



REFERRAL REPORT

Report Date: May 19, 2026
Contact: Chee Chan
Contact No.: 604.829.9576
RTS No.: 18653
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1905 Ogden Avenue

Recommendation to refer

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

A. THAT the application by the General Manager of Planning, Urban Design and Sustainability, on behalf of the City of Vancouver, the registered owner of the lands located at 1905 Ogden Avenue:

- *[PID 015-770-028; District Lot 5780 Group 1 New Westminster District];*
- *[PID 015-770-052; District Lot 5594 Group 1 New Westminster District];*
- *[PID 015-770-010; District Lot 5781 Group 1 New Westminster District];*
and
- *[PID 015-770-079; District Lot 5593 Group 1 New Westminster District];*

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum building height from 11.5 m (35 ft.) measured from base surface, to 27.0 m (89 ft.) measured geodetically, to permit a museum and archive use for the existing Vancouver Maritime Museum, and to 12.1 m (40 ft.) above the water line to permit a beauty and wellness centre use in the form of a floating barge, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HAVN Saunas Inc., received January 16, 2026;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 Bylaw.

- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 1905 Ogden Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to maintain park and marina uses of the existing R1-1 district, and to add museum or archives, and beauty and wellness centre uses on the site. The museum or archives use will permit the existing Vancouver Maritime Museum to continue operating on the site. The beauty and wellness centre is proposed to take the form of a floating barge with hydrotherapy activities, located at the Heritage Harbour Marina, and includes a floor area of 870 sq. m (9,365 sq. ft.) and a structure height of 12.1 m (40 ft.) above the water line.

Section 559.02 (3) of the *Vancouver Charter* provides that a Public Hearing is not required to consider the zoning by-law amendments in this report because this proposal is consistent with all relevant official development plans including the *Vancouver Official Development Plan*. Staff are recommending that this application be referred to a Public Hearing because of the unique nature of the proposal and high public interest. However, Council has the discretion to refer the by-law to a Council meeting.

This application is consistent with the *Vancouver Official Development Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Council Authority/Previous Decisions

- Council Motion, [Buoying Up a Vibrant Vancouver](#), November 26, 2025

Context and Background

Background

In summer 2025, the City was approached by The Vancouver Maritime Museum Society (VMM) about a partnership to locate a new sauna and spa facility on a floating barge (spa) at the Heritage Harbour Marina (marina) in Hadden Park. The proposed spa operator, HAVN Saunas Inc. (HAVN Saunas) already has an existing operation in the City of Victoria's harbour. VMM is seeking the partnership because it can provide additional funding to the museum, provide marina infrastructure upgrades, and increase waterfront activation and foot traffic for VMM.

In November 2025, Council passed a motion, *Buoying Up a Vibrant Vancouver*, expressing its support for the VMM partnership opportunity and directed staff to support the potential addition of the spa to the marina by identifying the simplest process to enable this opportunity to move forward. In January 2026, to action the Council motion, the Director of Planning initiated this rezoning.

1. Site and Context

The subject site is comprised of four parcels, located on the foreshore area north of Ogden Avenue between Maple and Chestnut Streets. It comprises a portion of Hadden Park (see Figure 1). The remainder portion of Hadden Park not subject to rezoning will maintain its existing R1-1 (Residential Inclusive) zoning. The four parcels to be rezoned are owned by the City and managed under the care, custody and management (CCM) of the Vancouver Board of Parks and Recreation (Park Board). The VMM building, built in 1958, is located at the south end of the site. In 1982, the marina was constructed along the shoreline and currently allows moorage of privately-owned wooden boats as an extension the VMM's maritime exhibit. The buildings of the museum and marina are owned by the City and operated by the VMM. The marina is also currently served by False Creek passenger ferries.

The neighbourhood to the south of the site, known as Kits Point, is a single-detached residential neighbourhood. Kitsilano Beach Park is located to the west of the site, while Vanier Park is located to the east.

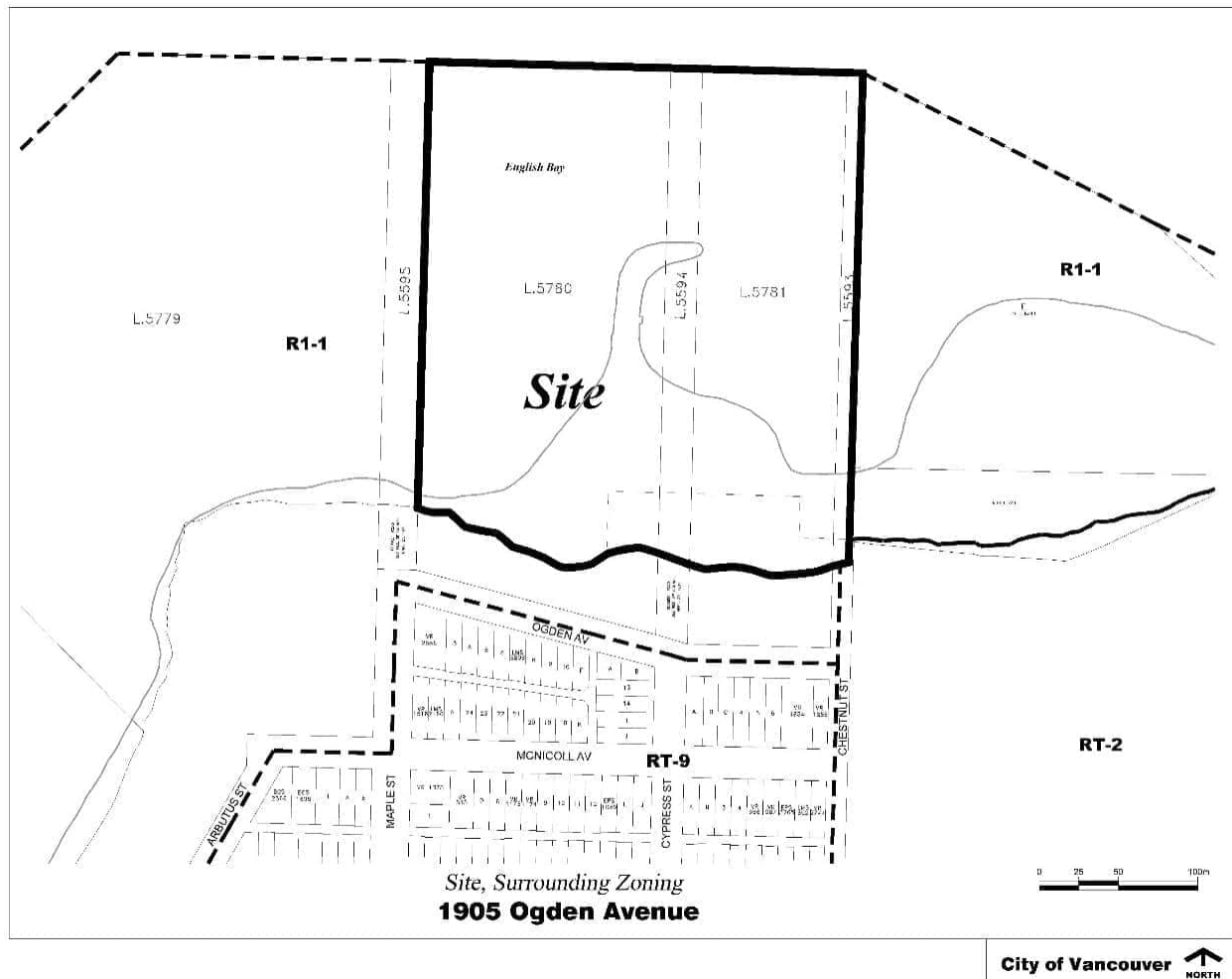
Figure 1: Site Context



2. Zoning

The site is currently zoned R1-1 (Residential Inclusive) District, which is a typical zoning for city parks (see Figure 2). R1-1 zoning permits a variety of small-scale housing options (e.g. single-detached, duplex, and multiplex), as well as cultural and recreational (e.g. marina, park, community centre), institutional, limited retail and service, and utility and communication uses. The museum use is not a permitted use under the existing zone and is a non-conforming use on this site. Under the *Vancouver Charter* S. 568, non-conforming uses are not permitted to expand and may be terminated if the use is interrupted for a period of 90 days or more.

Figure 2: Site and Surrounding Zoning



3. Policy Context

Vancouver Official Development Plan (ODP): The site has a Generalized Land Use (GLU) designation of Parks and Open Space, which consists of parks, playgrounds and compatible cultural and recreational uses. Complementary uses include compatible retail and services uses. Under this designation, building heights are variable.

4. Land Trust

The site is within lots that were granted to the City at the request of the Park Board in 1935 from the Province under a public trust. The public trust stipulates that the lots are for the “for the use recreation and enjoyment of the public”.

Discussion

1. Proposal

This application proposes museum or archives use in the new CD-1 zone, which includes a floor area of 2,758 sq. m (29,687 sq. ft.). The proposed geodetic height for the existing museum is 27.0 m (89 ft.). A beauty and wellness centre use is also proposed in the new zone. The beauty and wellness centre use is proposed to take the form of a floating barge with indoor and outdoor

hydrotherapy activities (e.g. hot and cold baths, saunas, etc.) at the marina (see Figure 3). It contains a floor area of 870 sq. m (9,365 sq. ft.) over three levels. The structure's height to the top of guardrails and any rooftop appurtenances is up to 12.1 m (40 ft.) above the water line.

This application proposes to maintain the existing park and playground, marina, and public bike share and shared e-scooter system uses, which are already permitted under the existing R1-1 zone. Building height for areas not including the museum or floating barge remain at the existing R1-1 zone's height of 11.5 m (38 ft.). The density for all uses on the site is 0.70 FSR, which is the same as the existing R1-1 zone.

The proposed spa operator, HAVN Saunas, would provide financial contributions to The Vancouver Maritime Museum Society, a non-profit society, through a sublease to support the latter's operations.

The existing parking lot on the east side of the museum, accessed from Chestnut Street, will serve the park, spa and museum for visitors and service deliveries. An existing park pathway from the parking lot to the marina is proposed to provide foot and small vehicle delivery access to the spa (see Figure 1).

Figure 3: Proposed Floating Barge at the Heritage Harbour Marina Viewed from Teatotaler Beach in Hadden Park



2. Form of Development

No form of development analysis was conducted as part of this rezoning application review. There are no applicable Council-adopted policies for form of development for this type of proposal at this location, nor are there any protected public views impacted by this proposal.

Natural Assets: The site is comprised of parklands, beaches and coastal habitat with trees, shrubs and grass across land portions of the site. No on-site or street trees will be removed or planted as part of this proposal. Conditions are included in Appendix B to support the protection of the shoreline ecology, mitigate construction disturbances, and restore the lands to park standards.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for renderings. These drawings and statistics are posted as-submitted by the VMM and HAVN Saunas to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

3. Vancouver Maritime Museum Lease

The Vancouver Maritime Museum Society's existing lease with the City has expired, and a new lease will be required to formalize ongoing operations on the site. The lease, which will include usual terms for the museum (e.g. space rental, insurance, etc.) is separate from the rezoning application and will be brought forward separately for Council's consideration.

Should this rezoning be approved by Council, the new lease will include terms that clarify responsibilities for the utility connections and infrastructure to service the floating barge and help manage potential impacts on the park. In addition, a sublease between The Vancouver Maritime Museum Society and HAVN Saunas will be required to outline HAVN Saunas's activities on the site. The intention is for the City to be included as a party to this sublease, creating a tripartite agreement.

4. Site Servicing, Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law. To service the floating barge at the marina, new water and sewer lines are proposed to be constructed from the existing lines at Ogden Avenue to the marina generally following Chestnut Street and the existing park pathway. These services will be owned, operated, maintained and decommissioned by the future operator of the spa, as the services are provided solely for their use. Electric, gas and telecommunication lines will also be installed to service the spa, but they will be owned by their respective utilities. Conditions are included in Appendix B to require that the parklands be restored to the Park Board's standards following construction, as well as from any subsequent impacts from operations, maintenance or decommissioning.

5. Hadden Park Impacts

The proposed land use change has the potential to impact park users, park amenities and park operations.

As the proposed rezoning site has limited interface with a road right-of-way, typical functions of a road right-of-way, including service and emergency access and utility siting, would need to be supported from within Hadden Park. Potential impacts include public safety risks from non-park service vehicles on park pedestrian pathways; ongoing operational requirements and wear and tear on park pedestrian pathways and foreshore for service access, for which the Park Board has no additional operational resources to address; potential encumbrances on future park amenities or park use from the siting of non-park utilities; site disturbance and limited park access during construction and visual and experiential impacts on park users.

A fire-fighting strategy for the floating barge is still being developed by HAVN Saunas and will be finalized at the development permit stage. Staff expressed a preference that the floating barge pursue a marine-based fire-fighting strategy (e.g. self-sufficient like a vessel), as this would have a significantly reduced impact on park amenities including the park pathway.

Conditions are included in Appendix B that seek to minimize and mitigate some of the potential impacts to ensure the CCM park lands within this rezoning continue to provide meaningful public park space and enjoyment by the public. This will be advanced via the new VMM Lease and through the development permit stage.

The public trust over the lots under rezoning is for the use, recreation and enjoyment of the public. Planning staff are supportive of the proposed spa. In addition to the mitigation of impacts to the park through conditions in Appendix B, the spa is proposed to be a calm, quiet and wellness-focused activity that is compatible with the public's enjoyment of the park and heritage harbour marina. The floating barge does not impinge on the park's lands and is comparable to existing moorage of privately-owned wooden boats at the marina.

5. Public Input

Public input primarily included mailed postcards, a site sign, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/1905-ogden-ave>.

In total, approximately 380 submissions were received. Comments supported the further activation of the waterfront, financial support to the museum, the addition of wellness activities, and tourism and economic benefits. Comments expressed concerns about the scale and visual impact of the project, inappropriate commercial use, environmental impacts on the harbour and beach, and increased traffic. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

6. Engagement with Local Nations

Engagement with the xʷməθkʷəy̓əm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish), and səliłwətał (Tseil-Waututh) Nations has been undertaken by both City staff and the VMM/HAVN Saunas team through the rezoning application. Engagement with local Nations will continue through subsequent permitting stages.

7. Regulation of the Floating Barge

Under the current Vancouver Building By-Law (VBBL), the City cannot issue a Building Permit (BP) or Occupancy Permit (OP) for the floating barge as it does not contain a foundation or footings. These permits ordinarily allow the City to ensure that buildings are built for life safety, structural integrity, fire suppression, evacuation, etc. Instead, the applicant team proposes that the floating barge will be designed and constructed under the supervision of an accredited marine surveyor.

To mitigate the risk of not being able to issue a BP or OP, conditions are included in Appendix B to:

- Provide a release and indemnity in favour of the City of Vancouver in the event of any injury, death or damage associated with the floating barge;
- Require the applicant to hold a minimum amount of liability insurance in case of injury, death and damage related to the floating hotel operation, naming the City as an additional insured party; and

- Require reporting to the City in the event of discovery of life-safety and health-related deficiencies.

8. Other Regulatory Authorities:

This application must be evaluated by Department of Fisheries and Oceans (DFO) for impacts to fish and marine habitat at the Development Permit application stage.

The proposal is situated near a navigation channel for pleasure boats and the False Creek ferry accessing the marina. The applicant is directed to seek permits and approvals from other regulatory authorities having jurisdiction over navigation and transportation in this area, including NavCanada, to ensure that the proposal meets their requirements and/or will not interfere with navigation. These permitting and approval processes are not within the City's jurisdiction.

9. Public Benefits

A summary of public benefits from this application are described below.

- **Development Cost Levies (DCLs):** DCLs are payable for floor area subject to a building permit (BP), based on rates in effect at that time of BP issuance and the floor area proposed at the development permit stage. As the floating barge is not currently expected to be subject to a BP, no DCLs are anticipated from this proposal.
- **Contribution by Agreement:** New commercial developments provide contributions to support growth in the city, in part through DCLs. In lieu of a DCL, HAVN Saunas was asked for a voluntary contribution of \$297,915 to fund growth-related capital projects such as parks, childcare and engineering infrastructure. HAVN Saunas has declined to make a contribution.
- **Community Amenity Contributions (CAC):** The application is not subject to the *Community Amenity Contributions Policy for Rezoning*s as it provides an exemption for rezoning for a change of use where there is no residential use nor increase in total floor area.
- **Other Contributions:** The proposed spa operation would provide financial contributions to the museum, a publicly-owned facility operated by The Vancouver Maritime Museum Society. The amount of proposed contribution by HAVN Saunas to VMM through the proposed Sublease has not been disclosed by those parties.
- **Public Art:** The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.).

Financial Implications

This project is expected to provide financial contributions to the museum through the proposed VMM/HAVN Saunas sublease.

Conclusion

The proposed land uses are consistent with the *Vancouver Official Development Plan*. The proposed spa can provide sustained funding to the Vancouver Maritime Museum, provide marina infrastructure upgrades and increase waterfront activation and foot traffic for the museum. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 By-law in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
1905 Ogden Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map and will be included with the draft by-law that is prepared for posting.]

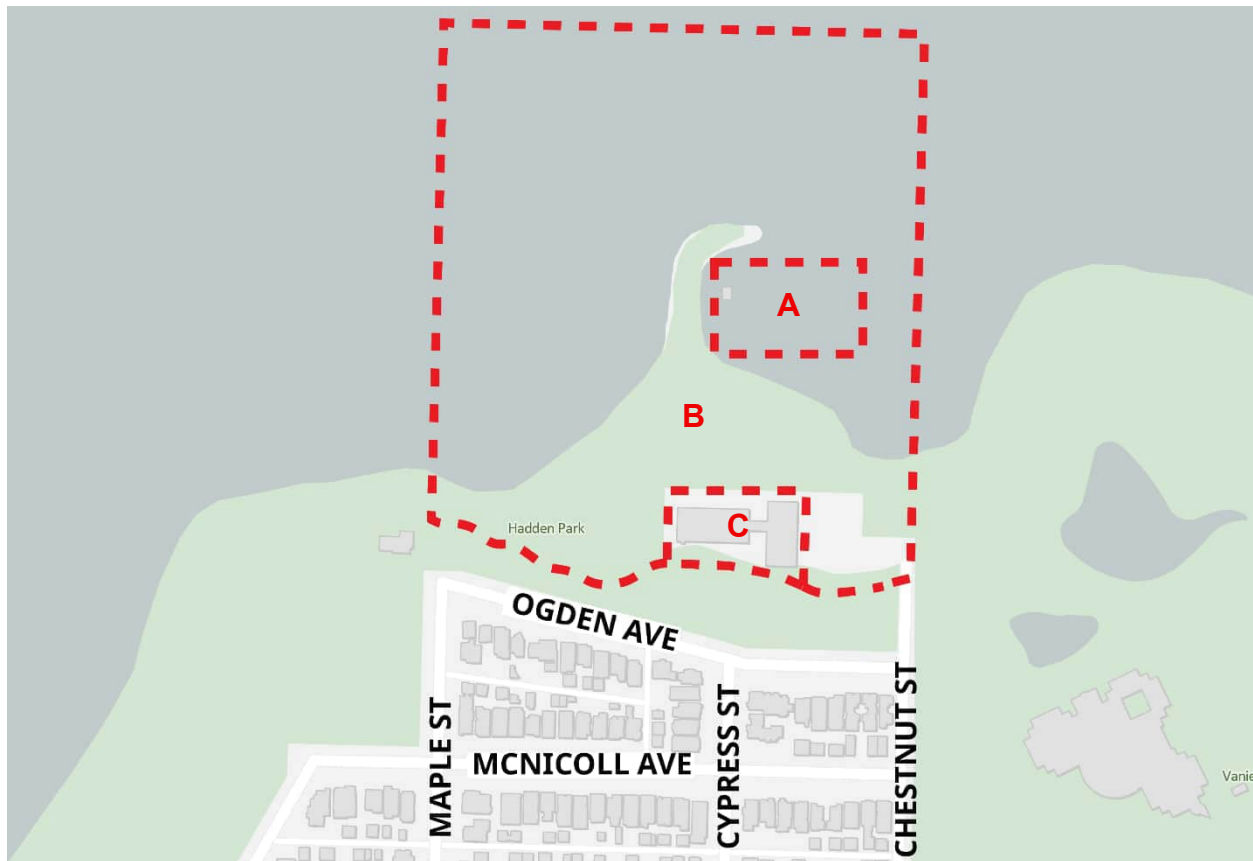
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Sub-areas

3. The site is to consist of 3 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum building height for each sub-area.

Figure 1: Sub-areas



Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Marina, Museum or Archives, and Park or Playground;
 - (b) Retail Uses, limited to Public Bike Share and Shared E-Scooter System;
 - (c) Service Uses, limited to Beauty and Wellness Centre; and
 - (d) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

5.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) public bike share;
- (c) shared e-scooter system; and
- (d) beauty and wellness centre;

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 83,665 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 0.70.

6.3 The total floor area for museum or archives use must be a minimum of 2,758 m².

6.4 The maximum floor area for beauty and wellness centre use is 870 m².

6.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

6.6 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all storage area below base surface for non-dwelling uses.
- 6.7 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 7.1 Building or structure heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.
- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Table 1: Permitted Building or Structure Height

Sub-area	Height
A	12.1 m above water line
B	11.5 m building height
C	27.0 m geodetic

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council of the proposed form of development is in reference to plans prepared by HAVN Saunas Inc., received on January 16, 2026.

THAT, prior to approval of the form of development, the applicant for the development permit(s) (the Applicant for DP) shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Real Estate, Environment and Facilities Management

Utilities, Services and Site Access

- 1.1 All utilities installed to be designed and executed in conformance with all governing regulations. Engineered Civil drawings of all service installation work to be provided to the City for review and approval prior to commencement of work.
- 1.2 All new infrastructure should be located as far away from the high-water mark as possible. Infrastructure in proximity to the marine environment should be located and designed to avoid impacts to marine habitat in the event of a failure.
- 1.3 The sublessee should retain a Qualified Environmental Professional to review potential impacts from the development in riparian and in-water areas and incorporate mitigation measures, and provide a high-level site assessment summarizing site conditions, potential development impacts, mitigation and restoration efforts, and regulatory processes.

Note to Applicant for DP: The project is within a foreshore environmentally sensitive area (ESA) and should demonstrate extra care taken to minimize ecological impacts.

- 1.4 Provide detailed drawings showing code compliant access routes for Fire Department, other emergency vehicles and service vehicles. Drawings will indicate the types of service vehicles proposed to be used in servicing the facility to confirm adequacy of path upgrades. Also see Parks conditions for additional direction on mitigating impacts to park conditions, amenities, and use.

Floating Barge

- 1.5 Architectural drawings should demonstrate compliance with bird friendly design guidelines given the project's location in the foreshore ESA.
- 1.6 Architectural drawings should demonstrate how light pollution will be minimized to avoid impact to aquatic species.

Note to Applicant for DP: Department of Fisheries and Oceans (DFO) review/permit application will be required in the course of the proposed development. It is recommended that the Applicant initiate engagement of DFO in the short term to ensure their authority and regulations are considered as they are not party to these Conditions. The Applicant for DP should be aware that activities such as dredging, piling installation, extension of existing docks, and shoreline vegetation removal under the DFO process could come with additional requirements (including specific in-water work windows, environmental monitoring, habitat improvements, etc.). Early identification of requirements can help avoid delays at the Development Permit stage.

Additional Studies

1.7 Provision of the following studies, to be prepared by a Marine Planner:

- (a) Navigation Study, to include, but not limited to, the following items:
 - (i) Determining impact to navigation; and
 - (ii) Engaging with ferry companies to determine any operational impacts.

1.8 Provision of the following studies, to be prepared by an Engineer:

- (a) Mooring Assessment Study; and
- (b) Utility Feasibility Study.

Note to Applicant for DP: A qualified Engineer should be involved if the utility connections are either floating or under water.

Signage

1.9 If applicable, submit a Sign Permit application, including sign drawings, for Sign Permit approval and issuance for applicable signs for the Beauty and Wellness Centre use.

Note to Applicant for DP: As per the *Vancouver Charter* Section 491 (1)(c) and Section 2 of the Sign By-law No. 11879, any proposed signage located on park land will be to the satisfaction of the General Manager of Park Board. Contact the Park Board for any proposed signage located on park land.

Signage in the marina falls under the regulations of the Sign By-law No. 11879. Contact the Development and Building Services Centre at <https://vancouver.ca/home-property-development/contact-development-buildings-services-centre.aspx> regarding any signage at the marina.

Park Board

1.10 Design development to ensure:

- (a) Siting and installation of any new or upgraded utilities and appurtenances to avoid or minimize impact on park features, park operations and park users to the satisfaction of the General Manager of Parks and Recreation.

- (b) No parking lot expansion and limited additional hardscape, including potential pathway upgrades, to the satisfaction of the General Manager of Parks and Recreation.

Note to Applicant for DP: In order to reduce impacts on parklands, a marine-based approach to fire fighting for the floating barge is recommended.

- 1.11 Design development to ensure no changes to adjacent permanent park parcels for non-park purposes, including for new or upgraded utilities related to the proposed beauty and wellness centre use.

Urban Forestry

- 1.12 Provide drawing indicating location of BC Hydro pad next to Group A trees identified in the Arborist Report, prepared by Grizzly Tree Experts, dated January 3, 2026 for review.
- 1.13 Provide drawing of BC Hydro conduit run for review.

Engineering

- 1.14 The Applicant for DP is responsible for exercising due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the Heritage Conservation Act (HCA).

Note to Applicant for DP: The land onsite and adjacent to the site are within or near an archeologically sensitive area.

All archaeological sites, whether on Provincial Crown or private land, and regardless of condition, are protected by the HCA. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development).

Archeological review/studies will be required prior to construction on public land.
https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96187_01#section2

- 1.15 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant for DP: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Development Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to final inspection. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.16 The Applicant for DP or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant for DP: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.17 Provision of any gas service to connect directly to the floating barge without any portion of the service connection above grade within the road right-of-way.
- 1.18 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant for DP: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity. Amenities designed below grade should enable access and pick up from a location without reliance of the City right-of-way for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the street. Pick up operations should not require the use of public property (street allowance) for storage, pick up or return of bins to the storage location.

- 1.19 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.20 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within the fee-simple property.

Note to Applicant for DP: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.21 A Key Plan shall be submitted by the Applicant for DP and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and

- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant for DP: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

Indigenous Engagement

- 1.22 Provide a summary report of engagement with Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation in the provided template.

Note to Applicant for DP: Building on the engagement the applicant has already undertaken with the local Nations regarding the 1905 Ogden Avenue Rezoning, summary reports should continue to be provided through subsequent permitting stages. Please refer to the template titled "Guide: Engagement with Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation, and Urban Indigenous Communities". A completed version of this template is required to support the rezoning and development permit and must be submitted as part of the application materials.

Archaeology

- 1.23 Provision of an Archaeological Overview Assessment developed by a professional consulting archaeologist under First Nations archaeology permits prior to construction and development permit issuance. Archaeological conditions are subject to the report recommendations and feedback from ongoing engagement with the local Nations.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, the General Manager of Parks and Recreation and the General Manager of Real Estate and Facilities Management as necessary, and at the sole cost and expense of the owner, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of District Lots 5780, 5781, 5593 and 5594; all of Group 1, New Westminster District to create a single parcel.

- 2.2 Provision of an encroachment agreement for those portions of sewer forcemain and related transition infrastructure under City street allowance serving the development site.

Note to Applicant: The encroachment agreement to include ownership and maintenance obligations of the proposed infrastructure. These items will be assumed by the lessee and sublessee under the Lease and Sublease described in 2.3 below.

Lease

- 2.3 Finalization of the Lease between the City and The Vancouver Maritime Museum Society, and the Sublease between The Vancouver Maritime Museum Society (lessee) and floating spa operator (sublessee).

The Lease and Sublease shall be to the satisfaction of the General Manager of ACCS, the General Manager of REFM, the General Manager of Parks and Recreation, General Manager of Engineering, and the Director of Legal Services, and those aspects of the Lease and Sublease related to lands managed by the Vancouver Board of Parks and Recreation shall additionally be to the satisfaction of the General Manager of Parks and Recreation,.

The Lease and Sublease shall include, but not be limited to, the following terms:

Engineering Off-Site Services

- (a) Provision of an unregistered Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Services are not excess and/or extended services, and the lessee or sub-lessee is not entitled to a Latecomer Agreement.

Note to Lessee or Sub-lessee: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (i) Provision of adequate water service to meet the domestic and fire flow demands of the project. Based on an estimate of the development's water demands in the "Vancouver Heritage Harbour Services Connection – Projection Definition Report" submitted by WSP dated January 13, 2026, the water system is inadequate to service the development. The following upgrade is required: Construction of a water main extension on Chestnut St from the northern boundary adjacent the site to the existing 200 mm water main at the intersection of Ogden Ave and Chestnut St.

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure

payment for the upgrades. The lessee or sublessee is responsible for 100% of the cost.

Should the development require water service connections larger than servicing main, the lessee or sublessee shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The lessee or sublessee is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's water demands and fire protection strategy change as the development design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System. Further upgrades to the City water system may be required and are to be determined at the Development Permit stage.

- (ii) Implementation of development(s) at 1905 Ogden Avenue require the following in order to maintain existing or improve SAN sewer flow conditions:

Local Servicing Upgrade:

- (1) Construct approximately 64.00 m of proposed 100 mm SAN forcemain on Chestnut Street from 1905 Ogden Avenue site service connection at the northern boundary of Chestnut Street to the intersection of Chestnut Street and Ogden Avenue.
- (2) Transition infrastructure from forced main to gravity main that may include (but is not limited to):
 - Maintenance hole (MH) at the transition point between the forcemain and gravity sewer; and
 - Isolation valve on the upstream side of the MH.
- (3) Construct approximately 52.90 m of proposed 200 mm SAN main extension on Ogden Avenue from the intersection of Chestnut Street and Ogden Avenue (connection to proposed 100 mm SAN forcemain) to SAN MH402406.

These improvements are approximate and subject to detailed design by lessee's or sublessee's Engineer.

All infrastructure upstream of the transition maintenance hole (MH) between the forcemain and gravity sewer shall be owned and maintained by the lessee or sublessee, while the downstream assets from this MH shall fall under City ownership.

The lessee's or sublessee's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Lessee or Sublessee: Development to be serviced to the proposed 100 mm SAN forcemain in Chestnut Street.

- (b) The forcemain and related infrastructure located in the street allowance pursuant to the encroachment agreement (condition 2.2 above) shall be wholly owned by the lessee or sublessee and shall be installed and maintained over the term of the Sublease and removed or decommissioned at the termination of the Sublease at the lessee's or sublessee's cost, with the City reserving the right to require a Letter of Credit or alternative form of security from the lessee or sublessee for the term of the Sublease to secure costs of infrastructure removal or decommissioning, on terms to the satisfaction of the General Manager of Engineering and Director of Legal Services. Upon termination of the Sublease the City reserves the right to assume ownership of such infrastructure at no cost, at the City's discretion.

On-site Utilities and Services

- (c) All proposed utilities to service the beauty and wellness centre use shall be wholly owned by the lessee or sublessee and shall be installed and maintained over the term of the Sublease. Upon termination of the Sublease the City reserves the right to assume ownership of these utilities at no cost, at the City's discretion. Should the City choose not to assume ownership, the lessee or sub-lessee will remove, or cap and decommission the utilities at the lessee or sublessee's cost, with the City reserving the right to require a Letter of Credit or alternative form of security from the lessee or sublessee for the term of the Sublease to secure costs of utility removal, or capping and decommissioning, on terms to the satisfaction of the General Manager of REFM, ACCS and Director of Legal Services.
- (d) Extension of dock, placement of pilings, and associated alterations to the marina shall be installed and maintained over the term of the Sublease and removed at the termination of the Sublease at the lessee's or sublessee's cost, with the City reserving the right to require a Letter of Credit or alternative form of security from the lessee or sublessee for the term of the Sublease to secure costs of removal, on terms to the satisfaction of the General Manager of REFM, ACCS and Director of Legal Services. Upon termination of the Sublease the City reserves the right to assume ownership of these alterations to the marina at no cost, at the City's discretion.
- (e) All utility and service connections shall be dedicated for the sublessee's beauty and wellness centre facility and made directly to new service connections (not sub-metered through the VMM connection). The lessee or sublessee shall obtain and hold their own utility accounts for their dedicated and separately metered utilities.
- (f) All required site upgrades to be designed and completed at the lessee's or sublessee's expense.
- (g) Detailed drawings of proposed site alterations shall be shared with the City for review and approval prior to the commencement of work.

Shoreline Ecology

- (h) Servicing requirements should avoid tree and vegetation removal in foreshore areas. If unavoidable, vegetation removal should be accompanied by replanting plans that focus on native plants to enhance foreshore habitat.

Parks

- (i) The lessee or sublessee shall restore any areas of the site that are disturbed during construction of the beauty and wellness centre use to Park Board standards, to the satisfaction of the General Manager of Parks and Recreation, and at the lessee's or sublessee's sole cost.

Note to Lessee or Sublessee: A Temporary Workspace Agreement with the Vancouver Board of Parks and Recreation will be required for any proposed work in areas managed by the Vancouver Board of Parks and Recreation outside of the lease or easement areas.

- (j) Any upgrades to park pathways or features proposed to accommodate the beauty and wellness centre use or operations are to be to the satisfaction of the General Manager of the Park Board, at the sole cost of the lessee or sublessee.

Note to Lessee or Sub-lessee: Vehicles servicing the proposed spa and wellness use via the park will be limited to equivalent or smaller size and weight as Park Operations vehicles, such as pickup trucks or golf carts.

- (k) The lessee or sublessee shall restore lands under the management of the Vancouver Park Board that are disturbed by the maintenance, future decommissioning and/or removal of in-ground utilities servicing the beauty and wellness use. Restoration shall be to Park Board standards at the time of removal, to the satisfaction of the General Manager of Parks and Recreation, and at the lessee's or sublessee's sole cost.
- (l) An easement in the form of a non-exclusive licence for commercial access through park pathways on the lands under the management of the Vancouver Park Board, shall be appended to the lease and shall include:
 - (i) A set window of time, falling outside of busy park hours, to which beauty and wellness service vehicle access to easement area shall be limited.
 - (ii) Lessee or sublessee is responsible to restore easement area if damaged by the operation of the beauty and wellness use. Restoration to be to Park Board standards, to the satisfaction of the General Manager of Parks and Recreation, and at the lessee's or sublessee's sole cost.
 - (iii) Cumulative impacts to lands such as additional wear and tear on park pathways from the spa operator's service vehicles shall be addressed through coordination with the Park Board and the lessee or sublessee at the lessee's or sublessee's cost.

Floating Barge Regulation Conditions

- (m) Provide a release and indemnity in favour of the City of Vancouver in the event of any injury, death or damage arising directly or indirectly from the floating barge's operations during its presence on the site.
- (n) Provide annual reporting to the City to confirm good seaworthy condition of the floating barge by a marine engineer or accredited marine surveyor. In the event of discovery of life-safety and/or health-related deficiencies after inspection by a marine engineer or accredited marine surveyor, require the sublessee to remedy such deficiencies promptly, and if no remedy is undertaken by stated time, sublessee shall remove the floating barge entirely from the site and/or unconditionally surrender any corresponding business licence for the floating barge.

Note to Lessee or Sublessee: Annual and irregular reporting is to be submitted to the City's Chief Licencing Official or delegate.

- (o) Provide the City with certificates of insurance, on an annual basis, evidencing the maintenance of insurance policies customary for the operation of a floating barge, including but not limited to commercial general liability, hull and machinery and marine protection and indemnity insurance, to cover third-party injury, death and property damage arising out of the operation of the floating barge, with minimum limits to be determined by the City from time to time. The sublessee shall maintain such insurance policies for so long as the floating barge is present on the site, and if the insurance is cancelled or not maintained, the sublessee shall remove the floating barge entirely from the site. The City shall be named as an additional insured party on such insurance policies.

Note to Lessee or Sublessee: Reporting of insurance is to be sent to the City's risk management group.

- (p) Prior to connection of water and sewer services for the floating barge, provide an assurance letter from the lessee's or sublessee's marine engineer of record or accredited marine surveyor to the City that the floating barge meets the height, design and siting as specified by the zoning bylaw requirements and the issued development permit for the floating barge.

Other Regulatory Authorities

- (q) Prior to positioning the floating barge on the site, confirmation from other regulatory authorities and related agencies related to navigation and transportation in this area, including Nav Canada and Department of Fisheries and Oceans, that all necessary approvals and permits from such authorities and agencies have been obtained for issues such as navigation and environmental impact related to the floating barge.

Environmental Contamination

2.4 If applicable:

- (a) Submit a site disclosure statement to Environmental Services;

- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Note to Applicant: Based on information provided in the site disclosure statement, a remediation agreement will not be required.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements, except for the Lease and Sublease, are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

**APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS**

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“1905 Ogden Avenue [CD-1 #] [By-law #] C-1”

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- *District Lot 5780 Group 1 New Westminster District, PID 015-770-028;*
- *District Lot 5594 Group 1 New Westminster District, PID 015-770-052;*
- *District Lot 5781 Group 1 New Westminster District, PID 015-770-010;*
- *District Lot 5593 Group 1 New Westminster District, PID 015-770-079.*

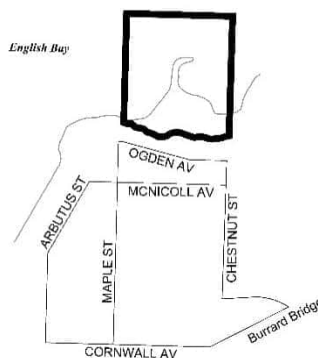
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	February 27, 2026	https://www.shapeyourcity.ca/1905-ogden-ave
Postcard mailed	February 2, 2026	1,214 notices mailed (approximate)
Site sign installed	February 27, 2026	n/a
Online comment form	February 27, 2026 to April 7, 2026	312 submissions <ul style="list-style-type: none"> • 174 responses support • 130 responses opposed • 8 responses mixed
Question and Answer (Q&A) period (2 weeks)	March 4 to March 24 2026	41 submissions
Other input (phone calls, direct emails, etc.)	February 2026 to April 2026	27 submissions
Total webpage views	February 27, 2026 to April 7, 2026	1,965 page views
Total Submissions (Comments submitted + questions asked + other input methods)		380 submissions

Map of Notification Area



NOTIFICATION AREA

A summary of public input is provided below, organized by topic.

Areas of support:

- **Activation of site:** Respondents noted that the proposal could activate further the waterfront and harbour, increase year-round activity and encourage more people to spend time in the area.
- **Financial support to museum:** Respondents expressed support for the proposal to generate long term financial support for The Vancouver Maritime Museum Society and help sustain its operations and programming.
- **Amenities:** Respondents supported the addition of a health and wellness amenity on the waterfront, noting benefits related to relaxation and wellbeing for residents and visitors.
- **Tourism and economic benefits:** Respondents indicated that a floating wellness facility could contribute to tourism, job creation, and increased foot traffic, drawing on the perceived success of similar facilities in other cities such as Victoria and Montreal.

Areas of concern:

- **Scale and visual impact:** Respondents expressed concern that the proposed barge is out of scale with the Heritage Harbour and surrounding park and would obstruct views of the water, mountains, and Stanley Park, reducing public enjoyment of the waterfront.
- **Commercial use:** Respondents were concerned that a private commercial spa does not align with the Heritage Harbour's intended purpose, The Vancouver Maritime Museum Society's mandate, or the park's role as a public cultural and recreational space, and contribute to the privatization of public waterfront space through a fee-based activity.
- **Environmental impacts:** Respondents raised concerns about potential environmental effects on the harbour and beach, including dredging, impacts to marine habitat, noise, water quality, and the lack of supporting environmental studies.
- **Traffic and parking:** Respondents noted that the proposal could increase traffic and parking pressures in the area.

Response to Public Comments

- **Scale and visual impact:** There are no applicable Council-adopted policies for form of development for this type of proposal at this location, nor are there any protected public views impacted by this proposal. Views of the surrounding landscape are still available from many locations in Hadden Park, including on the breakwater to the north of the marina and Hadden Beach, as well as from Vanier Park.
- **Commercial use:** The proposed spa would provide financial contributions to the museum, a publicly-owned facility operated by The Vancouver Maritime Museum Society, a non-profit society.
- **Environmental impacts:** The proposed spa operator will be required to obtain the necessary environmental permits from other regulatory agencies with jurisdiction over the marine environment, such as the Department of Fisheries and Oceans (DFO). According to the proposed spa operator, no dredging is required to accommodate the

floating barge. Should dredging be necessary to maintain safe navigation to and from the marina, it will be addressed through subsequent permitting and review processes under the jurisdiction of federal authorities, including NavCanada and DFO.

- **Traffic and parking:** The site is accessible by foot, water taxi, and bicycle. Vehicle parking is available in the parking lot next to the museum as well as other off-street parking lots in the area.

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**APPENDIX E
REZONING APPLICATION SUMMARY**

Property

Address	Parcel Identifier (PID)	Legal Description
1905 Ogden Avenue	015-770-028 015-770-052 015-770-010 015-770-079	<i>District Lot 5780 Group 1 New Westminster District District Lot 5594 Group 1 New Westminster District District Lot 5781 Group 1 New Westminster District District Lot 5593 Group 1 New Westminster District</i>

Applicant Team

Applicant	General Manager of Planning, Urban Design and Sustainability, City of Vancouver
Proponent	The Vancouver Maritime Museum Society
Property Owner	City of Vancouver

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Site Area	83,665 sq. m (900,563 sq. ft.)	83,665 sq. m (900,563 sq. ft.)
Land Use	Mixed-Use	Mixed-Use
Maximum FSR	0.70	0.70
Maximum Height	11.5 m (38 ft.) building height	12.1 m (40 ft.) above the water line (beauty and wellness centre) 27.0 m (89 ft.) geodetic (museum and archives) 11.5 m (38 ft.) building height (all other uses)
Floor Area	58,565.5 sq. m (630,394 sq. ft.)	58,565.5 sq. m (all uses combined) 2,758 sq. m (museum and archives) 870 sq. m (beauty and wellness centre)
Unit Mix	N/A	N/A
Natural Assets	Parklands, beaches and coastal habitat with trees, shrubs and grass	Alterations to natural assets are to be restored to park standards

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