

## SUMMARY AND RECOMMENDATION

**4. CD-1 REZONING: 1905 Ogden Avenue**

**Summary:** To rezone 1905 Ogden Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to maintain museum and park uses, and add a beauty and wellness centre use, which is proposed to take the form of a floating barge with hydrotherapy activities. The museum use will be the existing Vancouver Maritime Museum. The floating barge will be three storeys in height above the water line. The density of the site remains at 0.70 FSR.

**Applicant:** The General Manager of Planning, Urban Design and Sustainability

**Referral:** This relates to the report titled “CD-1 Rezoning: 1905 Ogden Avenue,” dated May 19, 2026 (“Report”), referred to Public Hearing at the Council Meeting of June 2, 2026.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

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, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report, 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 of the Report.

- 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 of the Report, 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 of the Report;

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 By-law.

- 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) FURTHER 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) AND FURTHER 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.

**[CD-1 Rezoning: 1905 Ogden Avenue]**