

CD-1 Rezoning: 1905 Ogden Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-22	11:53	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Dear Mayor and Council, I am writing as a resident of Kitsilano Point to state my strong opposition to the proposed CD-1 rezoning at 1905 Ogden Avenue. Commercializing Heritage Harbour with a massive, high-density corporate spa fundamentally compromises the neighborhood, ignores imminent infrastructure strains, and strips away public park access. I urge Council to reject this application based on the following critical issues: 1. Compounding Traffic and the Imminent Strain of Señákw - Kitsilano Point is a geographically isolated peninsula with highly constrained entry and exit points. The community is already on the precipice of a massive logistical transformation with the opening of the Señákw development, which will add over 10,000 residents and thousands of daily transit, rideshare, and vehicle trips to our immediate borders. Introducing a highly commercial, high-traffic destination like HAVN simultaneously will overwhelm local streets that cannot physically expand to handle this combined volume. 2. Severe Economic Undervaluation & Revenue Sensitivity Analysis - The central justification for this project is the \$250,000 annual moorage fee promised to the Vancouver Maritime Museum. A financial analysis based on the facility’s operating parameters (55-person capacity, 15 operating hours daily, 3-hour sessions at \$120 per ticket) proves this payout is an absurd undervaluation of public property across all performance metrics: -- The Target Performance Scenario (98% Occupancy): According to statements made by HAVN's founders regarding their Victoria operations, the business targets a staggering 98% occupancy rate. At this near-perfect capacity, the barge will pull in \$11.8 million in gross annual revenue. A \$250,000 lease equates to a meager 2.1% of gross revenue. -- The Downside Sensitivity Scenario (60%–70% Occupancy): Even if we run a highly conservative sensitivity analysis where the business underperforms and drops down to standard industry baseline occupancy (60% to 70%), the business still generates \$7.2 million to \$8.4 million annually. Under this lower-performing scenario, the rent payment only accounts for 3.0% to 3.5% of gross revenue. -- The Industry Benchmark: Across British Columbia and Canada, health, wellness, and day spa facilities typically pay 8% to 15% of their gross revenue toward rent and property occupancy costs. Whether HAVN hits its maximum targets or operates at a standard baseline, its rental contribution remains a massive 60% to 85% below standard market percentages. The City and the museum are effectively handing over priceless public waters to heavily subsidize a highly lucrative private enterprise for pennies on the dollar. 3. Elimination of Vital Resident Parking - Parking at Kits Point has reached a crisis point for those of us who live here. The City has systematically phased out resident-only permit areas in favor of hourly and paid parking. This severely restricts our basic ability to park anywhere near our own homes. Adding a commercial wellness facility that draws hundreds of outside patrons daily will fully exhaust the remaining street parking. It forces residents to compete with paying spa customers just to access their properties. 4. Commercialization of Public Park Space and Loss of Natural Beauty - Haden Park, Vanier Park and Heritage Harbour form one of the most vibrant, active, and park-driven spaces in Vancouver. Its primary value lies in its natural beauty, its historic wooden boat heritage, and its accessibility to all citizens free of charge. This rezoning sets a dangerous precedent by	Brendan O'Sullivan	Kitsilano	

				partitioning public land and water for private, commercial appeal. A 150-foot commercial barge permanently alters the landscape, reducing the natural waterfront views that belong to the public. 5. Additional Community Impacts: Noise, Operating Hours, and Scale - Beyond traffic, the community is deeply concerned by the scale and operation of this project. Operating a commercial facility with outdoor pools and saunas until 11:00 PM right next to a quiet residential area introduces unacceptable noise pollution. Sound carries rapidly over water, and the quiet enjoyment of local beaches, green spaces, and homes will be permanently disrupted. Furthermore, local boat owners have highlighted that the sheer physical footprint of the barge will actively displace the historic vessels and active maritime culture that Heritage Harbour was explicitly created to protect. Conclusion - Kitsilano Point is a unique residential sanctuary and park space. It is not a commercial entertainment district. The severe financial hurdles faced by the Maritime Museum should be solved through sustainable civic arts funding and public partnerships—not by sacrificing the liveability, parking, and natural integrity of Vanier Park to a private enterprise. I strongly urge Council to listen to the residents who know this neighborhood best and vote NO on this rezoning application. Sincerely, Kitsilano Point Resident ***PRIVACY REQUEST FOR CITY CLERK*** Pursuant to the Freedom of Information and Protection of Privacy Act (FIPPA), I request that my personal name, email, and street address be redacted from the public package and public-facing correspondence records to prevent community friction, while remaining on file for identity verification by the City Clerk.			
2026-07-22	13:34	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	Has Council considered the impact on the adjacent Teetotaller Beach? Surely it is not worth risking the enjoyment of 1000's of citizens who frequent this beach free of charge, for the benefit of a few hundred moneyed spa patrons willing to pay \$95 per visit?	Jeremy Braude	Kitsilano	
2026-07-22	13:54	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	I AM GOING TO SWIM THERE TODAY AND DO NOT WANT TO IMAGINE SEEING A HUGE BARGE AT THIS BEACH. I HAVE TO RIDE MY BIKE IN THIS HEAT ALL THE WAY THERE FROM MT. PLEASANT AS THERE IS NOWHERE ELSE TO SWIM. THIS BEACH BELONGS TO THE PUBLIC AND SHOULD REMAIN THAT WAY. THE MARINE MUSEUM NEEDS TO FIND ANOTHER WAY TO GET FUNDING AS THIS IS WHAT THIS IS ALL ABOUT. WHO IN THEIR RIGHT MIND WOULD WANT TO BE IN A SPA WHEN THEY COULD BE OUTSIDE AND ENJOYING THE OCEAN AND BEAUTIFUL VIEW HERE. Council should not proceed with this rezoning until it is satisfied that the proposal complies with the City's legal obligations as trustee. The dredging and navigation requirements associated with this proposal could effectively mean the end of Teetotaler Beach as a swimming beach. Ocean swimming is becoming increasingly popular in Vancouver. A freely accessible public swimming beach provides recreation, community amenity and public-health benefits. PLEASE SAY NO TO THIS REZONING. I HATE THE THOUGHT LOSING MY FAVOURITE PLACE TO SWIM. I AM EXTREMELY DISMAYED BY THIS! L. ROTHNEY (RAMP)	Leona Rothney	Mount Pleasant	

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2026-07-22	21:56	CD-1 Rezoning: 1905 Ogden Avenue	Oppose	7-22-2026 #4 1905 Ogden Ave Statement by Peter Zajonc, Member of Oarlock & Sail Wooden Boat Club, Pt Grey resident. I am vehemently Opposed. The above proposal must be denied. The spa presents itself as a “solution”, just what Vancouverites need. Have they hood-winked the Meritime museum into believing the spa will solve their financial “problem”. The spa is a perfectly fine business, for example, in Victoria, but rezoning Vancouver parkland and waterfront to accommodate it, or some future enterprise, must be vehemently opposed. The spa is not a solution to the Museum’s problem. Both should look elsewhere. The Maritime Museum ought to be supported by this committee and by the parks commission, and other Vancouver institutions. It does need a “\$250,000/yr solution”, and an appropriate one. While the Oarlock & Sail Wooden Boat Club membership is small, but we all greatly appreciate the Museum resources. I am remiss in not being a Museum member. I will do this and encourage all others in the Club to do the same. But this might only be \$5,000 annually. This is a small gesture. More outreach is needed, perhaps higher fees, and city help is needed. The Museum is a heritage site of Vancouver, if it is not officially, it soon could be. And enterprises must stay clear of our heritage. A spirit and respect for this tradition is what Vancouverites expect from this council. They benefit from the waterfront, Vaneer Park, the museum, and even the Boat club. And tourists are attracted by these venues and love this part of Kitsalano. A spa at this location, requiring this ridiculous rezoning proposal, must be opposed for this reason. How the proposal even came to light is unfathomable, except when on considers the size of a greatly needed \$250,000/yr stipend they could use. It does not even make sense for the people this council is directed to serve – the city gives up their parkland and while it gets new taxes, the museum retains its solvency, and the spa venture capitalists get their profit. What’s in it for me and other Vancouverites? I’ve lost a wonderful marina, a landmark I love. As follow up, has anyone asked what the average Kitsalano beach visitor would like to see in the way of improvements? Would they any mention a spa? What might the spa customer profile be? Does it resemble the park population? Not likely. This is a complete mis-match. And if rezoning is approved, and the spa fails or sells out to another business, what will come next? Will the Museum get its \$250,000/yr stipend? The subtext here is a Museum’s call for financial help. I feel for it and am disappointed that stooped this low. The museum must be supported, the council must respond to this “call for help” and refer them to Vancouver city authorities that can help. They may need life support. In addition the council must deny this rezoning request. I vehemently oppose it. Thank you.	Peter Zajonc	Kitsilano	