



FINAL

Victoria Esquimalt Harbour Society Member's Meeting

September 12, 2017, 5:20pm

City of Victoria Antechamber, 1 Centennial Square

MEMBERS PRESENT:

VEHS directors: Hannah Horn, Bernie Talbot (ILWU 508), Ryan Burles (Black Ball Ferries), John Sanderson (BG Neighbourhood Association)

GVHA Board representatives: Nick Banks (Hidden Harbour Marina), Ryan Burles

VEHS members: Olga Liberchuk (Township of Esquimalt), Mark Lindholm (525 Marina and Yacht Management), Kim Young (FW Community Association), Geoff Wilmshurst (Camosun College), Doug Crowder (Ralmax), Leslie Welsh, Craig Norris (Victoria International Marina), Don Prittie (Canoe Cove Marina), John Espley (BC Hazmat), John Mullane (Victoria West Community Association), Barry Hobbis (Victoria Harbour Ferry)

Guests: Bill Brown, Director of Development Services for the Township of Esquimalt, Paul Haines (Master, Cable Innovation), Zoe Polden (Transport Canada)

REGRETS: Jonathon Sector (Sector Environmental), Dave Cowen (GVHA)

NOTE TAKER: Trish Suzanne

Hannah Horn Called to Order at 5:20pm.

Round of Introductions

Leslie Welsh moved to approve the Agenda; Geoff Wilmshurst seconded; all in favour.



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1. Presentation: Bill Brown, Director of Development Services for the Township of Esquimalt, on planned Triangle development (West Bay Quay) and Mark Lindholm (West Bay Marina)

The Triangle Development will be built in a new comprehensive development zone that includes Head, Gore and Lyall Streets. There will be 85 condominium units and a commercial component between three buildings from two to six stories. The total square footage is just over 46,500.

Design features

This will be a contemporary development design to align with the historic buildings in the area. All around the buildings are wide sidewalks, grass, landscaping and seating. It will be a very dramatic village. The developers propose to build all at once, not in phases.

West Bay Spirit – Walkable, green, harbour front neighbourhood, neighbourliness, marine ecology, charm, friendly, diverse and gateway to Harbour/Town.

Neighbourliness - Sensitive transition in massing and scale from developed area to residential.

Human Scale – Residents do not want 12 story buildings; created a plan for 2, 4 and 6 stories.

Green Building – Reduced ecological footprint, rainwater: infiltration and retention, integrate storm drains.

Public Realm Design - Pedestrian comfort and safety –a walkable community is key.

Process - Working group struck with the West Bay Urban Association, residents, First Nations, business owners, developers, DND and TOE staff to develop the guidelines for development in West Bay. Endorsed by Council.

Conclusion – People are much happier with the manifestation of these designs.

Q: Anything in the guidelines regarding the Marine Ecology?

A: The guidelines are weak with respect to marine ecology.

Q: Will there be access from water to land for kayakers?

A: A ramp is proposed in future plans to launch your kayak from the Songhees Walkway.



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2. Presentation: Mark Lindholm, Redevelopment of West Bay Marina

In addition to the Triangle Development, Mark Lindholm spoke of plans to redevelop West Bay Marina. Plans include floating homes and 14 units of transient accommodation.

Q: Will there be any restaurants at the marina?

A: No.

Comment (Olga Liberchuk, Esquimalt Council) – Council has been going through a long process to create a vision that is complimentary to the existing housing yet looking into the future to create density and commercial space. I think it is a good process and we are going to keep enhancing that area for years to come as it is an important part of Esquimalt.

3. Update from Craig Norris, Victoria International Marina

As far as timelines go for the Marina, it has been stressful to get trades. Now that VIM has all their approvals from BC Hydro, we are scheduled to open next spring.

They are up to a \$35M budget. VIM will create more event space such as the world championship sailing regatta, annual marine show, boat show and the Swiftsure.

Q: Can you accommodate vessels less than 65 feet?

A: We can't. There are no power vessels under 65 feet allowed. There is a discussion with Transport Canada how vessels get from the outer harbour to the Marina.

Q: Could VIM accommodate the CloudBreaker (>300 feet)?

A: No, it is too big. The Harbour is not deep enough.



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4. Business

1. **Presented the Board for 2017 - 18.** President – Hannah Horn, Vice-President – Bernie, Talbot Treasurer – Ryan Burles, Secretary - John Sanderson, Issues Response Chair - Jon Sector, Communications Chair - Mark Braithwaite, and Membership Chair - Andy Glover.
2. **GVHA AGM upcoming on Oct 10** – it is very important that GVHA’s member agencies ask questions and concerns to be brought forward. One concern to bring forward: wanting to see upgrades to the fuel dock. Hannah will distribute the AGM package once GVHA sends it out mid-Sept.
3. **Seeking candidates to the GVHA Board.** Nick’s term is up for re-election. VEHS will put forward up to three candidates. Leslie Welsh will be Nominations Committee Chair. The skills matrix will be similar to last year.

GVHA’s Nominations and Governance Cttee is asking its member agencies to look to the broader community and cast a wide net for GVHA candidates. According to the VEHS Constitution, candidates have to be an active member of the VEHS and be in good standing. GVHA will choose the final candidate.

Comments:

Any VEHS reps to the GVHA Board need an understanding of what is going on in the Harbour.

When GVHA talks about casting a wider net, they are likely looking at other member agencies.



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5. Other Business:

Update on the VEHS October 4th Fundraiser. Over the summer the Events Ctte has talked to sponsors and people to donate auction items or donate to the fund itself. We will acknowledge all the people and sponsors at the event itself.

Ryan commented that we want everyone who is part of the harbour to get together and have a good social. It will be a good event, so if anyone wants to buy tickets, see Ryan.

Q: What is the fundraising goal?

A: We are raising \$15,000 for an annual award into perpetuity. Donations are welcome on the Camosun website for the fund.

Comments:

Geoff Wilmshurst: Thanks again for supporting the students at Camosun. Camosun now has a Coastal Centre to train students in the marine trades and they are at full capacity. A tour or meeting can be held at the Centre for the VEHS. Camosun is connecting with Victoria students and people all up the coast.

Comment: There is no greater legacy then acknowledging Dave Featherby who has put decades of years in ensuring the safety of the harbour.

Ship Point Planning Process. John Sanderson and Jon Sector attended the Ship Point Planning Process for VEHS. Their input reminded the City to look at the water from the land and consider whether development on the upland might impede the ability of Harbour activities from the water.

Hannah distributed a draft letter to the City on Ship Point. Please send Hannah anything you would like to comment about by this time next week.



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6. Announcements

- Ogden Point Breakwater 100th celebration Saturday September 23 from 8:30 – 11am.
- VEHS fundraiser on Wednesday, October 04 from 5:30 to 8:30 pm at the Canadian Forces Sailing Association, at 1001 Maplebank Road in Esquimalt. Tickets are \$35 each, which includes a drink.
- GVHA Annual General Meeting on Tuesday October 10. The AGM will be from 7:30 am to 8 am at the Marriott Victoria Inner Harbour, 728 Humboldt Street. There will be a community information meeting after the AGM from 8:15 am to 9:15 am.
- VEHS Special General Meeting will be on Tuesday, November 14 at 5:15 pm at Victoria City Hall to select candidates to represent VEHS on the GVHA Board.

Bernie Talbot moved to Adjourn. Doug Crowder seconded the motion.

Adjourn