

June 2rd 2022

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Attn: Mayor Helps And Victoria City Councillors

Dear Mayor and Council,

***RE: Inner Harbour Ship Point South District - Existing Zoning Expansion for Recreational Facility.***

Havn Saunas is a community-centred waterfront destination that provides a space for recreation and wellness. We propose an addition to zoning Part 8.15 of the IHSS Zone to permit recreational facilities. Havn Saunas is in near-perfect alignment with the city's Official Community Plan, the DCAP, the HVP 2014 and the Ship Point master plans. Havn intends to make the inner harbour a more inviting, year-round space that fosters vitality and connection between the city and the harbour. Key details of rezoning the project are as follows.

Community Need and Impact

- Havn Saunas adds a year-round **economic boost** to an **underutilized waterfront** space, especially during the harbour's off-season.
- This park-inspired facility fulfils SPMP and GVHA's objective to **diversify and improve year-round harbour activities** by providing an abundance of green space, coldwater pools and saunas for **Victorians and visitors to engage, relax, and socialize** with each other.
- In Canada, saunas are seeing a surge in **popularity** as a health and wellness activity for **physical, mental, and social well-being**.
- Havn Saunas **supports Vancouver Island businesses** by attracting people to the downtown core, building greater vitality for the region.
- Havn Saunas creates new jobs offers, **ongoing financial interest and investment into the harbour**.

### Design and Green Building

- HAVN is focused on meeting the highest sustainability standards available today. We aim to use **90% of reused and recycled materials for construction**, including energy-efficient heaters, salvaged ocean logs, repurposed water for landscaping and more.
- The design of HAVN Saunas's will **seamlessly integrate** with the industrial character of the working harbour and the marine environment.

### Sustainable Mobility

- Prior to operations, the HAVN website will include a "Getting Here" section that outlines sustainable mobility options such as key public transit routes leading to Ship Points, key bike lane corridors as well as a map indicating the short-term bike parking location. It will also include maps of access for anyone with limited mobility needs - highlighting the main route to the site via the Belveill terminal ramp.
- Havn will also provide end of trip facility such as secure indoor bike parking and showers to staff.

### Safety & Infrastructure

- **Safety is at the top of Havn Saunas' priorities.** We are operating to follow all Safety Laws, Emergency Management BC's PreparedBC public guidance, policies, and procedures as well as comply with safety regulations set out by regulating bodies including Transport Canada, Environment Canada, DFO, Navigation Protection Program, Vancouver Island Health Authority, City of Victoria Fire Department, City of Victoria Zoning, and GVHA.

The revitalization of Ship Point has been envisioned for decades, we are determined to bring year-round vibrancy and activation to the area. HAVN Saunas offers a healthy and active blend of shoreline uses for the Inner Harbour, connecting businesses, residents, visitors, and other community members in a way that is currently not offered anywhere else in the city. Please see the full application brief for more details of the application.

Kind regards,

Nicholas Van Buren  
*CEO & Co-Founder*  
Havn Saunas