Vanier Park (Looking Northwest) – Existing and proposed scaled simulation. Attachment B – Independent Visual Impact Simulation: Elsje Point (Northwest Side of Marina) – Existing and proposed scaled simulation. Attachment C – Independent Visual Impact Simulation: Vanier Park Seawall Path – Existing and proposed scaled simulation.			
2026-07-08	17:19	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I have lived near Ogden point for 30 years. We have seen a serious rise in axrivoty and walking numbers. This project will obstruct the only clear and beautiful view of downtown Stanley Park plus from this side. A serene space IS rarely available in this area will be lost. Maritime Museum should merge with the Victoria Maritime Museum if having financial difficulties. OR Turn the Museum house into a restaurant. Alternatively the Museum should consider a large out door patio restaurant to support it financially. Don't build a permanent structure it will destroy the beauty of the area,	Amali De Silva-Mitchell	Kitsilano	
2026-07-10	12:00	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I oppose this application. It isn't in keeping with the character of heritage harbour and the surrounding park use. It is too large and will negatively impact the views and aesthetics of the area. This type of use is more suited to the City waterfront or somewhere further east in false creek. It is regrettable that the maritime museum has been forced to consider this alternative to help with revenue. I urge the museum to consider another alternative. Perhaps a licensed cafe restaurant with reasonable operating hours, eg. 11 pm closure and no live or amplified exterior entertainment, where people can go for a coffee or glass of wine.	Sharon Folkes	Kitsilano	
2026-07-10	13:21	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Such a project would permanently alter the character of our cherished marina and obstruct the gorgeous views from both the park and the West End. Since the outdoor pool in Mt. Pleasant was demolished I have to ride my bike to Kits Pt. to swim outside. I am 76 years old and love to swim outside. The barge would destroy the beach. Parking at the Marine museum costs \$16 a day and who knows what the barge spa will cost. I would be shocked if anyone would even use the spa at that cost. I am extremely dismayed that the city would even consider this rezoning application. This is just a money grab for the museum. I have never seen anyone going to the museum so maybe it should just shut down. I am begging you to reconsider this application.	Leona Rothney	Mount Pleasant	
2026-07-10	15:02	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I strongly oppose this application. I see no compelling reason to rezone this area for a commercial business whose spa services are not desired by or affordable for the great majority of Vancouver residents. The natural waterfront setting is beautiful and enjoyed by thousands of walkers, runners, cyclists, boaters and tourists That setting and its waterfront views will be impaired by the addition of a commercial Barge spa. Why would we ever want to support this?	Jane MacFadgen	Dunbar-Southlands	
2026-07-10	16:01	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I support Kits Point Residents' Association in their opposition to this imposing large barge, totally inappropriate to the location proposed.	Roberta Olenick	West Point Grey	

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2026-07-11	09:45	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	According to the VMM: • Their mission is to “inspire learning about the past, present and future of the maritime cultures, industries and journeys connected to the Pacific Northwest and Arctic.” VMM’s mandate is circumscribed around maritime museum operations, heritage preservation, public access, education, and cultural uses — with third-party/commercial activity strictly limited to occasional, incidental uses tied to the museum’s mission. How does a wellness spa fit with this mission? How does this spa benefit the GENERAL public, when it charges \$90 per visit? How is it that the VMM can consider giving a benefit to a commercial enterprise that will compete with other spas in the City?	Jeremy Braude	Kitsilano	
2026-07-12	13:08	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I strongly oppose the proposed zoning amendment to permit a beauty and wellness centre at this location. While I support local businesses, zoning decisions should prioritize the long-term interests of the community. This proposal would likely increase traffic, parking demand, noise, and greenhouse gas emissions, reducing the livability of the neighbourhood and precious marine animals/plants that are already under severe ecological damage. It also risks changing the residential character of the area and setting a precedent for further commercial encroachment. A thriving community depends on balancing economic development with environmental sustainability, neighbourhood well-being, and thoughtful land-use planning. I respectfully urge Council to reject this zoning amendment and preserve the residential character and quality of life that residents value.	Hyoshin Kim	Kitsilano	
2026-07-12	16:48	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	This proposed rezoning is preposterous. The city has no reasonable argument for a change in zoning that would allow commercial enterprise to move into a quiet park setting. This is not in the interest of the local park users that the city and park board are meant to represent. Find some other way to save money or make money. Leave the parks alone. There will be plenty of room for spas in the mandatory commercial first floor of all the towers that the city has already rezoned for. With this massive increase in planned density we will need our quiet parks more than ever.	Christine Balkwill	Kitsilano	

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2026-07-12	18:49	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	This barge spa is a horrible idea. It will ruin our public access and view. It will fill the marina with horrible VOC essential oil fumes, terpenes and allergens because all of these gross spas pump essential oils out into the surroundings. Some also spew out wood smoke. They pollute the air and cause asthma attacks, migraines, allergic reactions, and epileptic seizures, eczema, rosacea, autism sensory overload and more in disabled people. Heritage Harbour is not for private spas. It is a museum. If this stinky spa gets approved, then I will no longer have safe access to the museum or Heritage Harbour. I already now have to avoid the PUBLIC sidewalks near Kolm Kontrast, Equinox gym, Spa Solea, Tevah (un)"Wellness" spa, and many other hotels (Fairmont Pacific Rim, Hyatt Alberni, Hyatt Regency, Azure Hotel, Westin Bayshore, etc). All of these pump fumes out their HVAC systems and make disabled people sick. Please stop allowing more and more of these ridiculous spas all over town. How many of them do we "need"? Vancouver has an Accessibility Strategy and allowing this barge spa will make the city even more inaccessible. It is a human rights issue. The harbour and museum should be accessible to all.	Patricia Gooch	West End	
2026-07-13	06:20	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed! Since the initial proposal, the barge has grown 16% to 12.1 metres tall from 10.4 metres, which begs the question: what else has been poorly measured?	Gloria Sully	Kitsilano	
2026-07-13	06:22	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because VMM’s director has said the museum will receive \$225,000 annually, a pittance compared to what HAVN, if you follow their math, will take in: upwards of \$10 million.	Gloria Sully	Kitsilano	
2026-07-13	06:23	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Like more than 90% of the attendees at the open house HAVN hosted in May.	Gloria Sully	Kitsilano	
2026-07-13	06:24	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Like the more than 2,370 signatories to the Change.org proposal, which the city counts as just one NO.	Gloria Sully	Kitsilano	
2026-07-13	06:26	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Like everyone concerned about the environment and sea life, like the herring, surf smelt and Pacific sand lance that will die, driving away the seals, herons and other seabirds that feed on them, when toxic copper leaches from the paint on the moored HAVN barge in this shallow, poorly flushed harbour.	Gloria Sully	Kitsilano	
2026-07-13	06:27	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Like many of the owners of the vessels moored in Heritage Harbour who expect during severe storms and king tides, the presence of the HAVN barge will create a backlash that will damage other vessels and the docks.	Gloria Sully	Kitsilano	
2026-07-13	06:28	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Why did the VMM enter into an exclusivity agreement with HAVN when there are other vendors with small, aesthetically pleasing spas and would provide better revenue to the museum?	Gloria Sully	Kitsilano	
2026-07-13	06:29	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because no one seems to want to tell us who will pay for the sewer connection, the electrical connection and the waterline to service the HAVN barge.	Gloria Sully	Kitsilano	
2026-07-13	06:30	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because many times a day, vehicles servicing the HAVN barge spa will cross the seawall, endangering cyclists and pedestrians and adding to the congestion in this small parking lot.	Gloria Sully	Kitsilano	
2026-07-13	06:31	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because we don’t believe tourists will come, we question whether locals will bother given there are 35 spas in Kitsilano alone, and we doubt the target market has three hours and \$90 to spare on this activity to sustain projections.	Gloria Sully	Kitsilano	
2026-07-13	06:32	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because it’s so damn ugly, and no amount of paint or parsley can doll it up.	Gloria Sully	Kitsilano	

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2026-07-13	06:33	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because this could be another McBarge, a floating barge McDonald's built for Expo 86 that capsized and partially sank into the Fraser River in Maple Ridge in 2025 after sitting derelict for nearly 40 years as various restoration and repurposing plans fell through.	Gloria Sully	Kitsilano	
2026-07-13	06:35	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because look at how badly the Park Board has managed the restaurant on Kits Beach—the lower level shuttered most of its 20+ years, the restaurant and lower level closed since last November, Park Board share of revenue/profit (if there ever was any) undisclosed, of course.	Gloria Sully	Kitsilano	
2026-07-13	06:39	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because all city councillors rubber-stamped the rezoning, lumped it in with assorted others, had no discussion on it; all they care about is developing the bejesus out of every postage stamp piece of land in this city, parks with protective trusts (like Hadden Park) be damned.	Gloria Sully	Kitsilano	
2026-07-13	06:41	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because this barge spa runs afoul of the Hadden Park Trust and is being legally challenged.	Gloria Sully	Kitsilano	
2026-07-13	06:42	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because like an elephant and its relative the mouse, this barge is way out of scale with all other vessels in the tiny Heritage Harbour.	Gloria Sully	Kitsilano	
2026-07-13	06:43	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because there's a fishy smell about this barge exclusivity agreement with the VMM and the City and HAVN—too many coincidences, backstepping and unanswered questions.	Gloria Sully	Kitsilano	
2026-07-13	06:44	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because the City should be more financially supportive of the VMM (instead of committing tax dollars to FIFA—a losing proposition from the get-go) and the VMM should be more creative in sourcing funding.	Gloria Sully	Kitsilano	
2026-07-13	06:46	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Because the small, narrow, bike-lane dominated streets of Kits Point cannot handle any more traffic—and with 6,000-10,000 new residents at Senakw, chaos is on its way.	Gloria Sully	Kitsilano	
2026-07-13	07:20	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	This neighbourhood is already undergoing wrenching changes because of the Senakw development, which will increase density (foot traffic, noise) vastly. The spa would only exacerbate this. Moreover, it would be a for-profit enterprise on public park lands.	Ross King	Kitsilano	
2026-07-13	10:03	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I oppose this rezoning on the basis that while the introduction of a Wellness Spa may support Maritime Museum operational costs, it in no way relates to the mandate of the Maritime Museum. Any addition to the MM must align with their mandate. That being to enlighten the public at large on the values of west coast marine heritage. A wellness centre That will reduce the harbour space for legitimate maritime history is not in alignment with this mandate. Rezoning this entire property to a CD zone opens the door to future commercial changes that are protected by the existing zoning. Further, as shown in the drawings this commercial facility at 40' above waterline will, especially at high tide, be two stories above the top of the breakwater blocking valuable views. As a minor but important detail, as shown the centre is not handicap accessible.	gerry eckford	Kitsilano	

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2026-07-13	13:51	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	What is so wrong with NIMBYism? Local residents who complain of new projects (in my case, it is opposition to a completely unnecessary spa in the Kits Point neighbourhood), are predictably brushed aside as ‘NIMBYs’ whose opinions are driven purely by self interest without any sense of support for an unspecified ‘greater good.’ The laziest and most superficial of these responses is that NIMBYism is all driven by reactionary rich people who want nothing but protection for their property values. The obvious but always unspoken problem, is that proponents of new building are never local residents so they could not care less about adverse effects in the targeted area; it is simplest for them to ignore any objections and demonize all opponents using a silly acronym implying that any opposition can be ignored - no further analysis of concerns is necessary. Why not just move the project next to their home and see how those attitudes would change? It is perfectly reasonable to accept that local people have a right to protect the character and appearance of their neighbourhoods from rapid, unwanted changes. Practical concerns such as increased traffic, excessive noise, strain on existing infrastructure and yes, even valid worries about local property values should be listened to because they are made by residents who understand the area. So... please give proper attention to our concerns. The Hadden trust directs that the land be used for the recreation and enjoyment of the public. Nowhere does it concern itself with funding support for the Maritime Museum. A spa on a barge should not be included in any rezoning plan so please do not add it. Thank you,	Dr. Michael Seear	Kitsilano	
2026-07-14	11:25	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Such a lovely oceanside neighbourhood, the little harbour, the circular walkways around the entire point, benches to enjoy the view which you want to block with a big ugly floating spa. The dog beach. And the little beach on the south side of the marina which is a nice quite alternative to Kits beach. The city has destroyed Kits Point. I have a memorial bench on the path near the Museum, my magnificent view will be gone, and I own a rental property that I cannot park near, or have trades access without a permit. Renting that space to an ugly structure will not solve the problems of the city.	Anita Seymour	Dunbar-Southlands	
2026-07-14	14:21	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Why do you ruin everything in the city. - city skyline looks disgusting . The amount of people coming in out of this place . Leave the area alone . It’s all these high rises without height limits.	Goldie Shamloo	Kitsilano	
2026-07-14	16:35	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	People of all ages, locals and visitors, enjoy Hadden Park and Beach year-round because of its natural beauty and unique setting in the centre of Vancouver. A barge with sauna facilities is a wholly inappropriate use of the Maritime Museum Harbour and will terribly mar this wonderful setting. The Maritime Museum's need for funds is not a cogent reason to allow this rezoning application.	Harry Tomin	Kitsilano	

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2026-07-15	17:31	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I am vehemently opposed to this development. A need for such a large and forbidding building and services in this location has not been demonstrated or proven. This neighborhood is already crowded with cyclists, walkers, children’s groups, visitors to the Academy of Music, the MOV, Bard in the Beach during summer months, and the Planetarium, and the new Senawk development/rentals opening up. Only a small minority of those with the cash, will be able to afford to use the facility. And there are ample opportunities for a spa-like experience close by on Granville Island and our first class hotels. Why would the needs of a few surpass the thousands of folks who enjoy the views, the ambience, the green parks and clean air in the Kirs neighborhood. Please do not approve this ridiculous plan.	Caroline Young	Kitsilano	
2026-07-15	17:44	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	The proposed structure has too much height for that location. A low profile spa would be ok, but better would be a floating low height restaurant. That area is highly used by boaters & the water ferries. So I'm am a bit concerned traffic congestion on the water as well.	Donna Mckenzie	Dunbar-Southlands	
2026-07-15	19:37	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I understand and support the proposal comments regarding ongoing evolution of recreation and culture along the waterfront. What I don’t support is a big beast in an iconic location. Move it to somewhere in False Creek or Vancouver Harbour were it tucks in with other uses, not blocking Stanley Park and mountain views.	Jim Carter-Huffman	Kitsilano	

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2026-07-15	20:39	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	This proposal is a shocking attempt to whitewash an ill-fitting, out of proportion development for Heritage Harbour, a small, delicate ecosystem. This small harbour and beach is a well-loved, tiny – but significant – recreational area, the only one in the city that offers a tranquil, summertime, beach experience. This is a small swimming beach that I for one, prefer over all other beaches in Vancouver. Thanks to its diminutive size, it attracts those who are seeking peace and quiet while they enjoy the sun and sand. This small harbour also has a marina for a few boats, as well as being a stop for False Creek Ferries and Aquabus. The idea of this tiny harbour being the home of a huge barge decked out as a fancy hydrotherapy spa is beyond ridiculous. Where are the environmental impact studies? And by the way, where are all those customers going to park??? How can the Vancouver Maritime Museum honestly believe that this option for raising money to keep them "afloat" is a sound proposition? Everything about it screams of a wealthy, elitist development designed to attract wealthy, elitist customers. Instead of something for everyone, it is only for those who can afford it. What kind of city do we want here? One that only caters to those at the top? Even if it was free for everyone, I would still be against this development, because it is so drastically out of proportion to its environment. The views, the beauty, the tranquility of this harbour will be completely destroyed if this barge is permitted to set up shop here. What might work in Victoria's large Inner Harbour DOES NOT WORK HERE IN OUR TINY HERITAGE HARBOUR. By the way... if you want a rejuvenating cold water hydrotherapy experience, I have some advice. Why don't you just take a swim or dip in the ocean which is right in front of you? Not only is this proposal shocking and sickening on so many levels, it's patently ridiculous to create a hydrotherapy spa when cold salt water is immediately available at no cost. I can only hope that those who have the power to reject this, will do so, in no uncertain terms. Shame on you, VMM for trying to pass off this proposal as being related to maritime history! And shame on you, City Council for being a proponent in this re-zoning application. You continue to cut back museum funding, leaving them with few options to pay for operations. So of course, you support a ludicrous venture such as this. Culture is worth paying for. Stop cutting funding to cultural institutions/organizations. Give the VMM back all the funding you have cut and DO NOT PASS this rezoning application! Sincerely, Amy Newman East Vancouver	Amy Newman	Hastings-Sunrise	

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2026-07-16	08:15	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I respectfully request that City Council follow the example of the City of Victoria and seek the guidance of the court under section 86 of the Trustee Act as to the proper management of the public trusts applying to these lots. Until that decision has been delivered, the Public Hearing should be deferred. The barge will be affixed in the water lot area but is not in any way ancillary to the public’s enjoyment of the water. In fact it can be expected to diminish the public’s use of the park and water lot areas for recreation and enjoyment. In the event the COV were to receive a favourable opinion from the court with respect to zoning, I am opposed to the proposed HAVN development. The size of the proposed barge business is completely out of scale with the existing harbour and will block views of the public enjoying the park and the small beach to the east - Teetotaler Beach. Water views are of course an important element of enjoyment of our city’s waterfront parks, and in particular Hadden Park which is a park used for quiet recreation of natural areas as compared to some other City parks. The size of the barge will also lead to greater congestion of the harbour and be expected to diminish the swimming experience at that beach. This kind of health and wellness use could be established anywhere in the City and is not ancillary to the recreation and enjoyment of the public in Hadden Park and the adjoining water lot areas in which the barge will be affixed.	Kerry Sully	Kitsilano	
2026-07-16	08:33	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Opposed: Unlike VMM’s board of directors, whose chairman also approved HAVN’s barge spa in Victoria’s harbour when he was CEO of the Greater Victoria Harbour Authority.	Gloria Sully	Kitsilano	
2026-07-16	11:46	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	This barge is out of scale to everything around it. The final image in the Application Booklet shows you wants wrong with this proposal: 5 people sitting around looking at the barge instead of the city skyline and North Shore mountains. I live on the north side of false creek looking south and do not want to see the barge instead of the marina as I do now.	John Cannon	West End	

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2026-07-16	12:08	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	The HAVN proposal forbids a significant portion of the population from using a portion of the lots that must be preserved for the recreation and enjoyment of the public, and specifically the Haddon Park trust provision “to maintain the same for Park purposes and the beach for bathing, more especially for women and children”. HAVN Victoria has the following Age Requirement: “You must be at least 19 years of age to access the site. Identification may be required during check-in.” The HAVN proposal also violates the mission of the Vancouver Board of Parks and Recreation to provide, preserve, and advocate for parks and recreation services to benefit all people, communities, and the environment. From the Kits Point Residents’ Association submission dated June 1, 2026 regarding the proposed rezoning: “Hadden Park was established with a deed of transfer from Harvey Hadden of Lots 1-15 of Block 136 and Lots 1-89 of Block 137. Those lands are subject to a trust under the relevant deed - the lands were transferred to the City forever “so long as the Grantee shall use and maintain the same for Park purposes and the beach for bathing, more especially for women and children”. Under the deed the City agreed that the property would be used “as and for a Public Park or recreation ground for all time and shall not be used for any other purpose whatsoever” and that the property would be kept “as near as possible in its present state of nature”. At the time of those transfers the adjoining lands to the north were water lots. We understand that the lands deeded by Hadden are not subject to the proposed rezoning. The rezoning is to apply to the adjoining areas of Hadden Park to the north: Lots 5780, 5781 and 5594 (the “Rezoning Site”), which now include both land (as a result of filling for the museum and archive and to form Heritage Harbour) and water lot areas. Those areas were originally transferred to the City under crown grants of water lots, and are subject to public trusts under the crown grants.”	Kerry Sully	Kitsilano	
2026-07-16	14:20	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	While I fully support the Maritime Museum in their efforts to keep their facility going, this is NOT the right fit for the site. The size of the barge will dwarf everything around it in the Heritage marina and create basically a wall blocking views from the beachfront and park walkways in the area. This is a private business getting access to prime PUBLIC space, negatively impacting the surrounding community. I am strongly opposed to this application. There have to be better mooring options for such an endeavour - Coal Harbour?	Kathleen Emerson	Fairview	