VANCOUVER MARITIME MUSEUM

REZONING APPLICATION

FEBRUARY 2026 | 1905 OGDEN AVENUE VANCOUVER

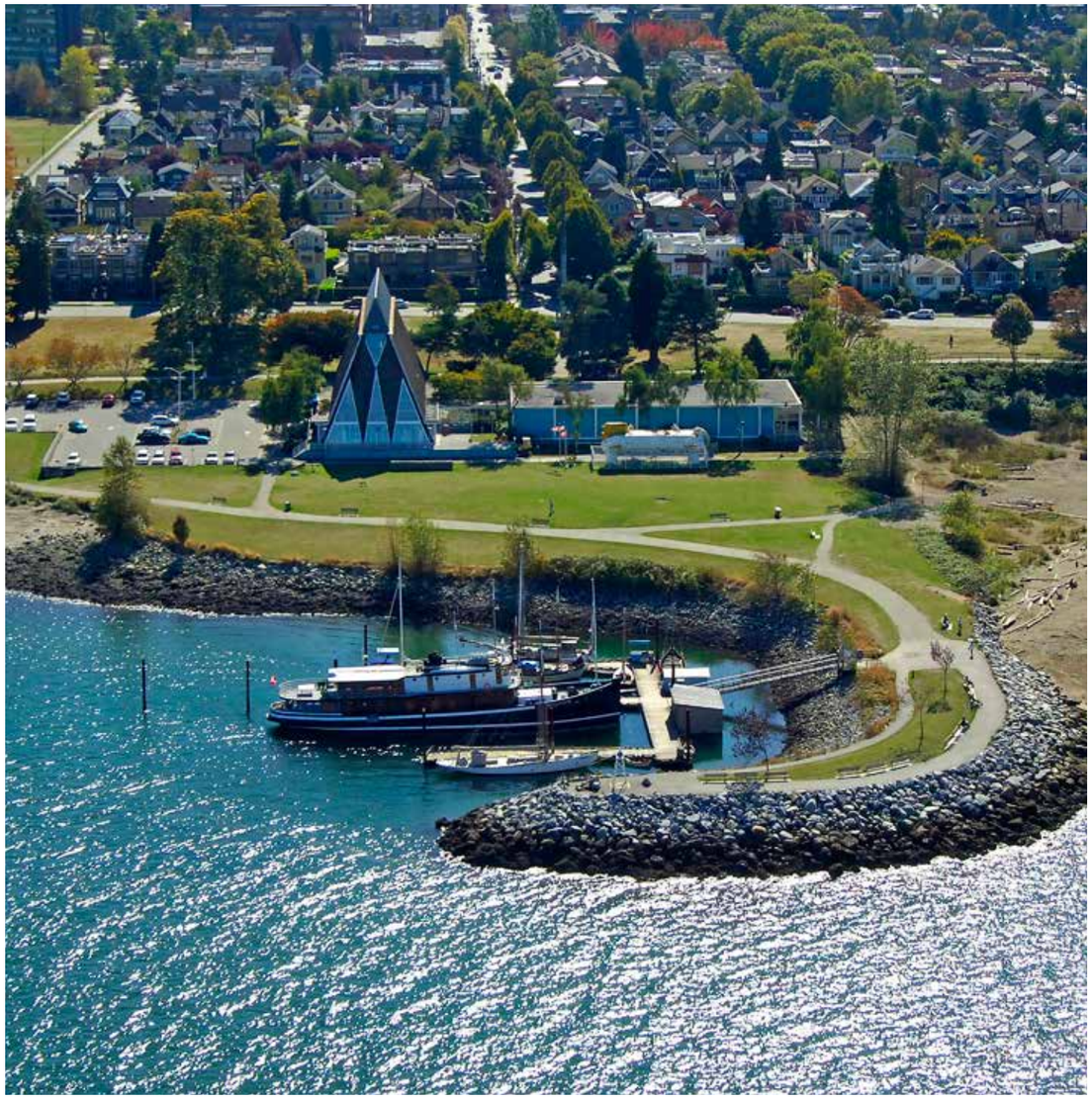
TABLE OF CONTENTS

3	The VMM
4	Introduction
5	Rezoning Intent
6	Site Images
7	Rezoning Rationale
8	Policy Context
9	Culture Shift
10	Location Map
11	Museum Site Plan
12	Museum Elevations
13	Museum Floorplans
14	Council Direction
15	Partnership Opportunity
16	Location Map
17	Heritage Harbour Site Map
18	Concept Renderings
19	Planting Concept Package
20	Planting Zones
21	Plant Palette
22	Landscape Plan
23	Shadow Study
24	Proposal Rendering

The Vancouver Maritime Museum

The VVM is a long-established civic and cultural institution located in Kits Point at 1905 Ogden Avenue.

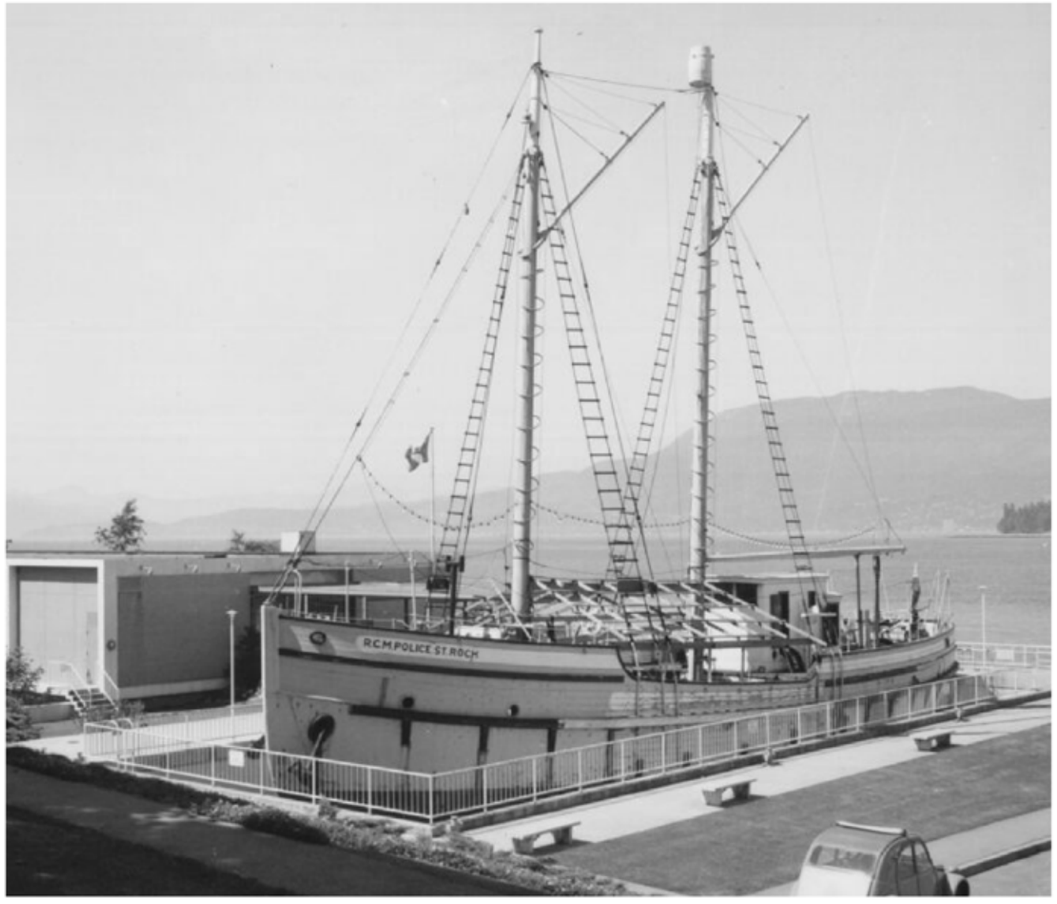
The site includes Hadden Park, the VMM building (museum and archives), and Heritage Harbour, a working public harbour that supports maritime education, interpretation, and public access to the water.



Introduction

The Vancouver Maritime Museum opened in 1959 as a Vancouver and British Columbia centennial legacy project dedicated to preserving and presenting the maritime history of Vancouver, coastal BC, the Pacific Northwest, and the Canadian Arctic. Since opening, the VMM has served as a public educational institution, research centre, and custodian of nationally significant maritime artifacts.

It is home to the St. Roch, an Arctic supply and patrol vessel built in 1928 by the Burrard Dry Dock Company of North Vancouver for the R.C.M.P. In 1942, she became the first ship to cross from the Pacific to the Atlantic by the Northwest Passage and was the first ship to complete the journey in both directions.The St. Roch is designated as a National Historic Site. The vessel is dry-docked in a purpose-built A-frame structure, restored to her external appearance as she was during her 1944 crossing of the Northwest Passage.



Today, VMM operates as an independent non-profit society and remains a cornerstone cultural institution on Vancouver's waterfront. Its vision "Transform the museum with innovation and diversity" guides ongoing efforts to ensure that its collection, including vessels, models, archives, charts, artworks, and material culture, are preserved in perpetuity and remain publicly accessible for future generations.

Rezoning Intent

PURPOSE OF THE PROPOSED REZONING

This application seeks to update the site's zoning to respond to its evolving public use by aligning the existing Cultural and Recreational use (Museum or Archives), and enabling a complementary hydrotherapy use within Heritage Harbour.

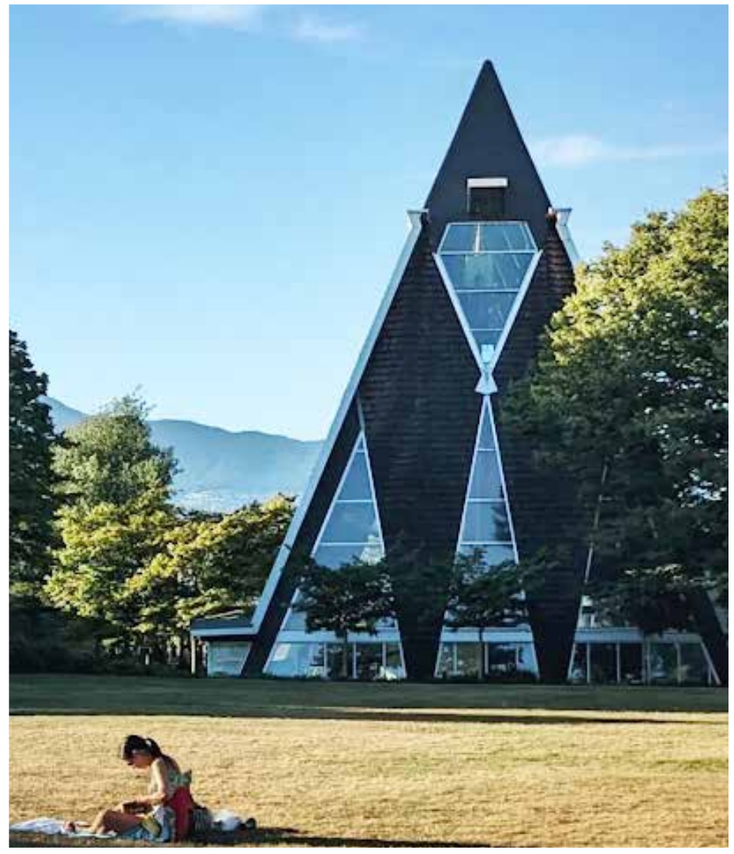
The proposed changes will secure the museum in its current location through long-term financial viability to support the VMM Society's operational needs, conservation of historical collections and archives, and much needed building and site maintenance while enhancing public access to Vancouver's waterfront.

VMM proposes this rezoning to expand use of Heritage Harbour as a moorage site for higher rent vessels such as commercially operated floating businesses, in particular health and wellness facilities that expand public recreation and draw visitation to the museum site. This is a unique opportunity for the VMM to increase earned revenue to cover the funding gap as operational costs continue to increase and government grants have stagnated for the last 20 years.

Creating self-sustaining revenue is consistent with Council approved Arts and Culture policies. It will cover shortfalls to address deferred maintenance of the museum structures, revitalize exhibits, reimagine programming, and diversify curatorial opportunities.

Site Images

NORTHEAST VIEW OF THE HERITAGE HARBOUR TOWARDS THE CITY


SOUTH VIEW OF THE MUSEUM

NORTHEAST VIEW FROM THE MARITIME MUSEUM

NORTH VIEW FROM THE GRAVEL PATH

NORTH VIEW OF THE HERITAGE HARBOUR FROM THE PARKING LOT

ENTRY GATE AT RAMP TO THE HERITAGE MARINA

SOUTHWEST VIEW OF THE MUSEUM

SOUTHEAST VIEW OF THE MUSEUM

Rezoning Rationale

PROPOSAL

The Museum currently operates as an existing non-conforming use under R1-1 zoning which does not reflect the long-standing legacy of a civic museum, or contemporary waterfront programming.

The proposed rezoning from R1-1 to CD-1 would provide a land use framework that:

1. Aligns the existing Museum or Archives use on site with zoning, and
2. Enables limited, complementary Beauty and Wellness Centre (Hydrotherapy) use to support the long-term funding, stewardship, and operations - securing the VMM as a civic and cultural asset.

There is no new density or changes to maximum building height proposed as part of this application. There are no changes to the existing museum building, landscape design, or parking variances being proposed.

SITE CONTEXT

The subject site is located along the waterfront in Kits Point fronting Ogden Avenue. It is surrounded by other publicly accessible recreational and cultural amenities such as Kitsilano Beach, Hadden Park, Burrard Civic Marina, and Vanier Park home to the Vancouver Planetarium and Observatory, The Vancouver Museum, the Vancouver Academy of Music, and the Bard on the Beach Festival during summer months.

The site was initially developed in 1958 with a two-storey building and a surface parking lot. In 1966, a mid-century modern A-frame building was added. Overall several decades, the site has evolved through a series of public waterfront improvements, beginning in the 1950s when the City infilled a portion of the water lot to construct the museum, followed in the 1980s by the creation of Heritage Marina and jetty. Through additional infill, Heritage Harbour was developed as a purpose-built public waterfront amenity. Today it serves as a hub for community enjoyment, showcasing heritage vessels, supporting wooden boat building, hosting floating art and residential installations, and accommodating a public False Creek Ferries stop.

ZONING CONTEXT

The site is zoned R1-1, a residential inclusive zone that enables small-scale housing options while retaining single lot character. The site is surrounded by R1-1, RT-2, RT-9, and CD-1 zoning that permits low-density residential, commercial, institutional, and cultural and recreational uses.

Today, the site comprises of land and water lots and has an area of approximately 77,000 sq. m (828,821 sq. ft.). The neighbourhood is undergoing significant change with the new Skwxwú7mesh Úxwumixw development of Senákw, located in close proximity east of the site.

Policy Context

INTENTION

The proposed land-use amendments are intended to support operational continuity, increase program flexibility, and reinforce the museum's longevity. Allowing complementary wellness-oriented and recreational uses provides the necessary foundation to broaden programming potential, enable earned revenue, and ensure stable, long-term public benefit consistent with Council priorities.

VANCOUVER PLAN, 2022

The Vancouver Plan is a Council approved land use strategy to guide the long-term growth of the city over the next 30 years. A key direction is 8.2 Arts and Cultural Space which expresses a principle to "Expand and support spaces to produce, present, and experience arts and culture". It recognizes that Vancouver must "support the creation of new, affordable, and diverse spaces, while seeking to protect existing arts and culture spaces". Key policies relevant to this application include:

8.2.2: Identify arts and cultural districts where there exists a high concentration of arts and cultural production or presentation spaces and develop tools for their protection.

8.2.3 Continue to remove regulatory barriers and update policies and guidelines to reduce displacement and protect arts, cultural, and music spaces.

8.2.4 Support the growth of diverse, affordable, accessible non-profit arts and cultural spaces city-wide.

8.2.7 Support innovations in ownership and operations such as land trust models, funding models, shared spaces, and community-owned assets.

Culture Shift

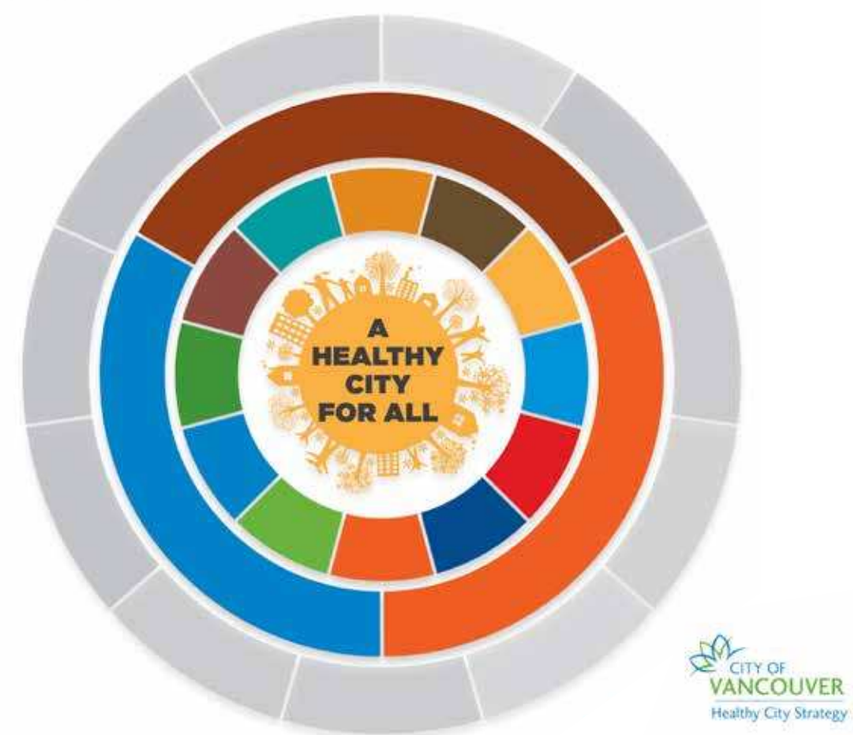
BLANKETING THE CITY IN ARTS AND CULTURE AND MAKING SPACE FOR ARTS AND CULTURE, 2019

Through its strategic directions, the Culture|Shift Plan emphasizes building resilient, self-sustaining cultural organizations through investment, diversified revenue, prevention of displacement, and reducing regulatory barriers to secure cultural spaces into the future. Consistent with these Plan directions and the Vancouver Plan, the application responds to a unique partnership opportunity to address the VMM's operating deficits while strengthening its capacity to deliver dynamic programming and continue to share Vancouver's maritime history with local residents and visitors. Supporting the VMM's proactive approach to business development advances both the Culture|Shift Plan and the Vancouver Plan's goals for long-term cultural vitality and public access.

Making Space for Arts and Culture is the integrated cultural infrastructure plan and identifies 10-year targets of "no net loss" of Vancouver's cultural spaces. Opening pathways for diversifying revenue, particularly those aligned with Council's support for emerging wellness uses under the Healthy City Strategy, will stabilize the VMM financially and support its ability to retain its collections and archives, and deliver vibrant programming. This approach supports long-term cultural sustainability while expanding public access to arts, culture, and complementary experiences to enable a cultural non-profit organization to thrive within a changing city.

HEALTHY CITY STRATEGY, 2014

The Healthy City Strategy is a social sustainability framework recognizing that cultural participation, inclusive public spaces, and access to wellness experiences all contribute to social connection and overall well-being. This application is consistent with the Healthy City Strategy supporting access to health-focused public experiences and equitable opportunities for wellness and recreation. Expanding wellness-based and recreational uses at the waterfront advances this policy direction by increasing inclusive public participation and year-round activation.

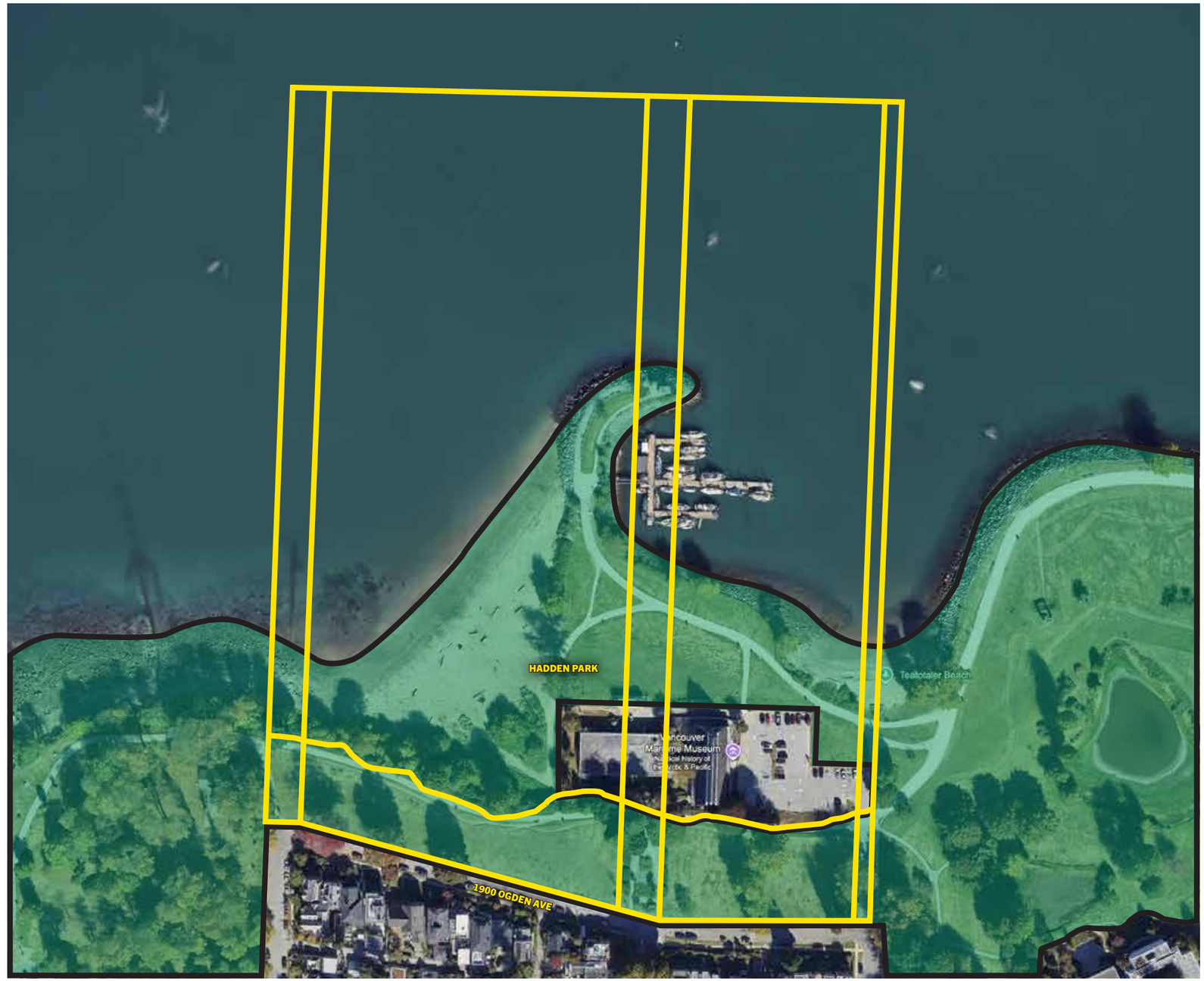


Location Map

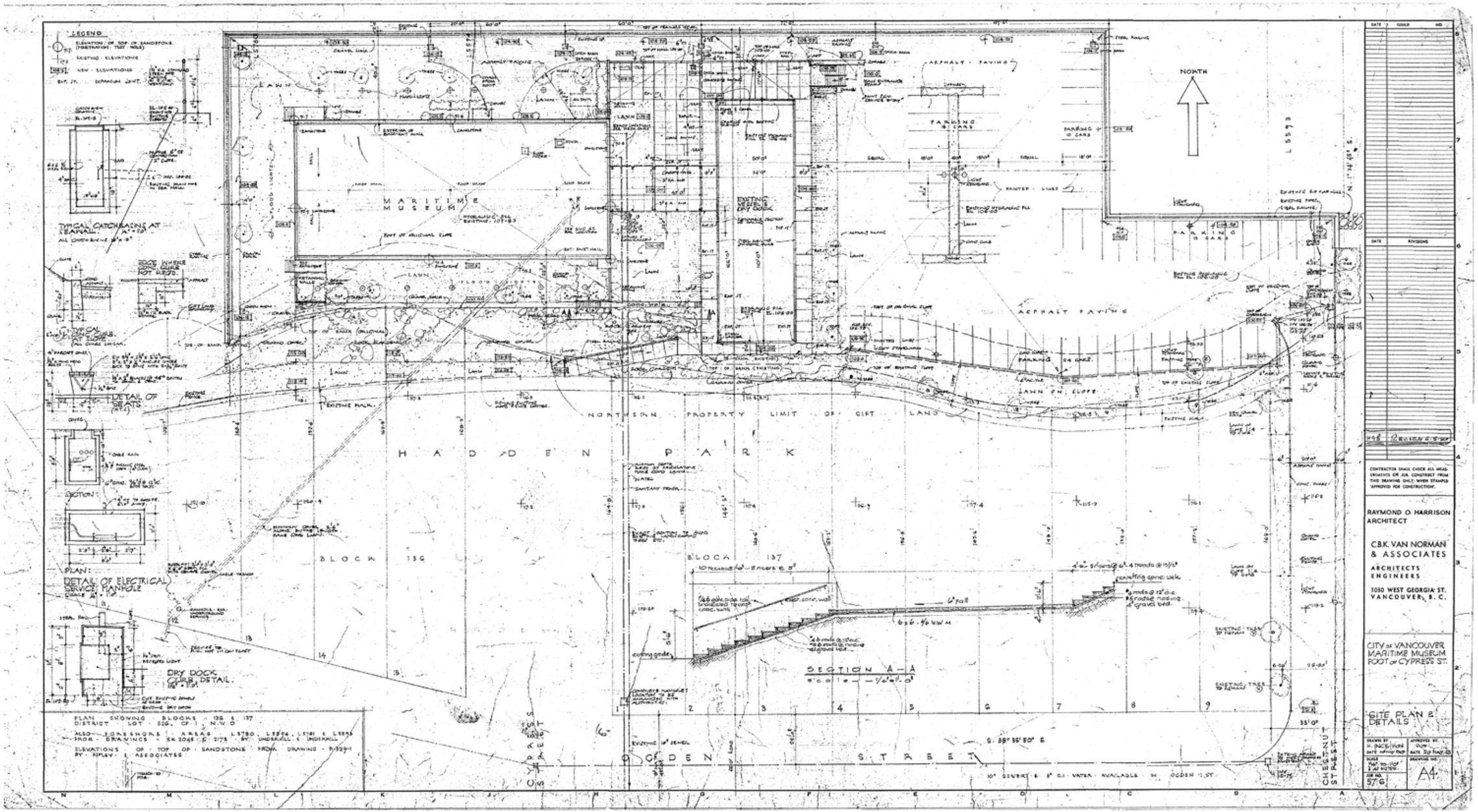
LEGEND

Parcel Boundary

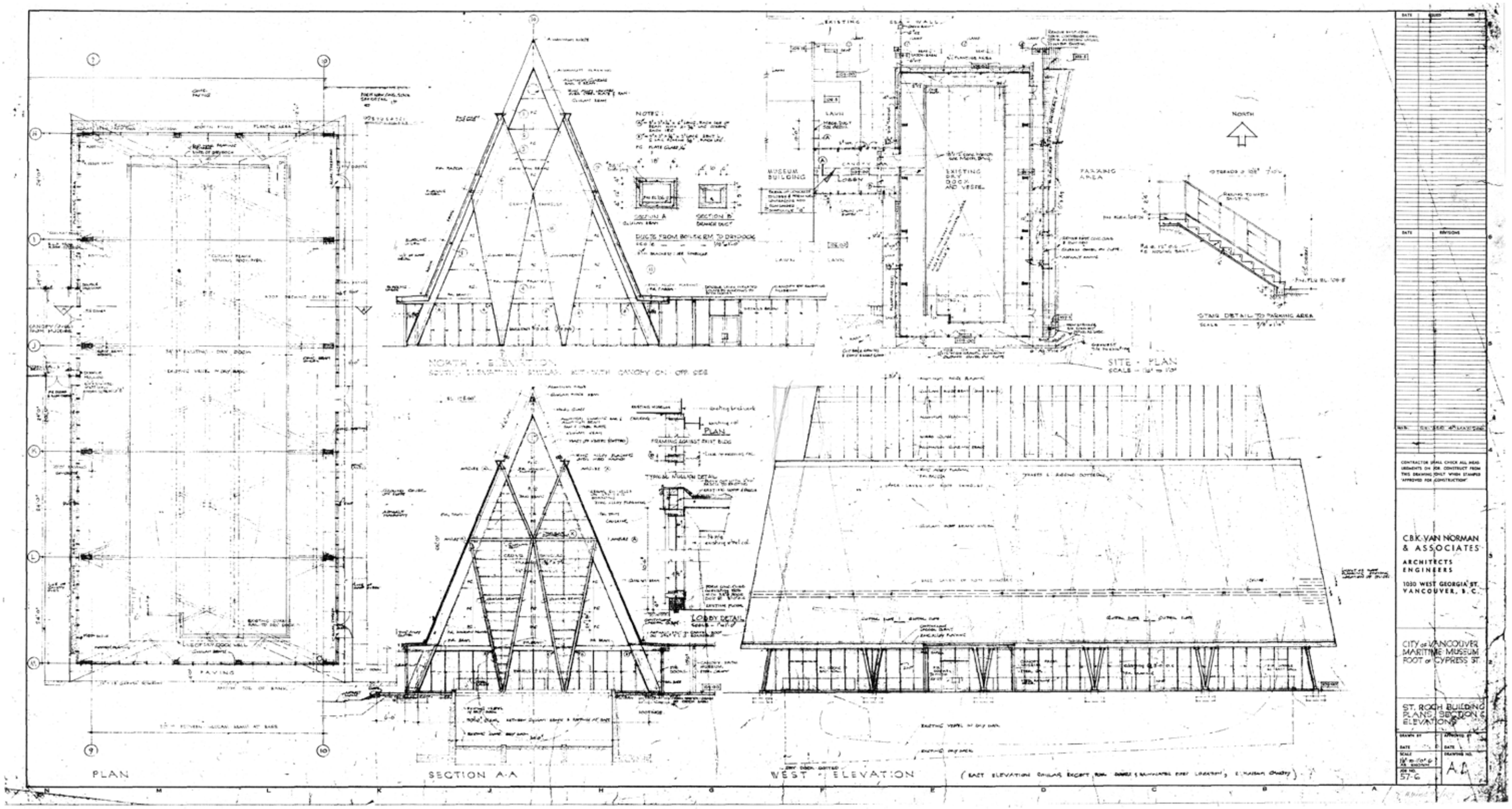
Park Boundary



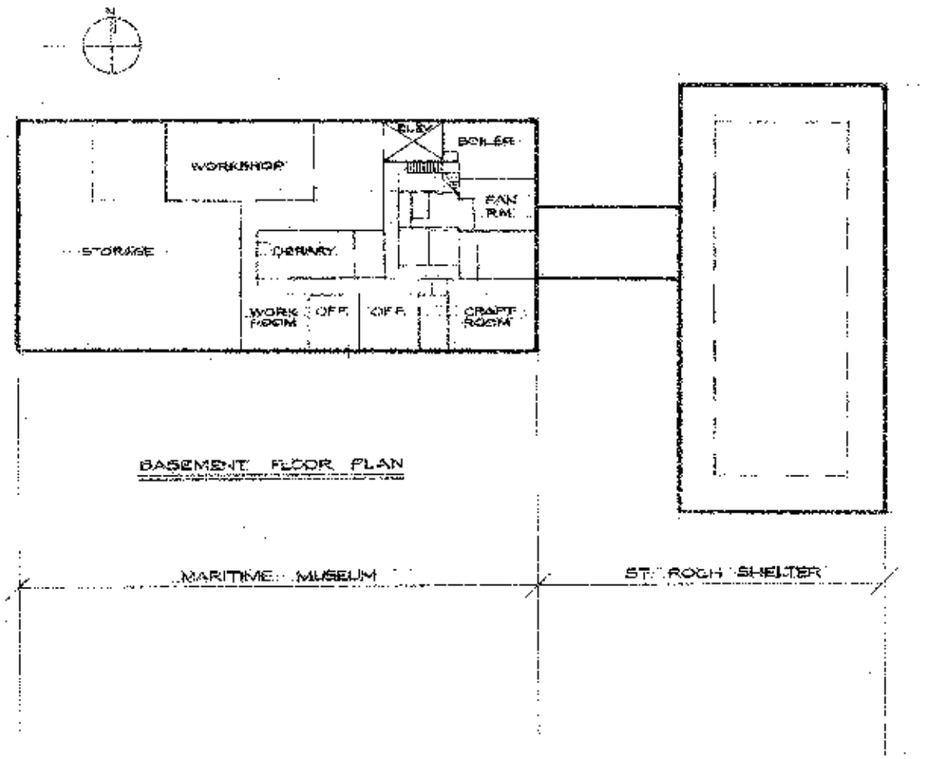
Museum Site Plan

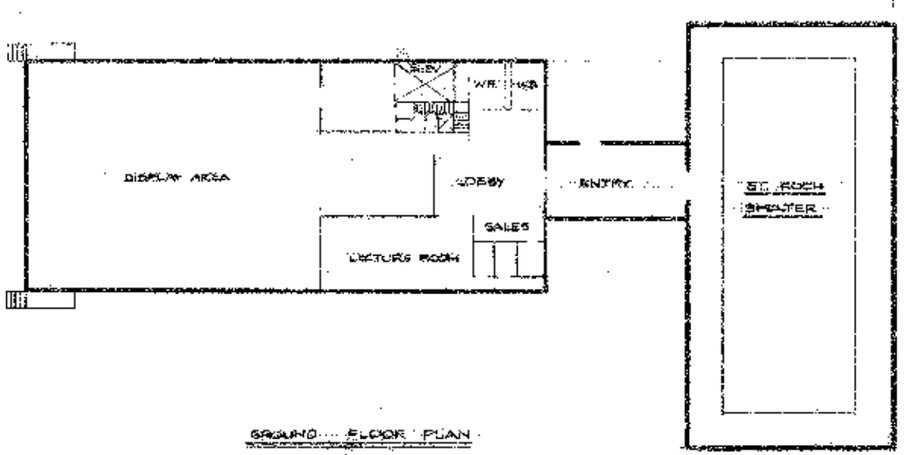


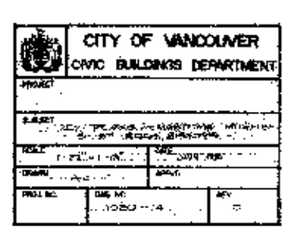
Museum Elevations



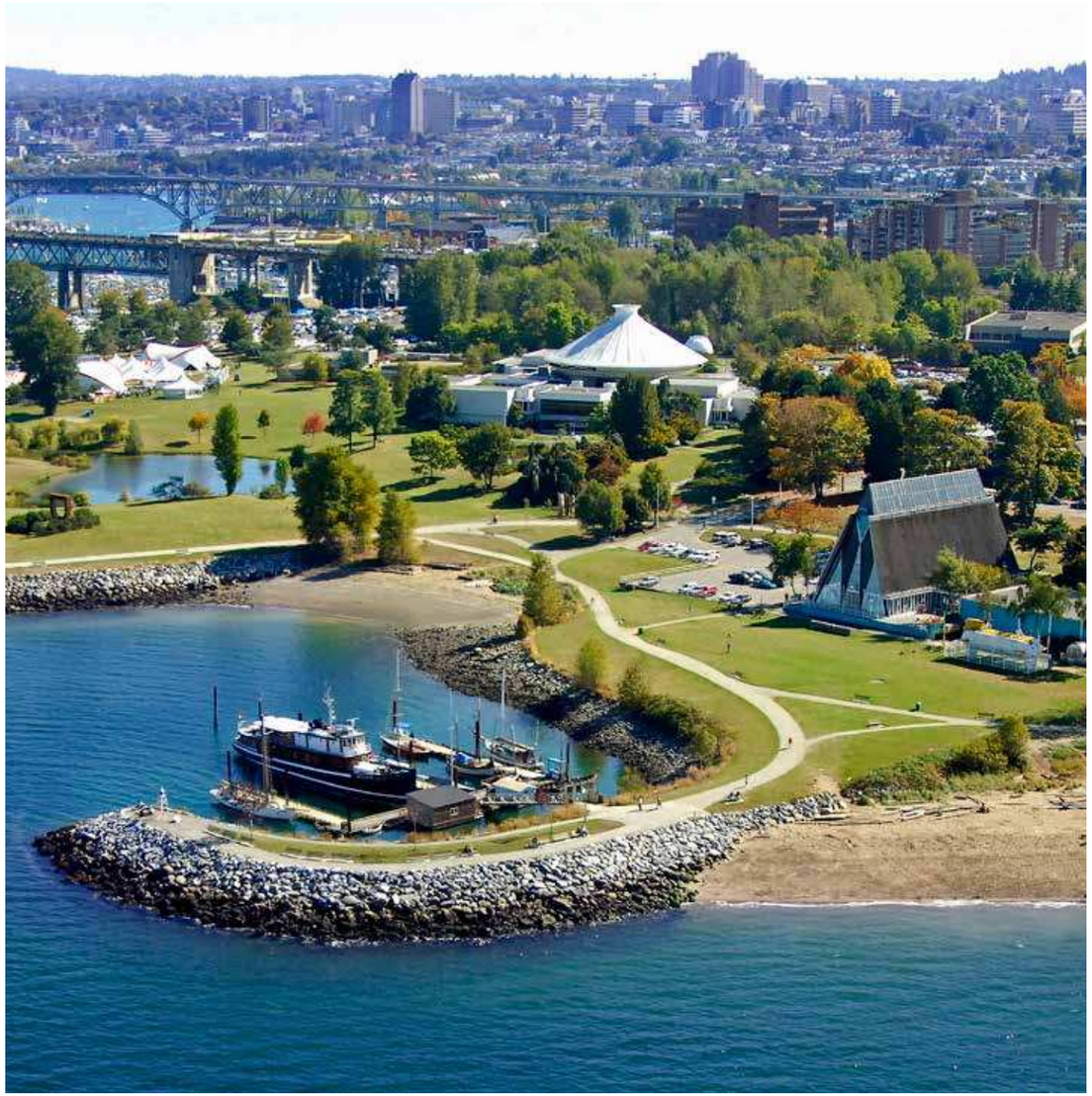
Museum Floorplans







SITE ADDRESS	**1905 OGDEN AVENUE**	
	EXISTING	**PROPOSED**
ZONING	R1-1	CD-1
SITE AREA	77,000 SQ. M (828,821 SQ. FT.)	77,000 SQ. M (828,821 SQ. FT.)
USES	Residential Cultural & Recreational (limited, conditional) Institutional (conditional) Commercial (limited, conditional) Service (limited, conditional)	Cultural & Recreational (Museum or Archives) Service (Beauty & Wellness Centre - Hydrotherapy)
FLOOR AREA (MUSEUM)	~1330 SQ. M (14,316 SQ. FT.)	~1330 SQ. M (14,316 SQ. FT.) NO CHANGE
HEIGHT (MUSEUM)	26.52 M (69' FT.)	26.52 M (69' FT.) NO CHANGE



Council Direction, 2025

On November 26th, 2025, Vancouver City Council articulated clear direction regarding the importance of cultural institutions, earned-revenue capacity, and expanded access to public wellness, recreation, and tourism. In a motion of Council, (https://council.vancouver.ca/20251126/documents/pspc20251126min.pdf - *see pages 19-21*) they unanimously supported that cultural organizations must be supported in modernizing operations, diversifying revenue streams, and adapting land use to remain sustainable and resilient over time.

Partnership Opportunity at Heritage Harbour

The VMM has a unique opportunity to partner with a local established operation, HAVN, who have a proven operational track record, with three years of successful operation in Victoria's Inner Harbour. During this time, HAVN Victoria has become a recognized year-round waterfront destination for both residents and visitors. The proposed facility builds on this established precedent.

The HAVN wellness concept includes moorage at the Heritage Harbour which is permitted under the site's existing zoning and aligns with the harbour's function. However, the vessel will remain docked and used for hydrotherapy use activities. Guests access the vessel directly from the dock, and it does not operate as a moving or touring boat.

Since this type of stationary marine operation is different from typical commercial marine activities or private moorage, a land use framework for the water lot is proposed to clearly define how the vessel is used, serviced and maintained to ensure alignment with the long-term vision for Heritage Harbour as a place for public enjoyment, recreation, and marine activation.

DESIGN RATIONALE

The design concept is rooted in contrast as a primary driver: hot and cold, enclosed and open, light and dark, stillness and movement, city and ocean, historic and contemporary. These pairings shape how guests move through and experience the vessel.

Rooted in long-established wellness traditions, hydrotherapy uses heat, cold, and water immersion to support physical restoration, mental well-being, and social connection. The experience is intentionally quiet and contemplative, with no medical treatments, massage services, amplified music, alcohol service, or cell phone use. Guests move freely through a sequence of saunas, hot baths, cold pools, and rest areas at their own pace, creating a low-impact, restorative use of the waterfront.

Rather than constructing a new building, HAVN preserves and reactivates a significant piece of maritime infrastructure through sustainable adaptive reuse. The HAVN concept is inherently maritime in nature, reinforces the working-harbour character of the area, and is compatible as an extension of VMM's harbour based activities.

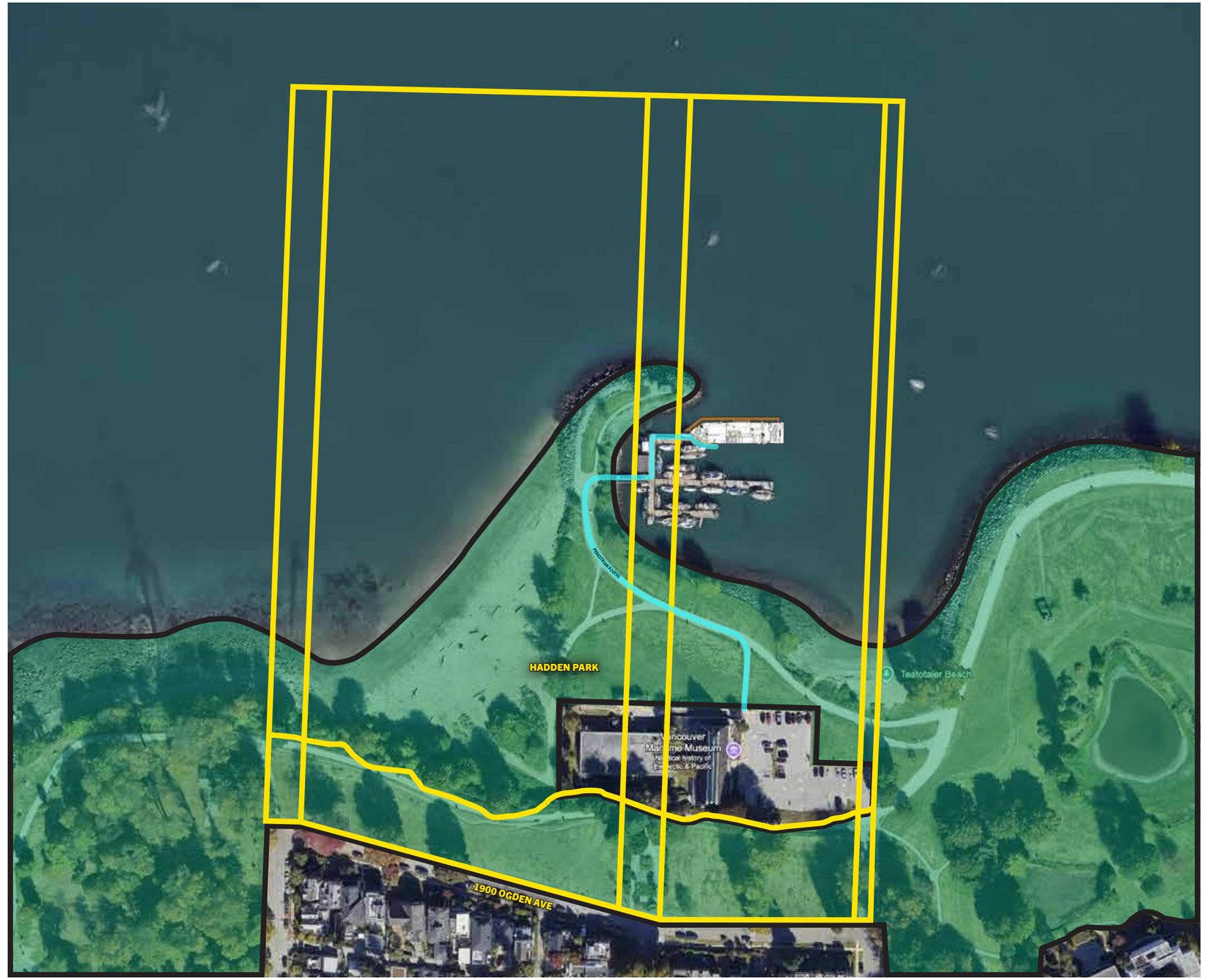
HAVN exists to foster presence, meaningful connection, and a strong relationship between people, water, and maritime heritage, while demonstrating a progressive model of sustainable business. By refitting an existing vessel, the project avoids approximately 900,000 pounds of virgin steel, saving an estimated 1,600 tonnes of greenhouse gas emissions. All cedar used in the saunas and interior finishes is sourced from salvaged ocean driftwood, with approximately 33,000 board feet incorporated into the facility.

Location Map

LEGEND

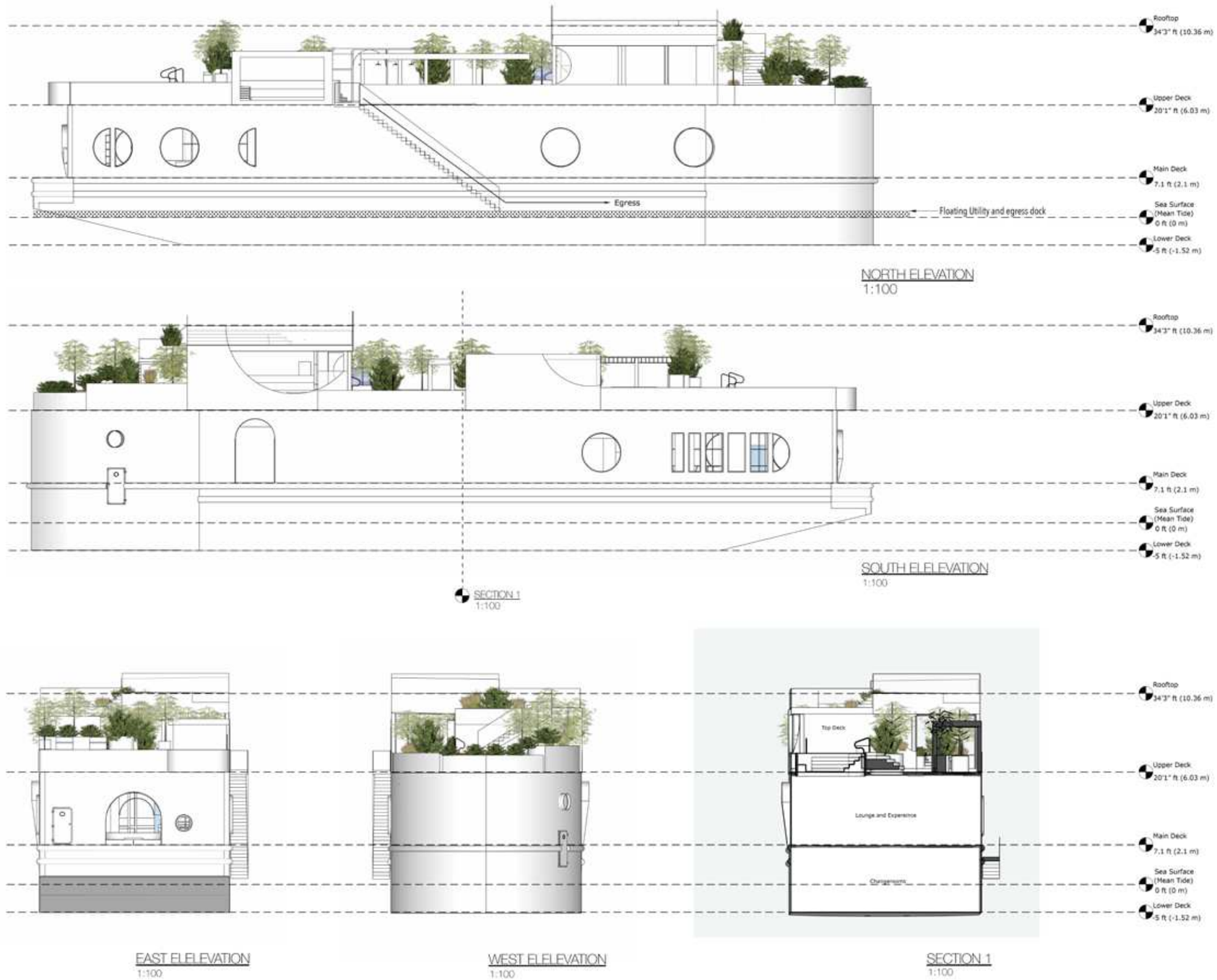
Parcel Boundary

Park Boundary



Heritage Harbour Site Map

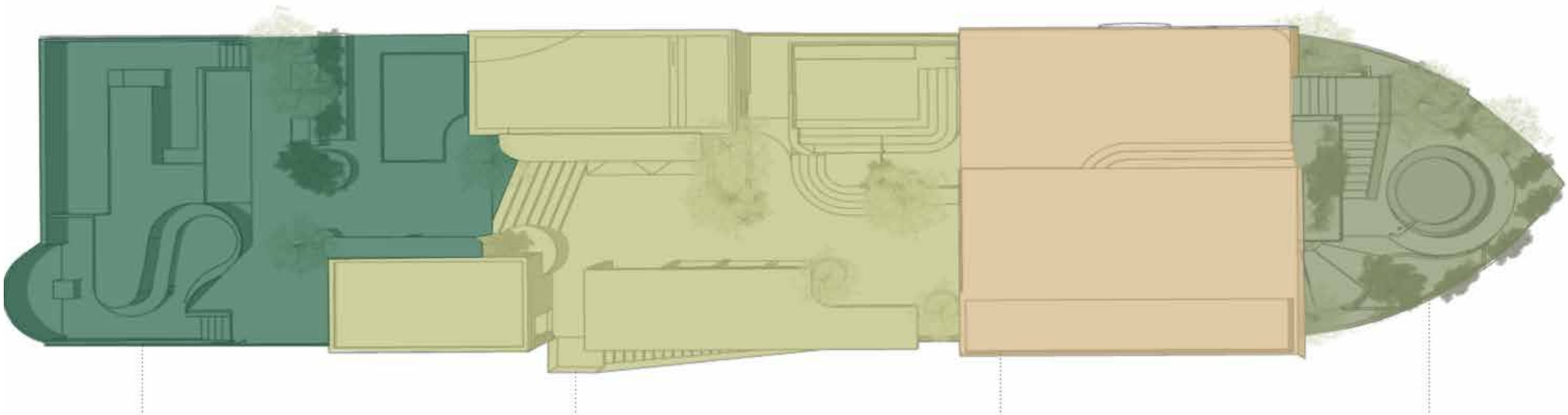
Concept Renderings



Planting Concept Package

PRECEDENT IMAGES

Planting Zones



ZONE ONE
grassy, airy, fresh

ZONE TWO
dynamic, lush, enclosed

ZONE THREE
patios, planters, greening

ZONE FOUR
green, lush, open w/ strong borders

Plant Palette

Mexican Mock Orange
Choisya ternata

Sutherland Hebe
Hebe pinguifolia 'Sutherlandii'

Confederate Jasmine
Trachylospermum jasminoides

Kinnikinnick
Arctostaphylos uva-ursi

Russian Sage
Perovskia atriplicifolia

Maiden Grass
Miscanthus gracilimus

Dwarf Strawberry Bush
Arbutus unedo 'Compacta'

Portuguese Laurel
Prunus lusitanica

James Sterling Hebe
Hebe ochracea 'James Stirling'

New Zealand Flax
Phormium tenax 'Sundowner'

Mexican Feather Grass
Stipa tenuissima

Mixed Sedums
Roof Tops

Bay Laurel
Laurus nobilis

Tassel Fern
Polystichum setiferum

New Zealand Sedge
Carex testaceae

Berggarten Sage
Salvia officinalis 'Berggarten'

Munstead Lavendar
Lavandula angustifolia 'Munstead'

Reed Feather Grass
Calamagrostis brachytricha

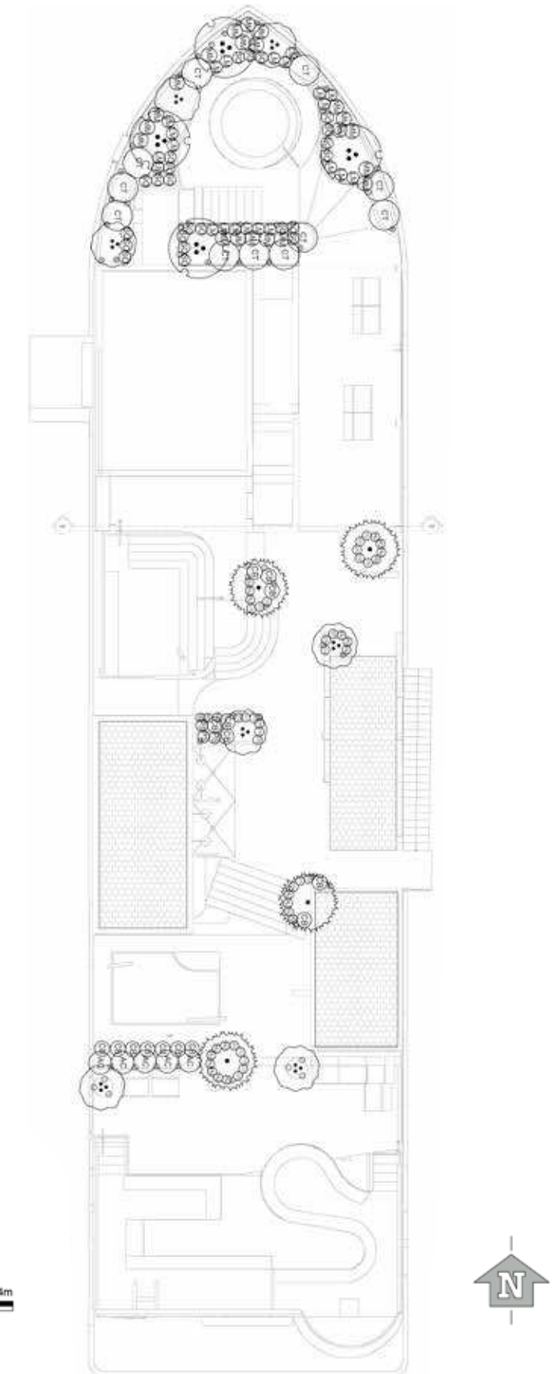
Landscape Plan

SYMBOL	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL. (MM)	HGT. (M)	QTY
TREES						
	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	60 MULTI-STEM		7
	SWEET BAY	LAURUS NOBILIS	B&B	60 MULTI-STEM		4
	SHORE PINE	PINUS CONTORTA CONTORTA	B&B		1.2	4

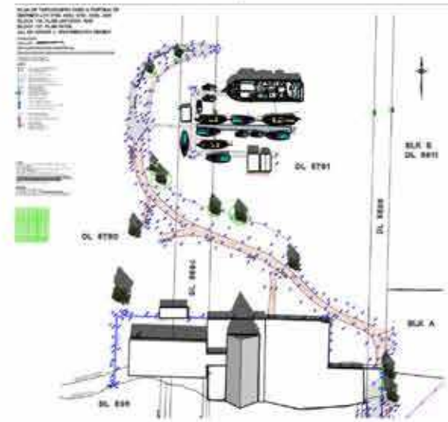
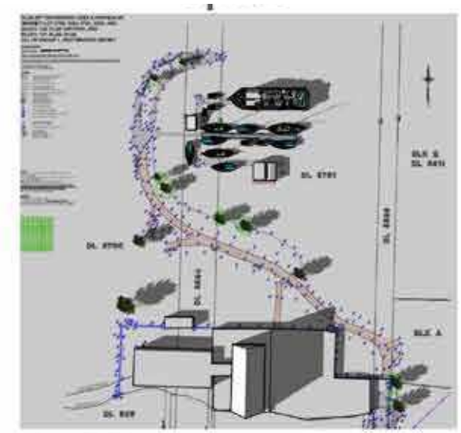
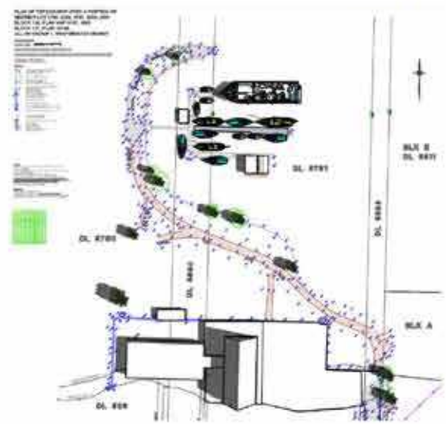
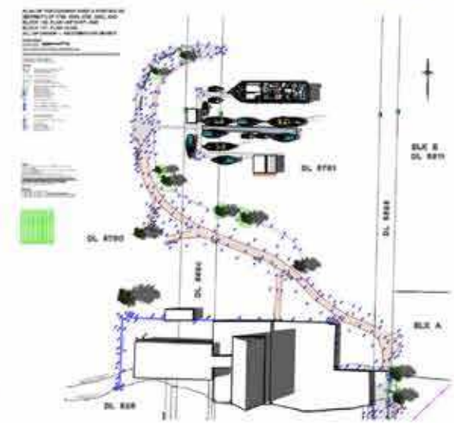
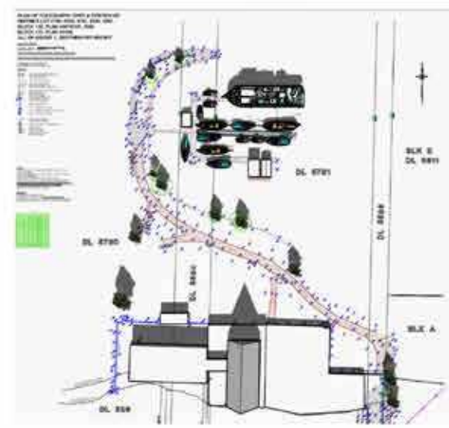
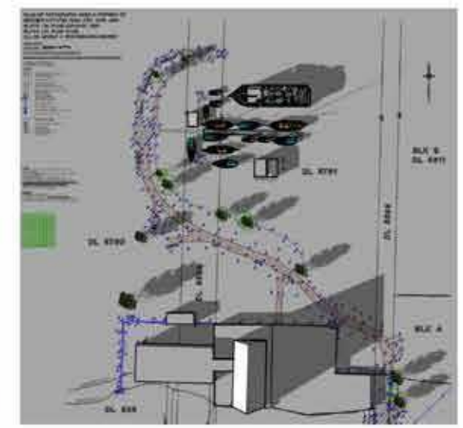
SYMBOL	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING (M)	QTY
SHRUBS					
AC	COMPACT STRAWBERRY TREE	ARBUTUS UNEDO 'COMPACTA'	#5	0.75	5
	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	#1	0.20	31
CB	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#2	0.50	15
	ORANGE SEDGE	CAREX TESTACEA	#1	0.30	25
CT	MEXICAN ORANGE	CHOISYA TERNATA	#5	1.00	11
HJ	JAMES STIRLING HEBE	HEBE OCHRACEA 'JAMES STIRLING'	#2	0.30	24
LM	MUNSTEAD ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#2	0.40	22
MM	MORNING LIGHT EULALIA GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1	0.50	21
	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	#1	0.20	15
PS	SOFT SHIELD FERN	POLYSTICHUM SETIFERUM	#2	0.40	3
SO	BERGGARTEN GARDEN SAGE	SALVIA OFFICINALIS 'BERGGARTEN'	#2	0.40	23
	CHINESE STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	#3	0.20	8

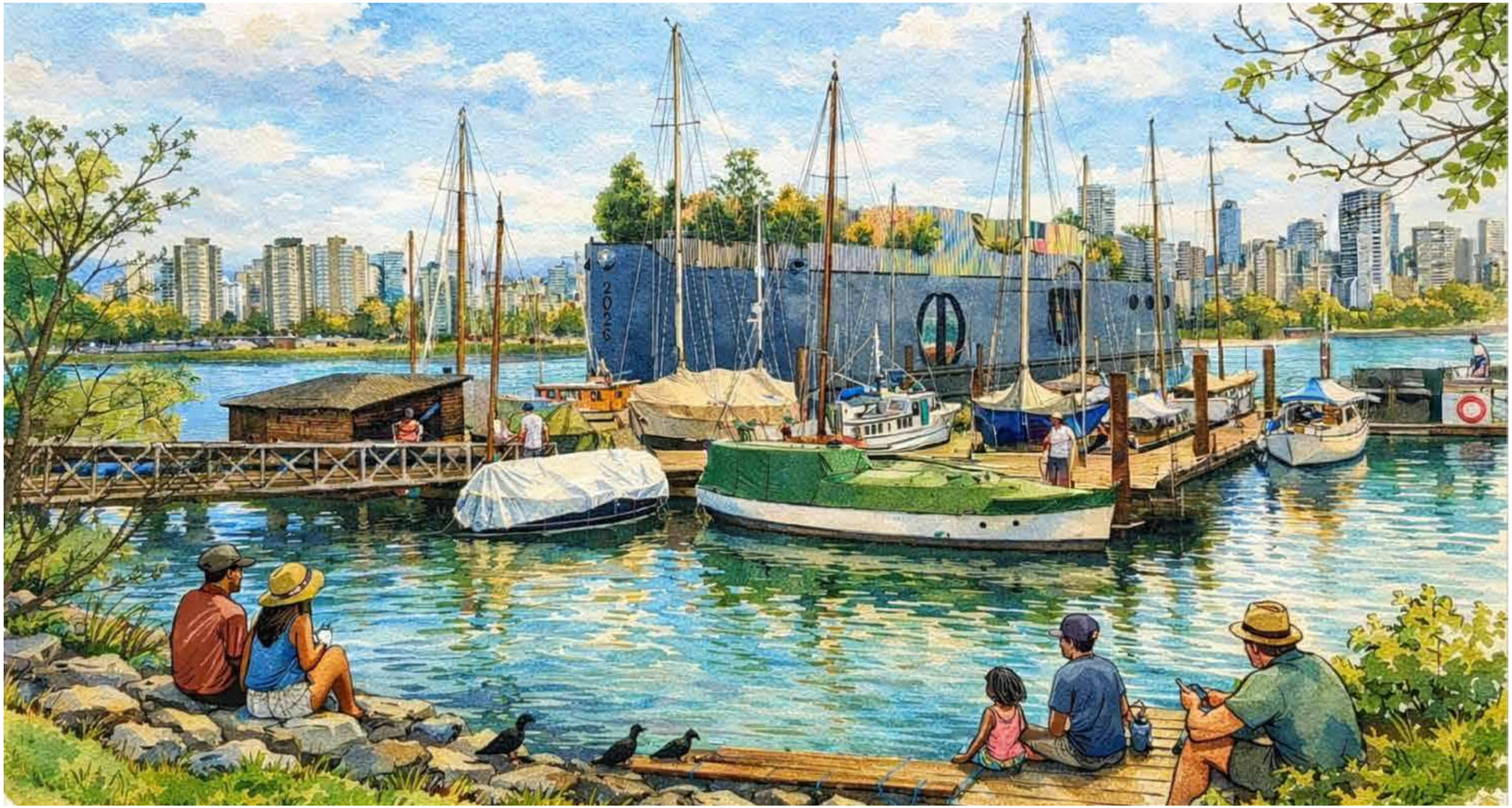
SYMBOL	COMMON NAME	BOTANICAL NAME	CONTAINER	O.C. SPACING (M)	QTY
SHRUB AREAS					
	MIXED STONECROP	SEDUM MAT	MAT		48.5 m²

1:100 0 2 4m



Shadow Study

	9 AM	12 PM	4 PM
MARCH			
JUNE			
OCTOBER			

Proposal Rendering

LOOKING NORTHEAST