



FINAL

Victoria Esquimalt Harbour Society Members Meeting

April 20th 2016, 5:15pm Pier B, Ogden Point

MEMBERS PRESENT:

VEHS directors: Bernie Talbot, Stephen Baxter, Jon Sector, Brian Henry, Hannah Horn

VEHS representatives on GVHA Board: Nick Banks

VEHS members: Shawn McBride (King Bros.), Don Prittie (Canoe Cove Marina), Kim Young (Fisherman's Wharf Community Association), Mike Howe (ILWU Local 508), Mark Braithwaite (Individual), John Briant (Western Stevedoring), Paul Ridout (Individual), Gary Leibel (Ralmax), Jim Wittier (for Susan Low, Township of Esquimalt), Allan MacGillivray (Prince of Whales)

GUESTS PRESENT: Ian Robertson (CEO GVHA), Dave Cowen (Chair GVHA Board), Sonterra Ross (COO GVHA), Mark Crisp (Stantec)

REGRETS: Pete Hartman, Susan Low, Dee Govang, Ryan Burles, Jacqueline Suzanna

ITEMS:

1. Welcome and Introductions– Hannah Horn

Meeting called to order at 5:15 pm

2. Opening Remarks: GVHA Chair and CEO

Opening Remarks: Dave Cowen, Chair of the GVHA Board

- As GVHA Governance Chair and now Board Chair, interested in better ways to communicate, including with member agencies. Have discussed with the VEHS Chair.
- Key interests for the Ogden Point development:
 - GVHA properties are an aging asset.
 - Developments must be truly sustainable
 - Have infrastructure that is expensive to upgrade, repair and maintain.
- Importance of transparent dialogue. Wants all member agencies to understand what GVHA is about.



FINAL

Opening Remarks: Ian Robertson, GVHA CEO

- Ian is committed to open dialogue and communication. He has an open door policy.
- He is happy with the Ogden Point planning process to date.
- He attended the meeting to listen.

3. Mark Crisp, Stantec

Presentation on the Ogden Point Master Plan Process

Mark presented information on the inputs to, and outcomes of the Ogden Point planning process to date. Includes noise modeling and tsunami modeling. Have worked on functional layouts to move forward to the next phase, the development of a more detailed plan. Are looking at how to implement the plan over the next 30 – 40 years.

Stantec is completing the Functional and Facilities Plan, laying out the preferred concept and infrastructure, in May 2016. Anticipates that the final Master Plan will be completed in December 2016. The Master Plan will contain layouts and guidelines. Will also contain details about implementation re phases, costs, and governance.

Ogden Point will primarily be an industrial property. Also a centre of marine activities, tourism and educational opportunities. The Plan will need to meet the needs of current and future tenants, anticipate infrastructure needs for the near and long term. Starts with what people want to see on the site in the future and works back to the current time.

Key concerns are uses, amenities, emissions, noise and traffic. Have spent a long time working on traffic and transportation.

The work so far is conceptual, with broad zoning concepts that are deliberately flexible to feed into the rezoning process of the City of Victoria . The Master Plan will contain guidelines for building, infrastructure, roads etc. Future builds – how will they evolve over time? What will the site look like re function, screening from the wind, screening noise etc.

Market/ viability assessment – what could be built at OP in addition to cruise that is practical and feasible for the site. Site economic analysis. Opportunities – examples;

- Home port
- Yacht storage facility and life

It comes down to the business case – income potential markets – as well as site feasibility.

Will have opportunity to provide input to the process until December. Mark is open to discuss the plan with people.

4. Member discussion of Ogden Point plan

- Question about the breakdown of the \$60 million anticipated costs looking forward.

Response: Have spent \$24 million on infrastructure upgrades since divestiture so not unrealistic.

- People have an interest in coming to the site and seeing marine industry at work.
- Want to know the What? Where to? Why? Of the plan development.
- Concern that the proposed scenario might be cutting of marine-land interface needed for future marine industry/commerce.

Response: Have to do the re-zoning first. Is a necessary first step. We don't need or want to be overly prescriptive in the zoning process e.g., instead of saying "a grocery store will go here", propose an area zoned retail and let the market decide. Want to anticipate – over the next 30 to 40 years, what are possible activities that could be at the site?

- Want to ensure, though, that one includes the full size and height of potential developments in the ask. Ask for what we can do and the City will decide.
- People want the details but we are not there yet. It is okay to have a little trust as we move forward.

Response: The City will prepare a Form and Character Plan for the development permit area. It will be accompanied by a list of permitted uses and accessory uses. Want that list to be as large as possible for flexibility.

- The communication plan is important when the Master Plan is released – for James Bay neighbours as well as investors.
- Governance process – recommended consultation process going forward, including proposed developments on the property?
- We cannot afford to lose any more marine/commercial in Victoria Harbour. There is nothing else before Oak Bay. Loss of marine industry/commerce also means loss of employment.
- Need to also keep in mind – does the activity contribute to GVHA and its asset bill?
- Want the right mix of activities. As a point of principle, do not want to lose opportunities for industrial activities that need a land-marine interface.
- This plan needs an overarching vision. Example from Canoe Cove – a marine community second to none. Need to think about what the market will bear vs what the site could be.
- Opportunity for marine training.

- It is important to be explicit about the range of marine indus/commerce that is possible. Be explicit – not talk in generalities.
- Need to protect the working harbour. Activities on the site should not be only driven by the market. Do not ascribe the theory that the market will go to the highest and best use – need to preserve the opportunity for marine indus/commerce at the interface between land and sea.
- Would like to see a reporting of how all marine uses are contemplated and how these translate to the zoning.
- Why does GVHA not get the cruise industry to pay for the infrastructure changes? If have higher capability, will have more leverage. Need to shift the balance – make this THE port that everyone wants to come to. How to get the flow through this port?
- GVHA is interested in creating a home port by 2020. It brings the benefit of people spending 3 to 4 days in Victoria at the start or end of their journey.
- Have looked at ways to reconfigure the site. The cruise business can still grow – need to make better use of the pier.
- Need to be realistic – there are only certain other marine businesses that will work there. A car carrier won't work, for example.
- Can provide input – review the Functional and Facilities Plan. Will feed into the Master Plan.
- GVHA CEO participates in govt relations forum where discuss pre-clearance, infrastructure funding. Ian is in Ottawa at least once a quarter. Wants to be at the table if there is a divestiture or other opportunities arise. The Coast Guard has not short or mid-term plan to leave their property on Dallas Road.
- The last thing we need is a hotel at Ogden Point. Concern that, if it doesn't work, it will become residential and residences on the property will lobby against marine industry/commerce.
- Clarification – are planning 3 – 4 long docks for super yachts. Need to understand the market better. Also – may likely need escort tugs in the future – are 100 ft long. There is no spot for them in the Harbour at this time.
- Want to ensure there are enough checks and balances in the plan.



FINAL

5. Discussion of next steps

- Request that members are able to see and review the Functional and Facilities Plan when it comes out.
- Is not the only time for input. There will be many steps along the way, including the rezoning process. GVHA will reach out again to member agencies and seek feedback from the community on planning.
- During re-zoning, will have an opportunity to comment in front of Mayor and Council. GVHA would like to see us speaking from the same page in support of the Plan. It will stop development if a group is hammering at the process from the outside.

Closing of meeting

The Chair adjourned the meeting at 7:15 pm

Next member meeting: April 20 2016 at 5:15 pm at Ogden Point Pier B