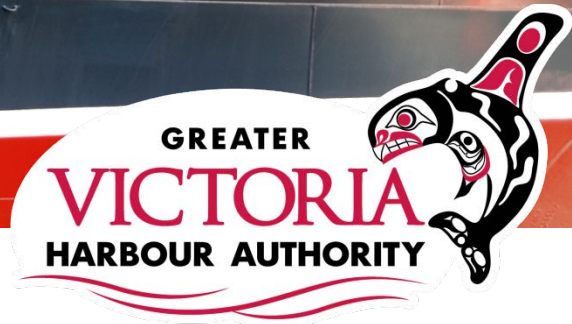
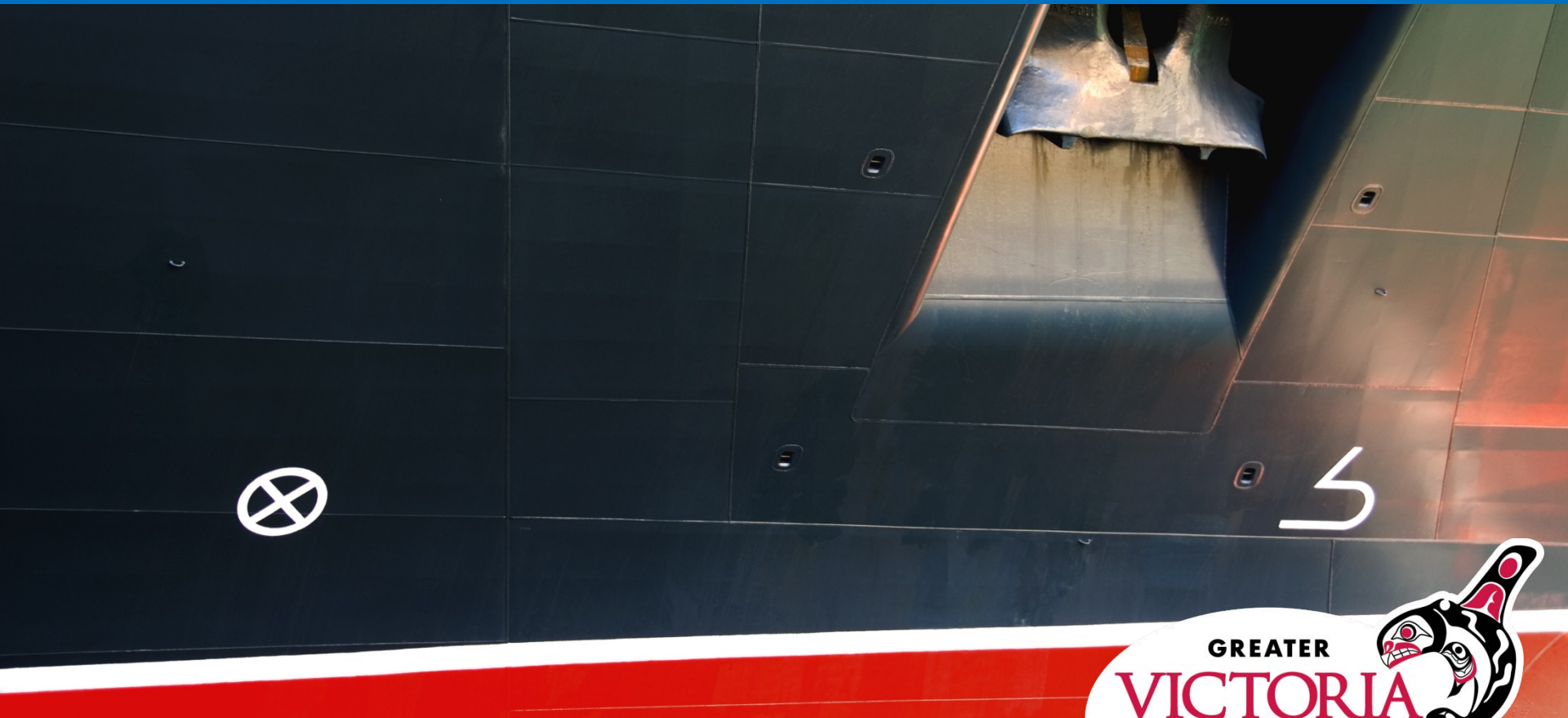


Victoria Esquimalt Harbour Society

Ogden Point Master Planning Presentation



April 20, 2016



First Nations

Esquimalt Nation



Songhees Nation

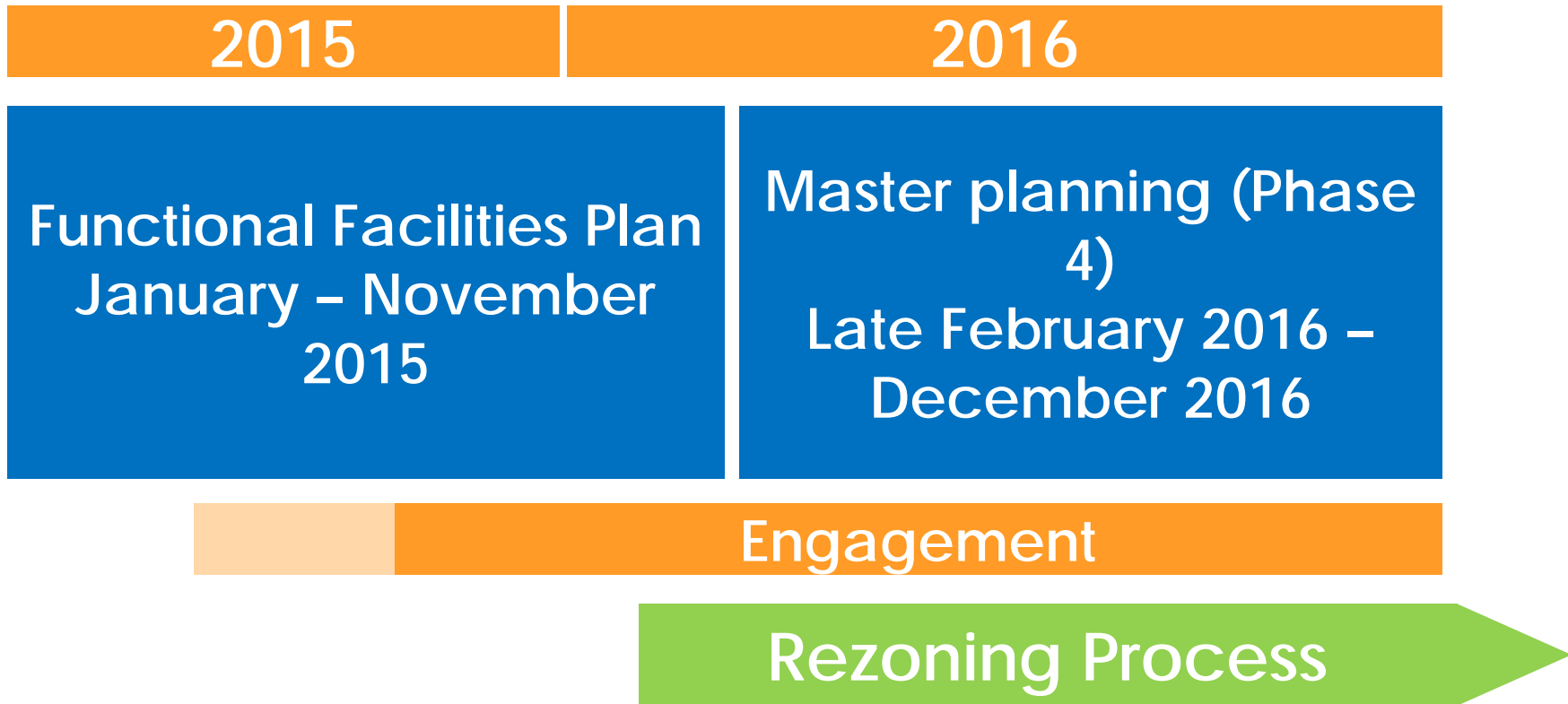


Today's Presentation

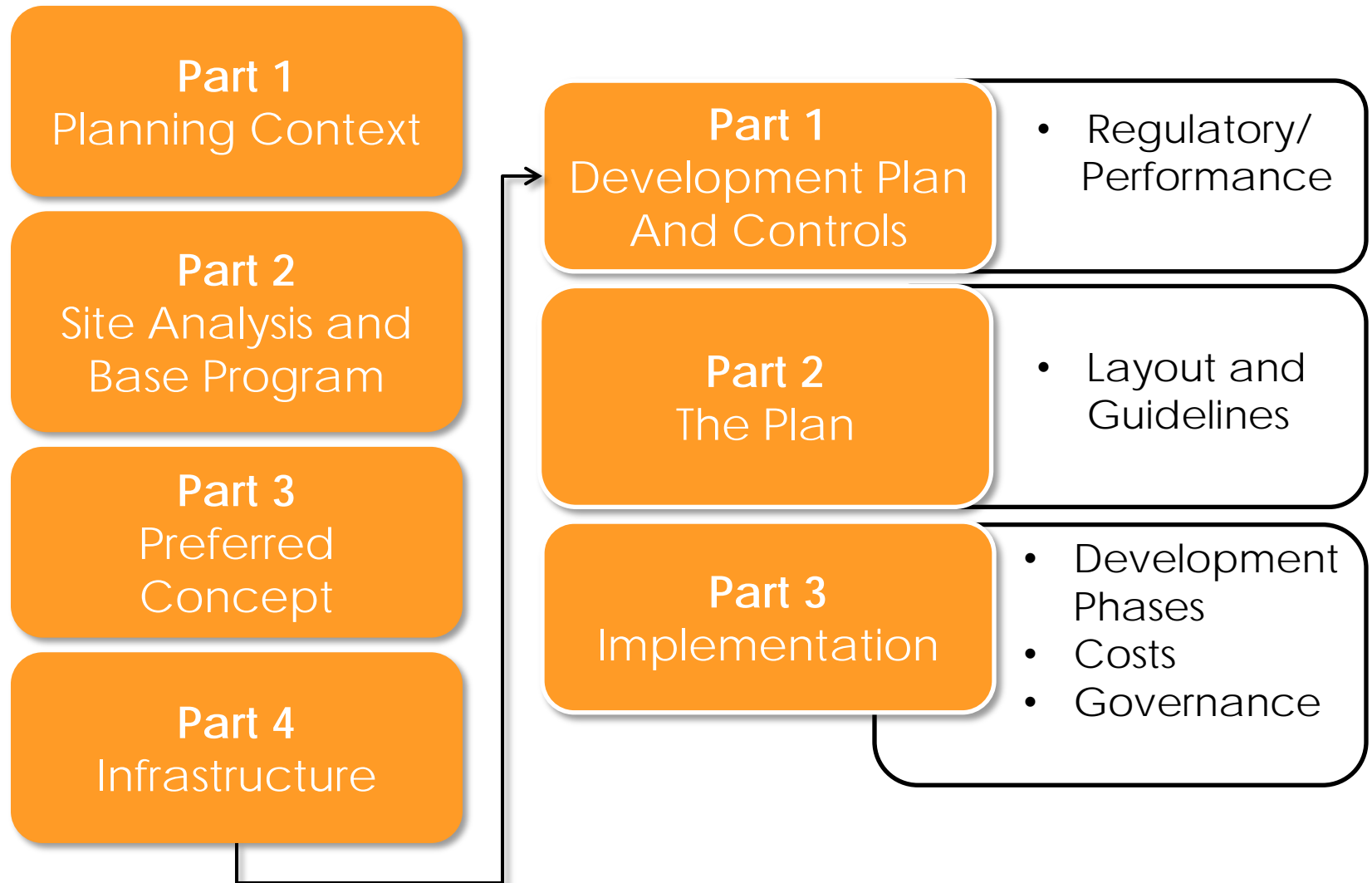
- Project Structure and Schedule
- Vision, Goals and Objectives of the Plan
- Consultation
- Project Drivers
- Basis of Current Plan
- Summary/Next Steps
- Discussion

Project Structure and Schedule

Project Structure and Schedule



The FFP/MP– Structure



Vision, Goals and Objectives

Vision For Ogden Point

- Ogden Point is a place of tradition, history and optimism for the future.
- Ogden Point is a working harbour and tourism gateway that will also grow as a valuable cultural and recreational amenity for the Region, and as a good neighbour for the James Bay community.
- Ogden Point will continue to develop as a focal point for economic and cultural partnership with Songhees Nation and Esquimalt Nation.

Vision For Ogden Point

- Ogden Point will continue to focus on becoming a centre of marine activities, tourism, and educational opportunities, as well as other diverse uses that are complimentary to the City of Victoria, and community at large.
- Ogden Point will be operated in a safe, environmentally, socially and fiscally responsible manner, and will maintain a strong economic and cultural contribution to the City of Victoria and the region as a whole.

Masterplan Goals and Objectives

Goals

- Generate public, industry and development interest and support.
- Create a place that is vibrant, functional and flexible
- Develop a plan that balances viable industry needs, community amenities and opportunities for new complimentary types of uses.
- Provide certainty for community, city, region and industry

Masterplan Objectives

Objectives

- Work to identify and address with the City of Victoria , transportation and traffic challenges on Dallas Road
- Meet regulatory requirements for rezoning
- Plan for the appropriate mix of uses on the property that meets the financial and operational needs of the GVHA
- Provide an implementation plan based on a sound development strategy and procurement model that addresses the needs of current and future tenants and uses.

Masterplan Objectives

Objectives

- Provide an implementation plan based on a sound development strategy and procurement model that addresses the needs of current and future tenants and uses.
- Provide detailed guidance on the development of buildings, infrastructure and structures for near and long term land and water activities and operations

Consultation

Engagement and Communications

Ogden Point Master Plan & Rezoning Application Engagement Plan 2015–2016

Outline of Engagement Strategy Actions for the preparation
of the Ogden Point Masterplan



Prepared for:
Greater Victoria Harbour Authority



Prepared by:
Stantec Consulting Ltd.
400 – 655 Tyee Road
Victoria, BC V9A 6X5
Tel: (250) 388-9161
Fax: (250) 382-0514

June 2015

- IAP2 Principles
- Key Stakeholder input in building the plan
- Transparent Process
- Range of tactics for engaging community and stakeholders
- Mind mixer site
- Feedback Loop
- Communications Plan in place



Consultation

28 sessions to date

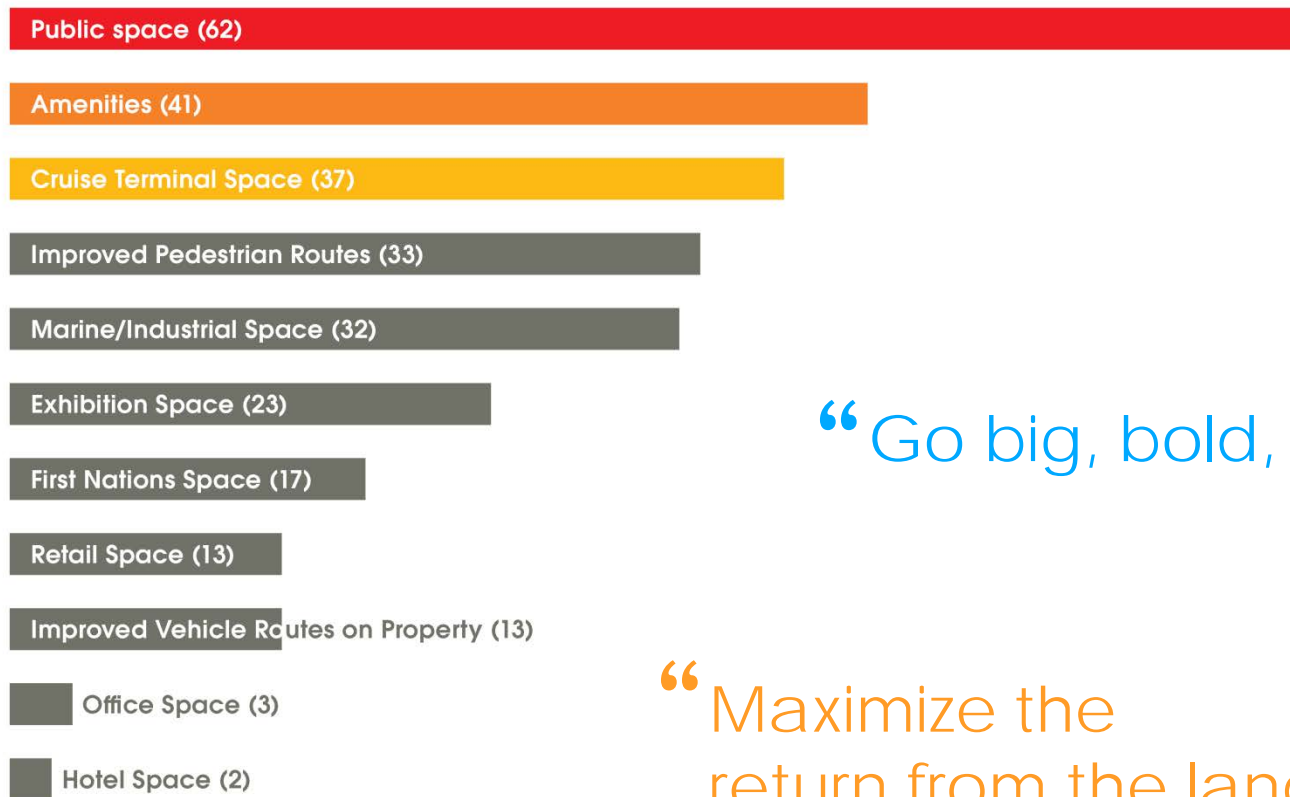
(Meetings/Workshops/Open Houses..)

- Two Key Stakeholder Workshops
- Two Community Open House Events
- One GVHA Board Workshop
- Presentations to City and James Bay Community Association
- Presentation to Songhees and Esquimalt Nations

Community Conversation Meeting

“We are the Capital and major gateway.”

Top 3 things about the Ogden Point Master Plan that are most important to participants:



“Go big, bold, and tasteful.”

“Maximize the return from the land.”

Community Conversation Meeting

#1 **Priority Use**
Amenity Space

#2 **Priority Use**
Marine Services

#3 **Priority Use**
Marine Technology

#4 **Priority Use**
Retail

#5 **Priority Use**
Office

#6 **Priority Use**
Hotel

Participants were asked to prioritize the potential uses and the highest priority uses were for amenity space, marine technology and services. The lowest priority uses were for office and hotel.

206
participants

103
surveys completed

Project Drivers

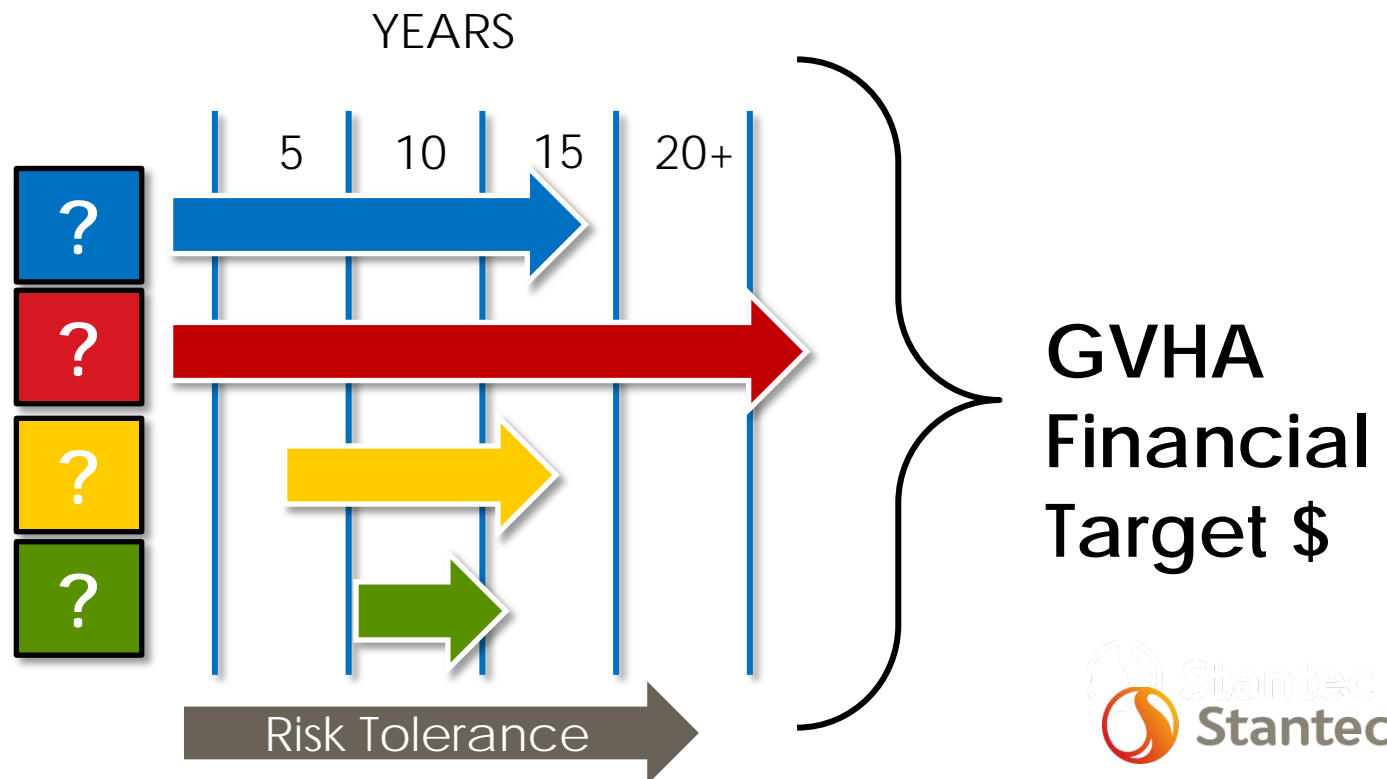
Drivers – Balancing Needs/Creating Flexibility – On Land and Water

Allocation of
Land/Water
access to meet
Cruise business
needs

Existing and
Potential
Marine Business
potential

Other
Complimentary
Uses to generate
income

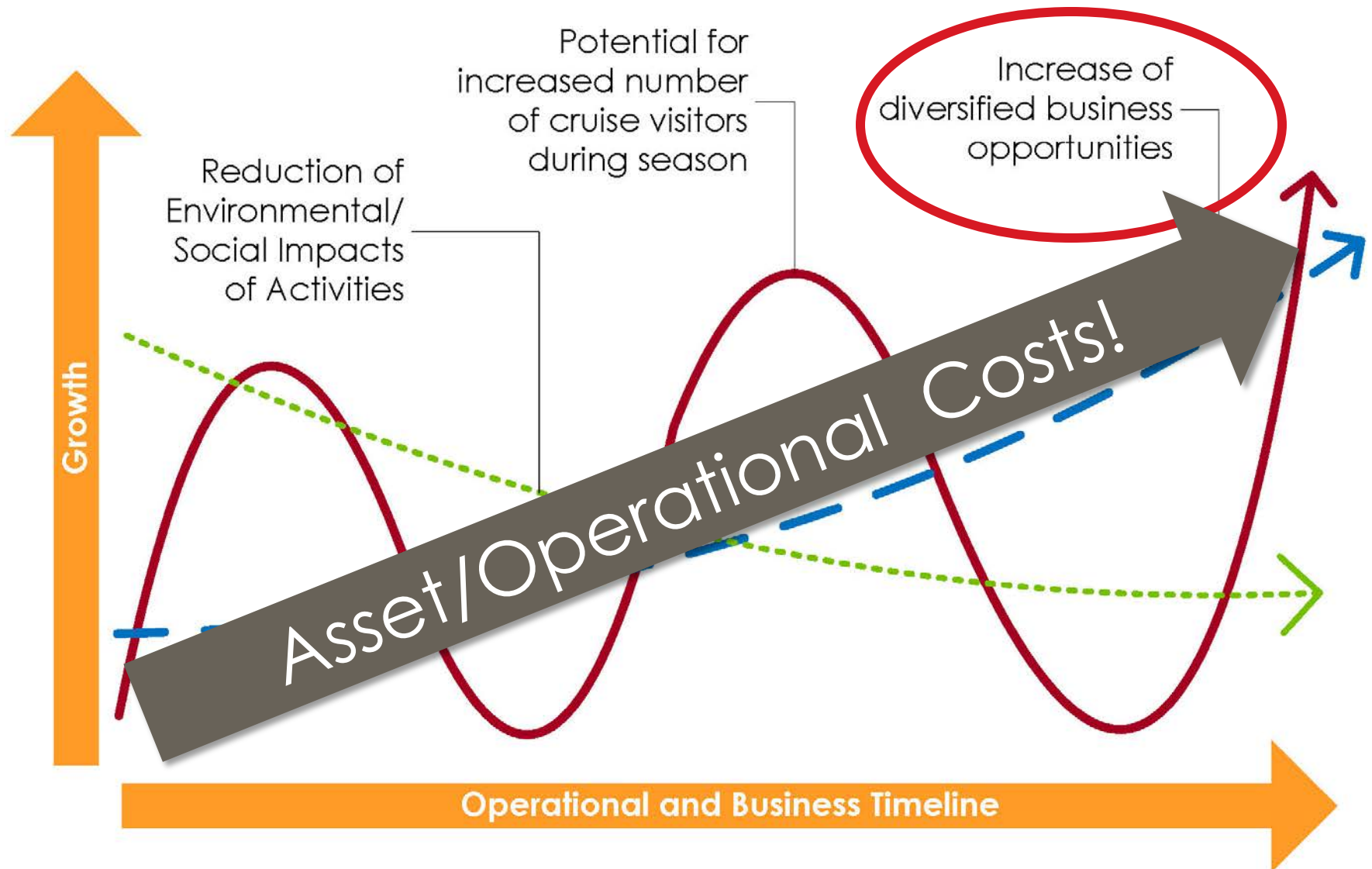
Community,
Tourism and
Recreation



Drivers

- Significant emerging asset costs for all GVHA facilities – **\$60** million+
- Certificate of Compliance pending
- Cruise ship **60%** of GVHA income source
- Ongoing Community concerns
- (emissions, noise and traffic)
- City requirement for a masterplan and rezoning

GVHA Conceptual Drivers



Drivers

- Need diversification of land and water uses and business opportunities to generate income GVHA to meet capital and operational demands.
 - Includes current and future marine industry and service needs
 - Includes other types of complimentary uses that generate income. – commercial, institutional and retail.
- Planning for both based on viability and market demands

Drivers

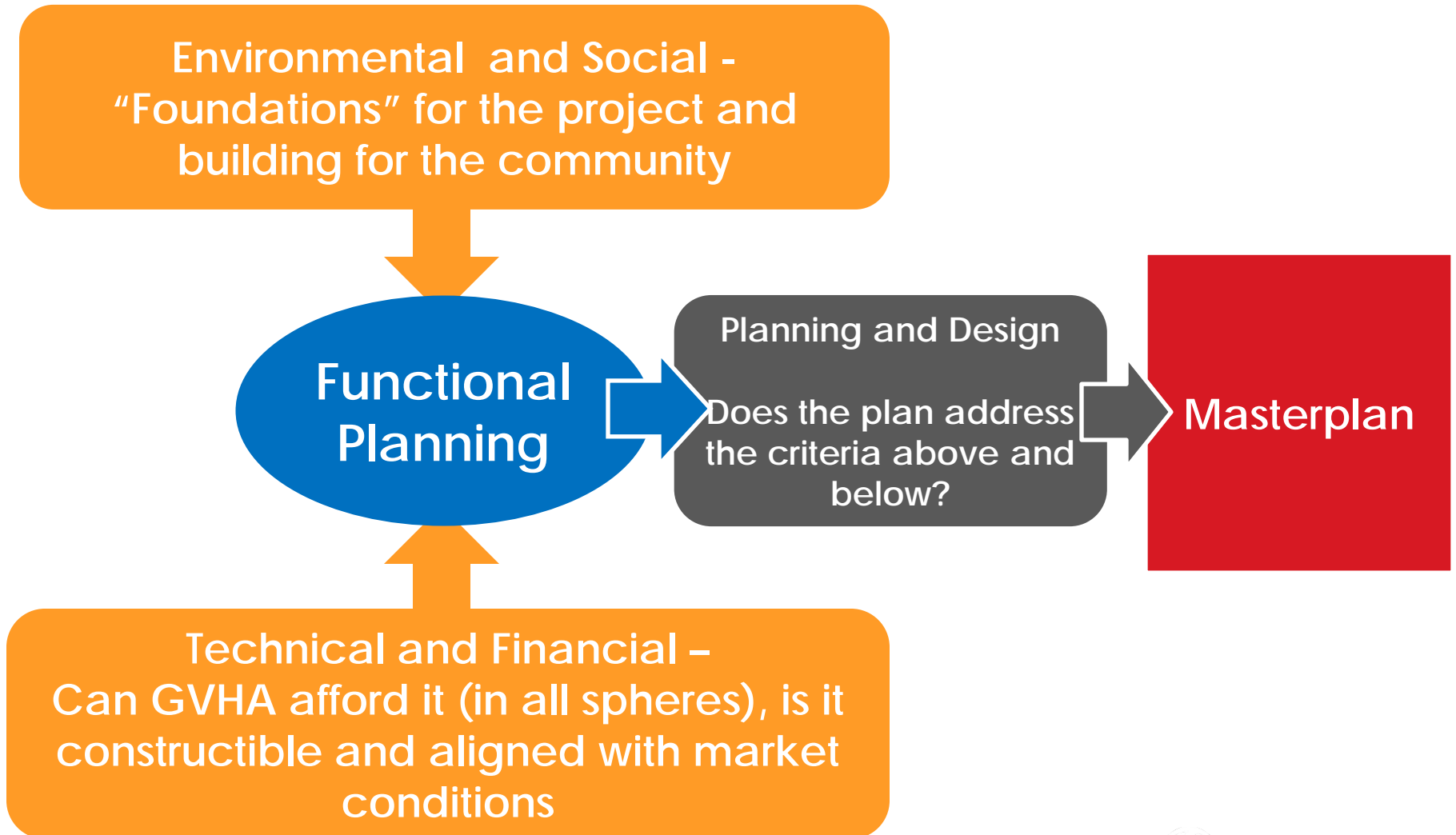
Two reports developed to guide planning:

- Review of assumptions made in previous marine industry studies (Wave point Report)
- Review and analysis of commercial, retail and institutional market opportunities, (Site Economic Ltd.)

Drivers

- Some assets already upgraded (dolphin, dredging works etc.) Significant dollars already spent.
- Home Porting and supporting services in discussion. – business case needed
- Yacht storage facility and lift contemplated in plan – business case needed

Decision Making Foundations



Decision Making – Major Influences

Regulatory Context (all governments)

Songhees and Esquimalt First Nation

The Official Community Plan

James Bay Neighbourhood Plan

Engagement
Process
reaching as
broad an
audience as
possible

Balanced
Decision Tool
Evaluating
options

Modeling

Market
Reality
Check/
Operational
Improvement

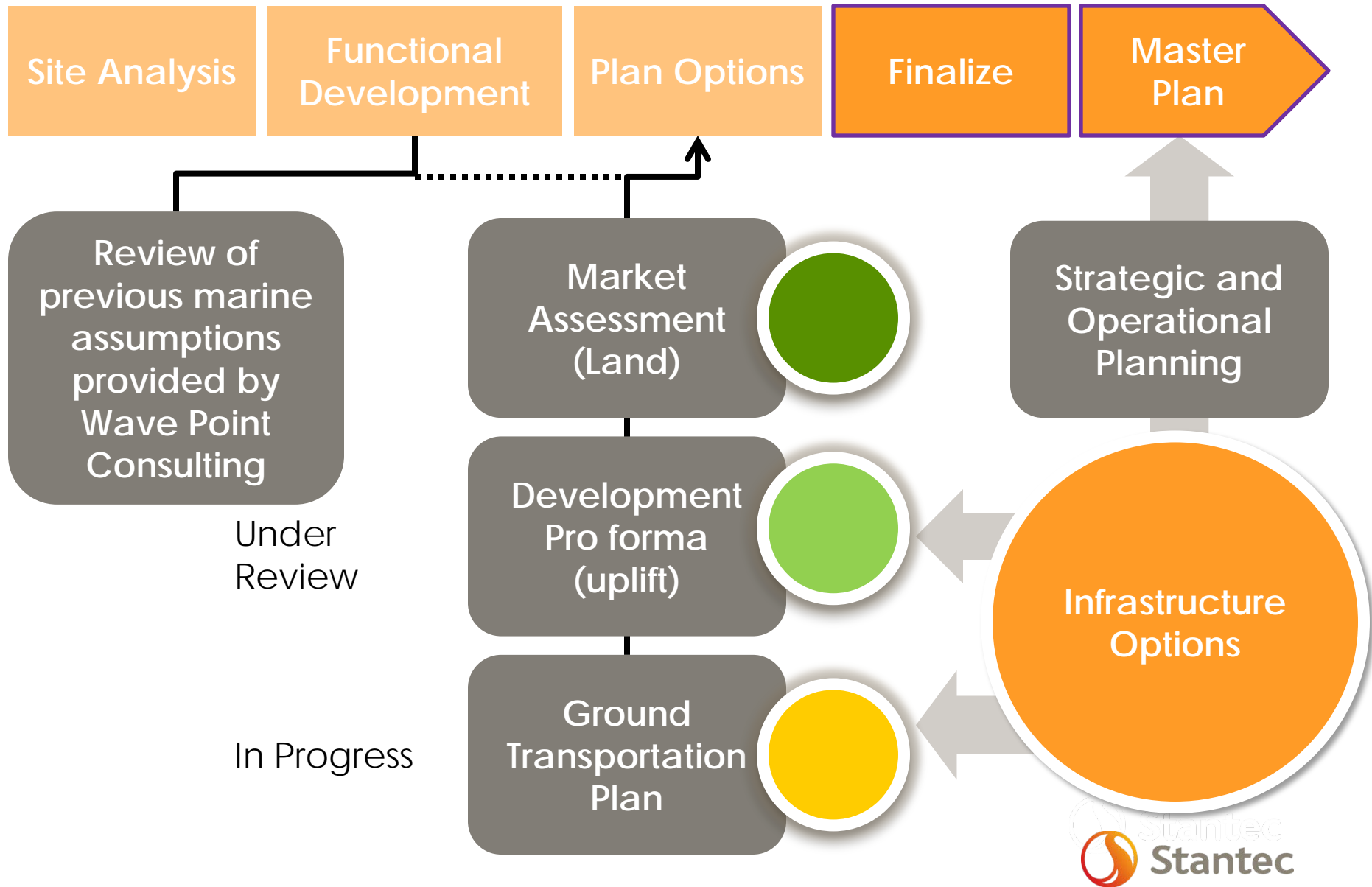
Zoning and Performance Standards

A process to follow through, implement , monitor and report

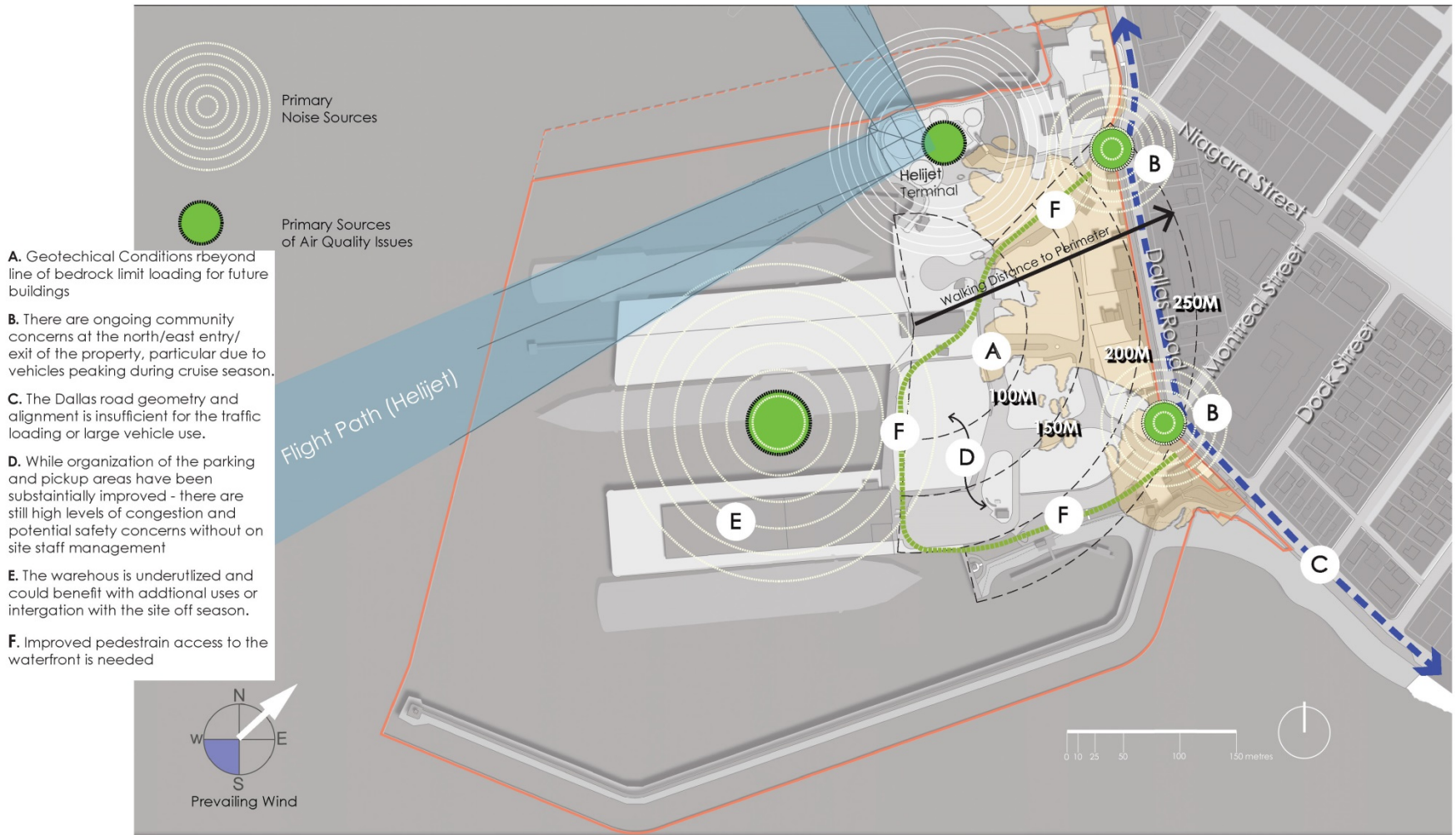
Basis of Current Plan

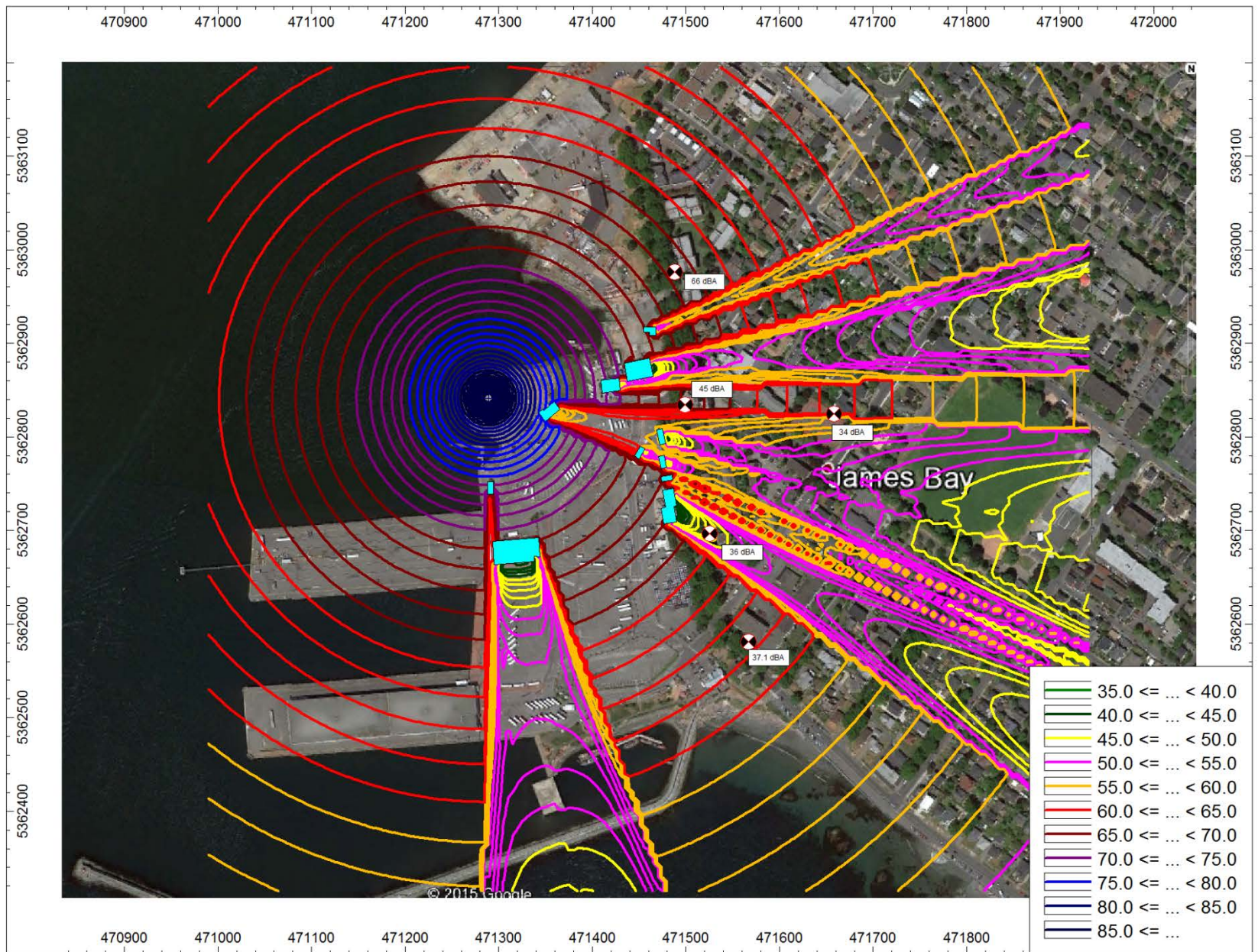


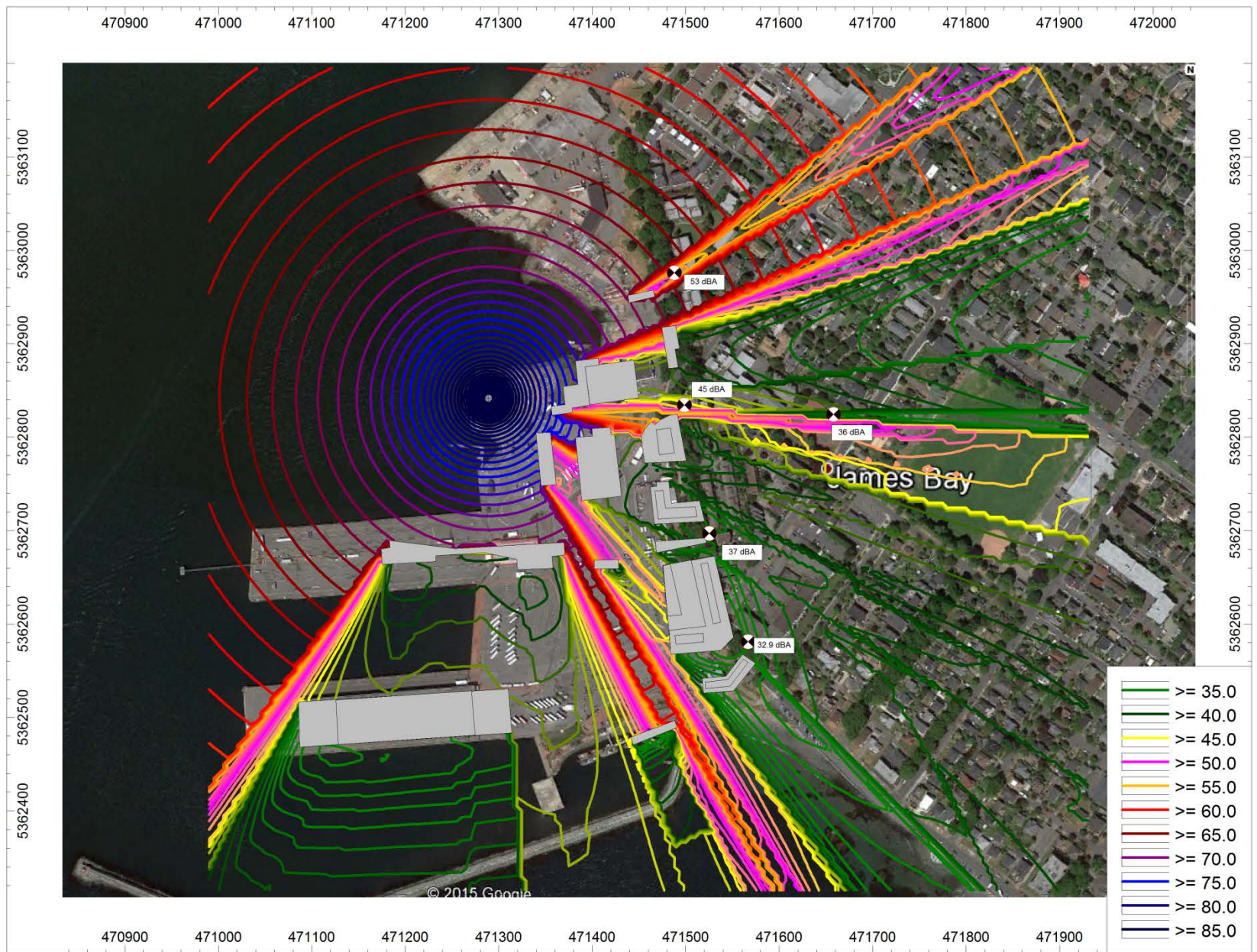
Key Considerations During Planning...

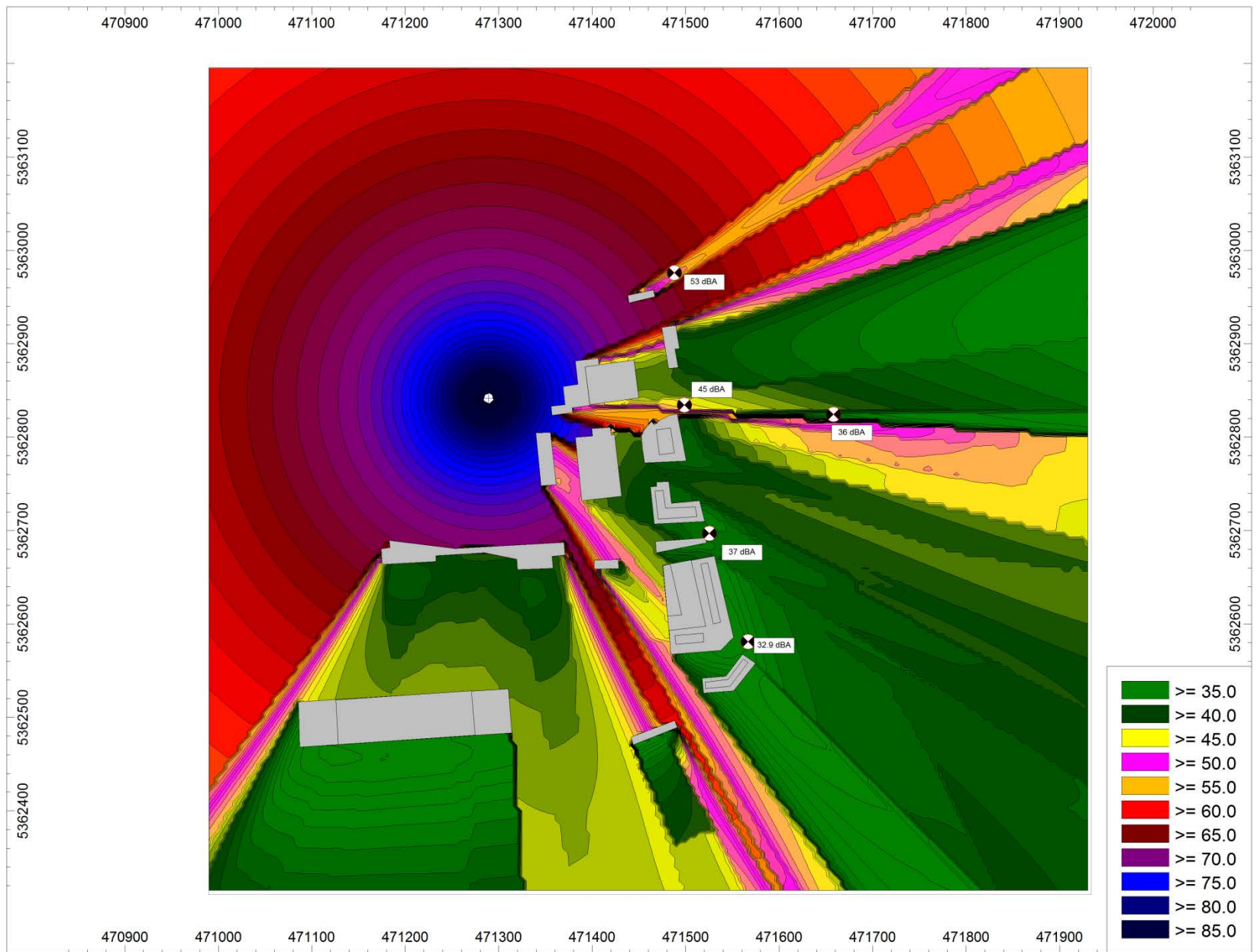


BACKGROUND CONSTRAINTS









Marina/Yacht Storage
(attenuation/works
required for basin)

Short term
Use/laydown

Dolphin Extension
(400m Panamax)

Short term
Use/laydown

Dolphin Extension

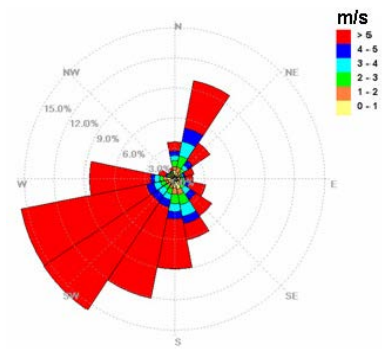
Home Port

Access
Constraints

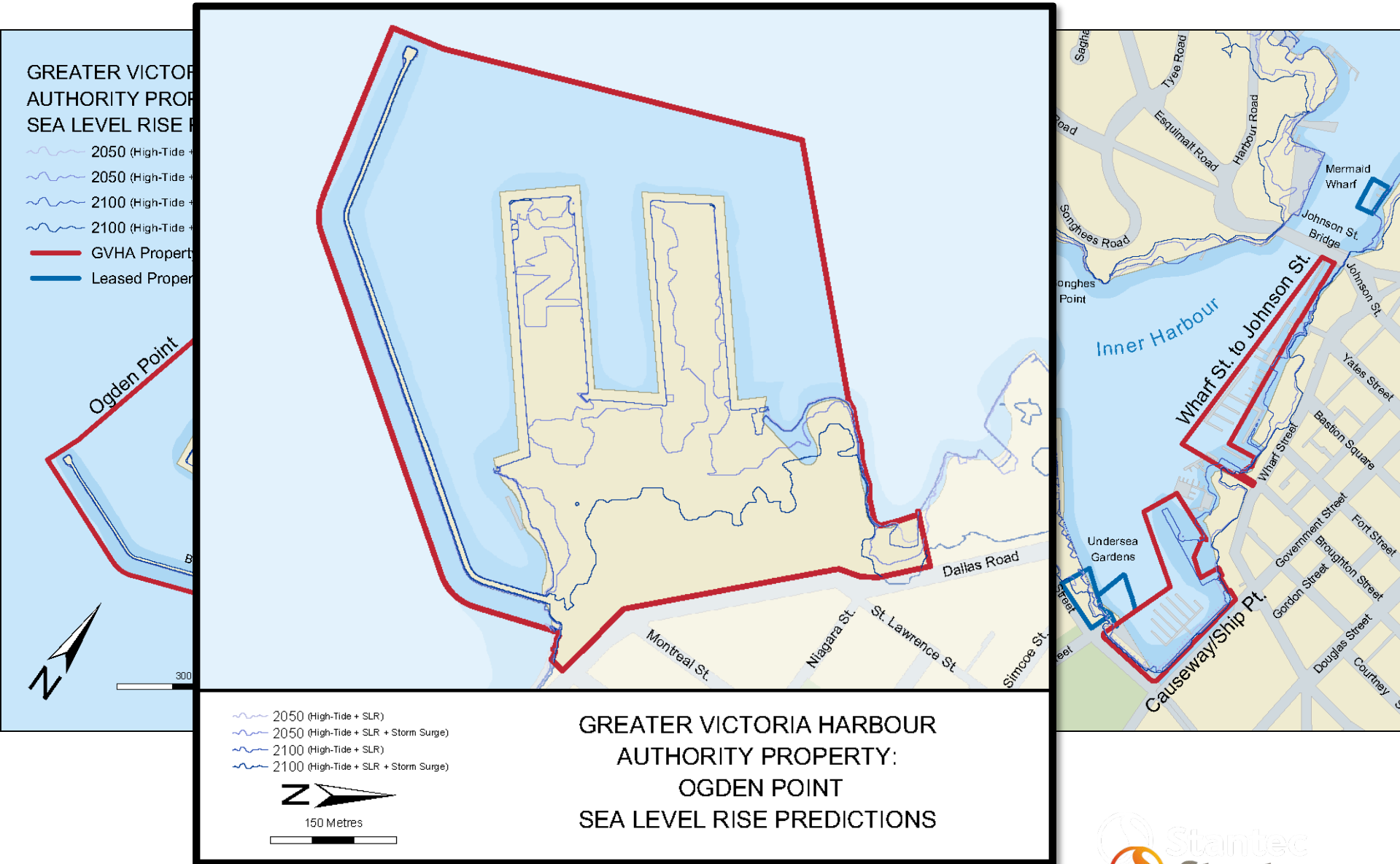
Maintain/Enhance
Pilot, Emergency,
Other Business
Access

Breakwater
Widening

Shore power



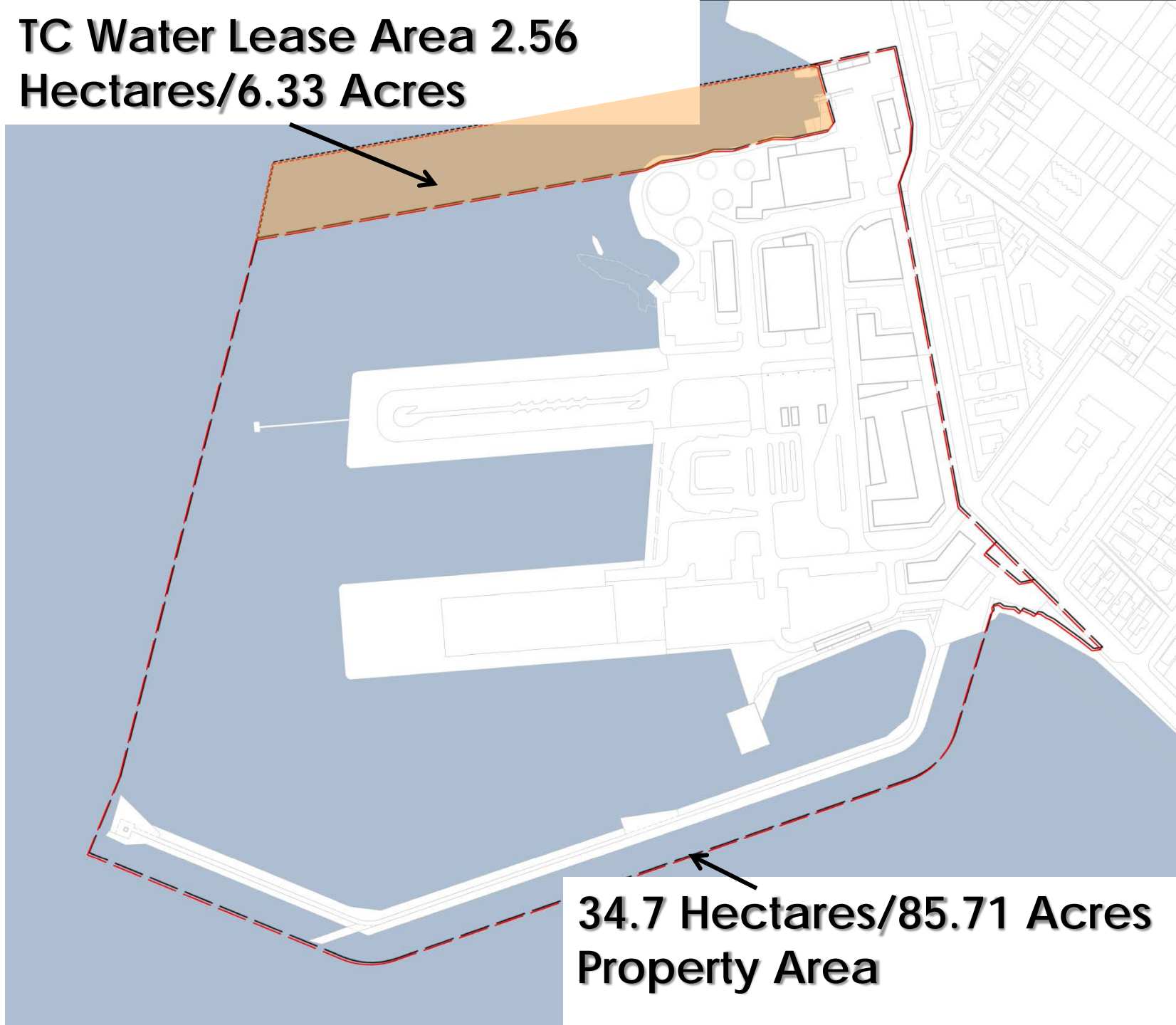
Emerging Constraints



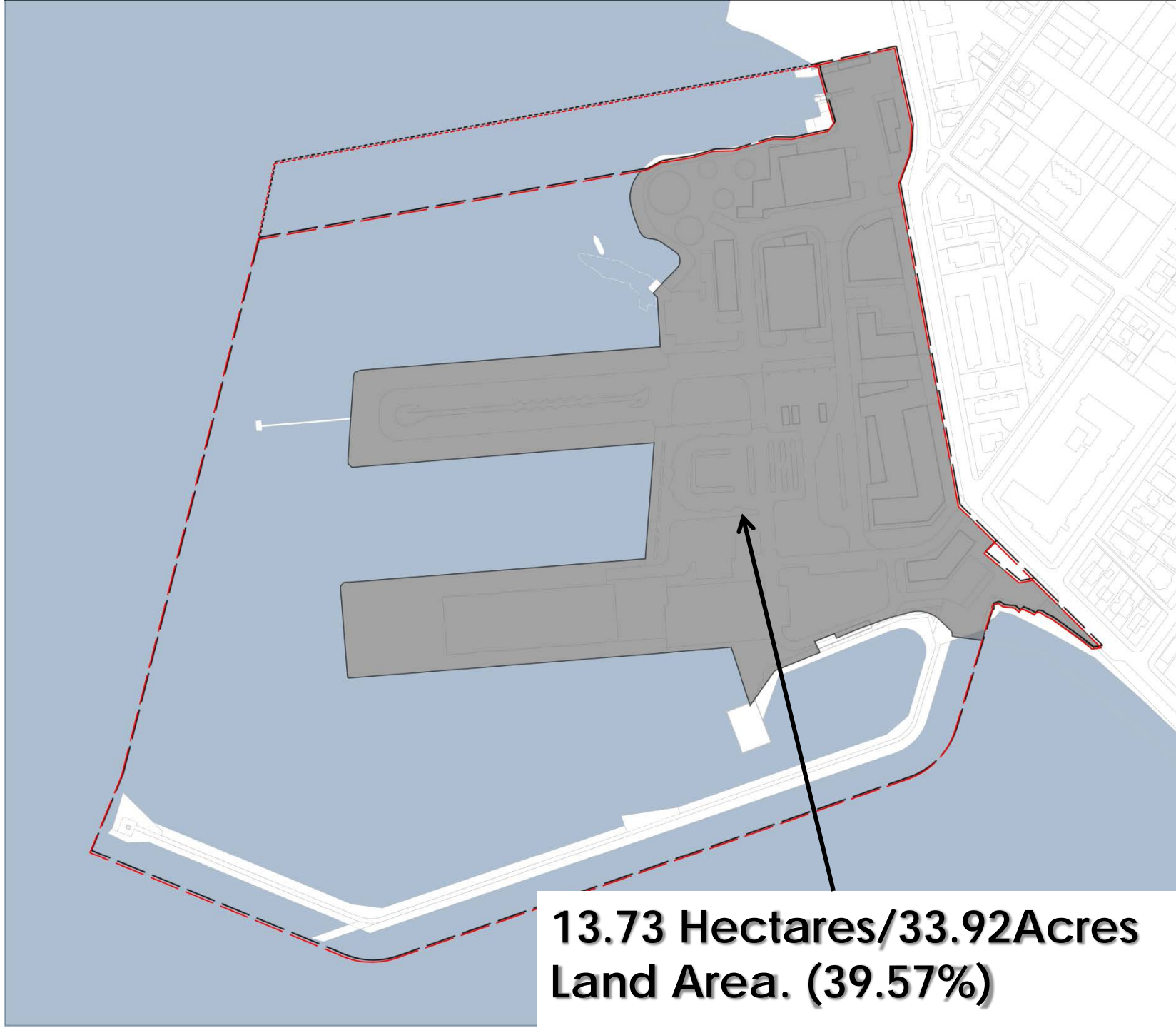
OPMP - Land Use Allocation

Development/Use Area	Ha	Ac	% Land/Water
Area of Property Boundary Land and water	34.70	85.71	100%
Estimated Land Base for Development	13.52	33.39	38.96%
TC Potential water lease area	2.56	6.33	18.96%
Designated Functional Area to date	Ha	Ac	% Land
Cruise/Marine	7.04	17.39	52.07%
Aviation/Marine	0.69	1.69	5.07%
Marine/Marine Industrial	2.80	6.91	20.68%
Commercial/Retail/Institutional	2.12	5.23	15.67%
Amenity	2.25	5.56	16.64%
Road/Parking/Access Area (overlay on land)	4.41	10.88	32.59%
	14.89	36.77	
Estimated % Marine/Cruise/Aviation Development Area			77.82%

**TC Water Lease Area 2.56
Hectares/6.33 Acres**

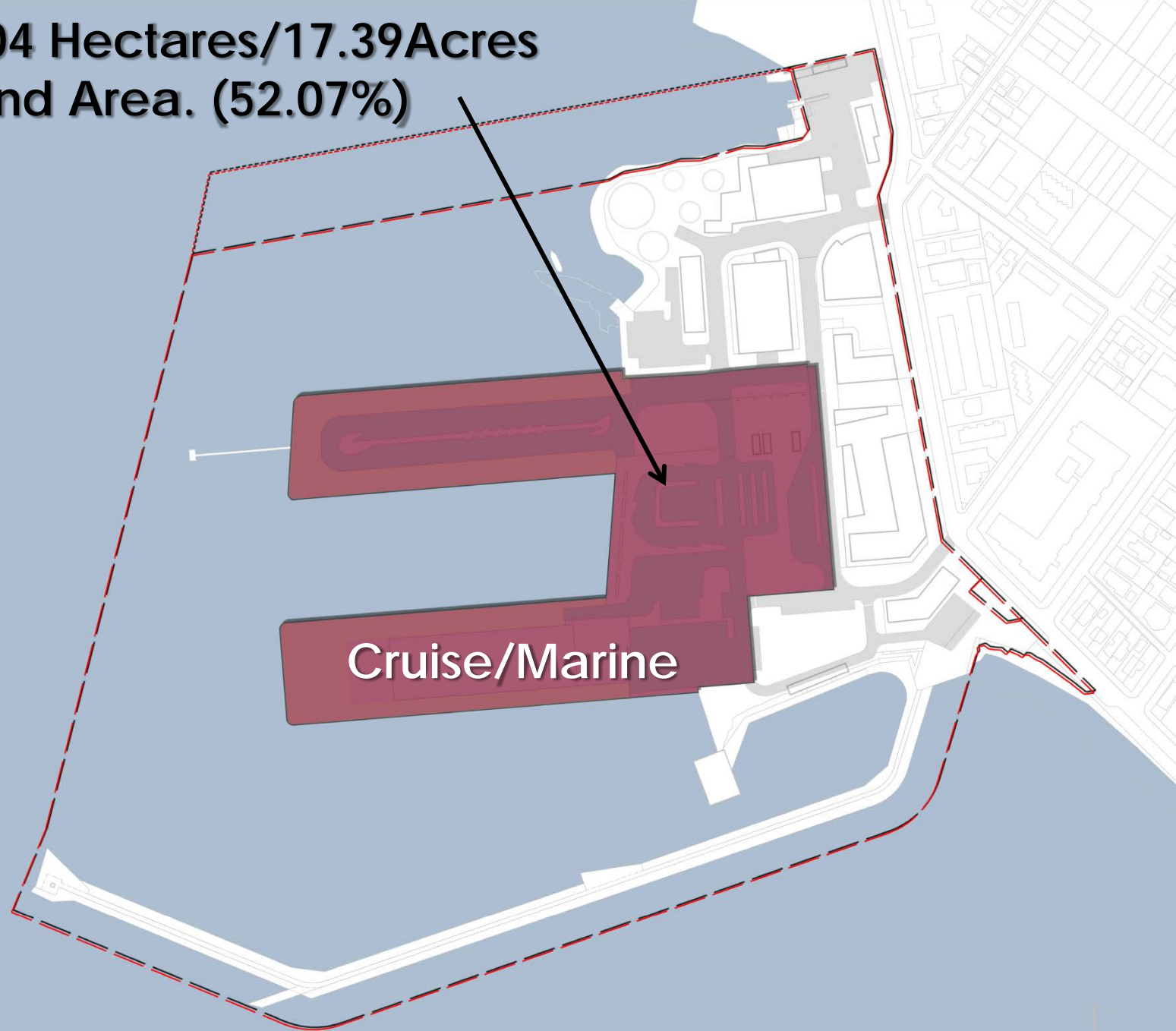


**34.7 Hectares/85.71 Acres
Property Area**

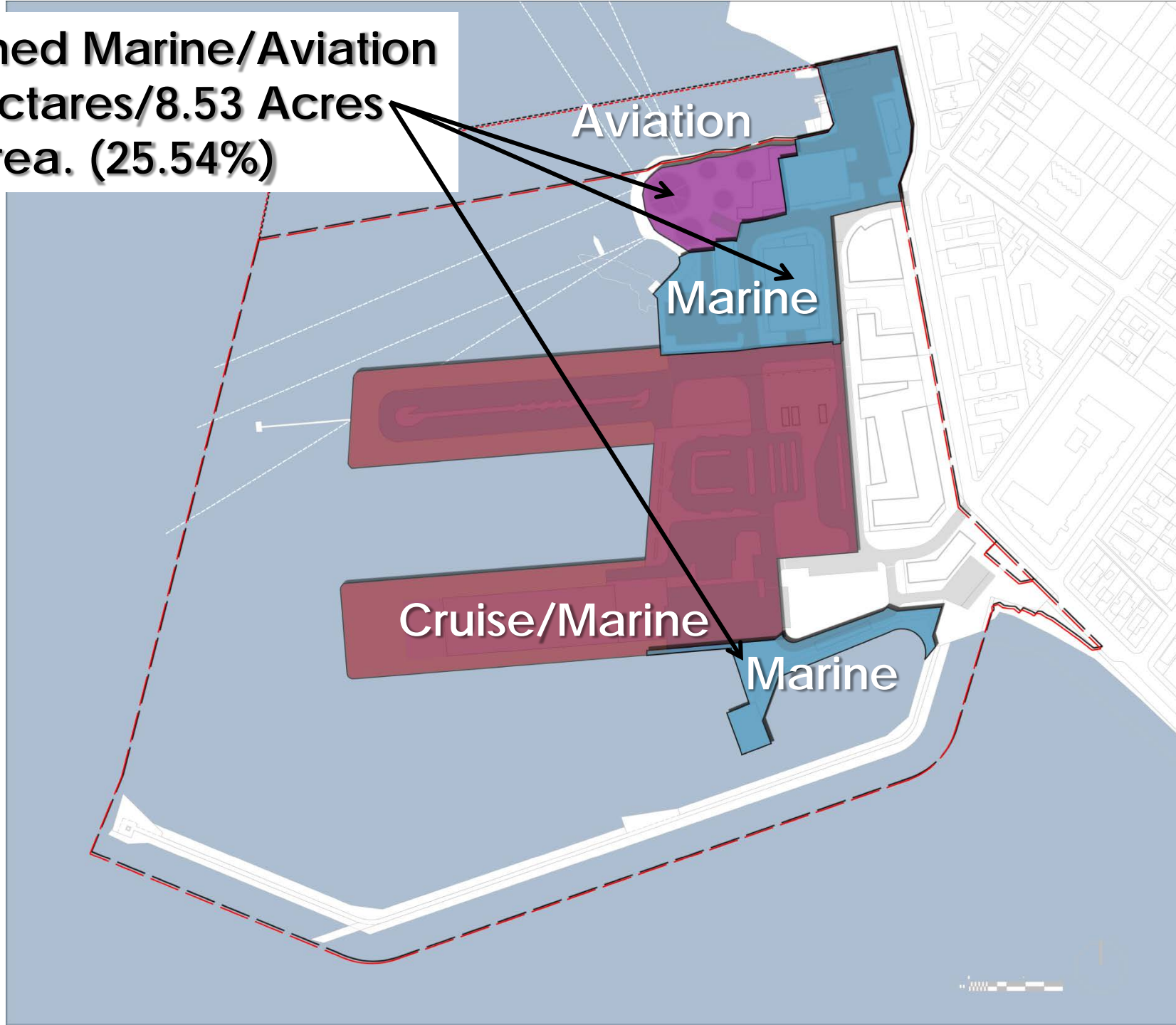


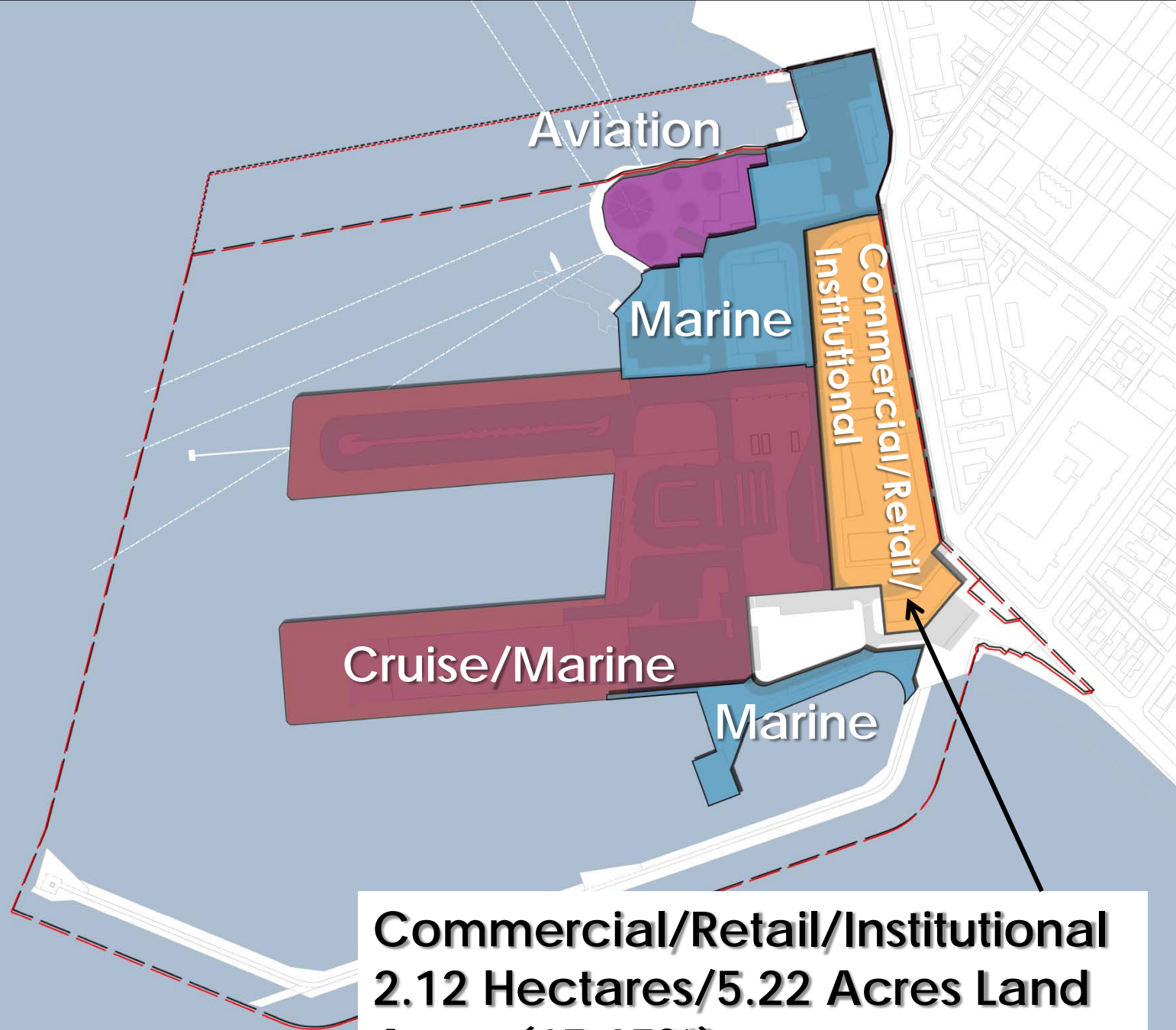
**13.73 Hectares/33.92 Acres
Land Area. (39.57%)**

**7.04 Hectares/17.39Acres
Land Area. (52.07%)**

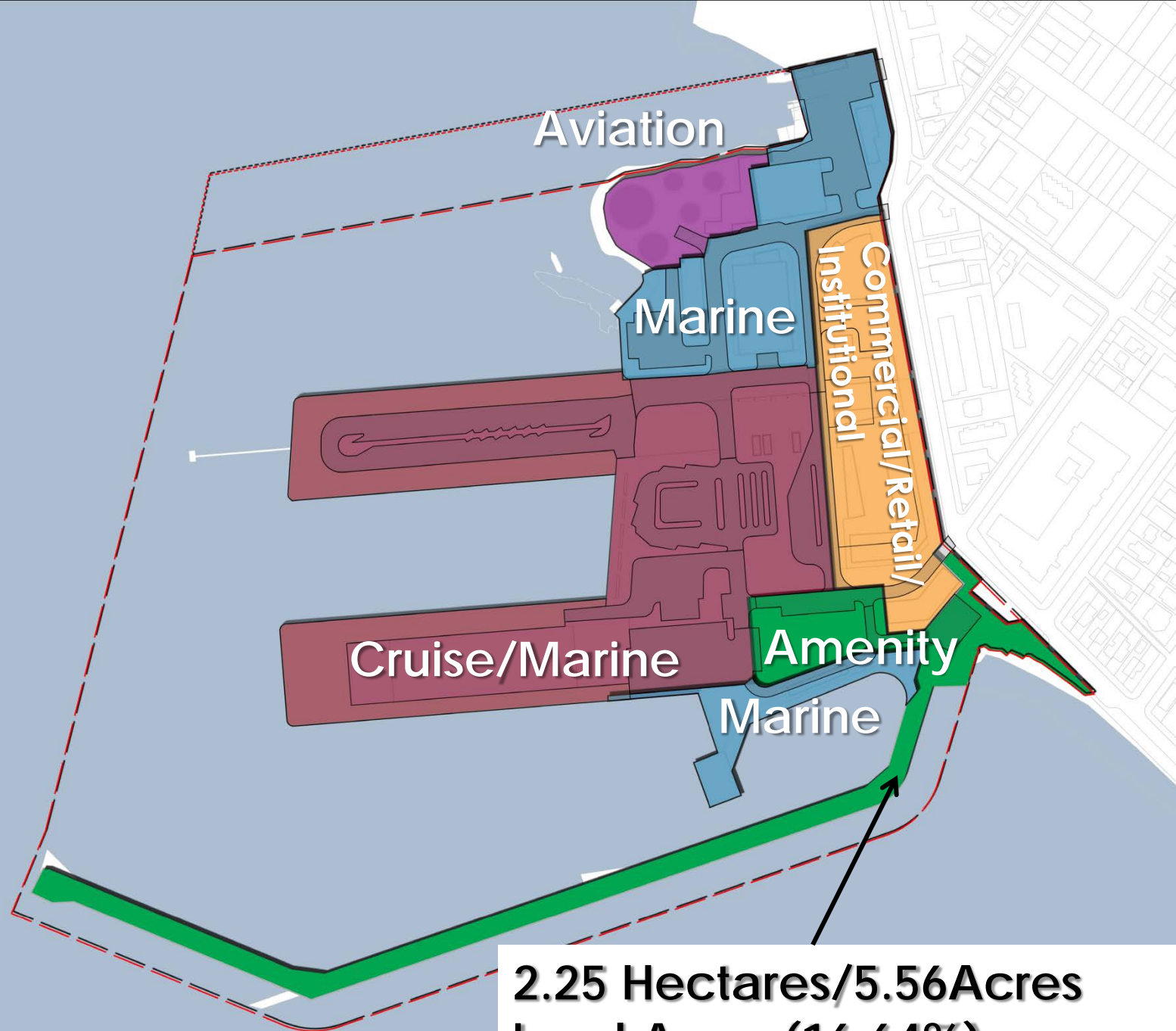


**Combined Marine/Aviation
3.45 Hectares/8.53 Acres
Land Area. (25.54%)**





**Commercial/Retail/Institutional
2.12 Hectares/5.22 Acres Land
Area. (15.65%)**



**2.25 Hectares/5.56Acres
Land Area. (16.64%)**

The map illustrates the Port of Los Angeles, divided into several colored zones representing different land uses or potential business applications. The zones are outlined in red and include:

- Blue Zone:** Located in the upper right, near the city center.
- Orange Zone:** Located in the center, adjacent to the blue zone.
- Green Zone:** Located in the lower right, along the waterfront.
- Red Zone:** Located in the lower left, along the waterfront.
- Yellow Zone:** Located in the center, adjacent to the orange zone.
- Purple Zone:** Located in the upper left, along the waterfront.

The map also shows the city grid, the harbor, and the surrounding areas. A scale bar is visible in the bottom right corner.

Flexibility

Market Demand

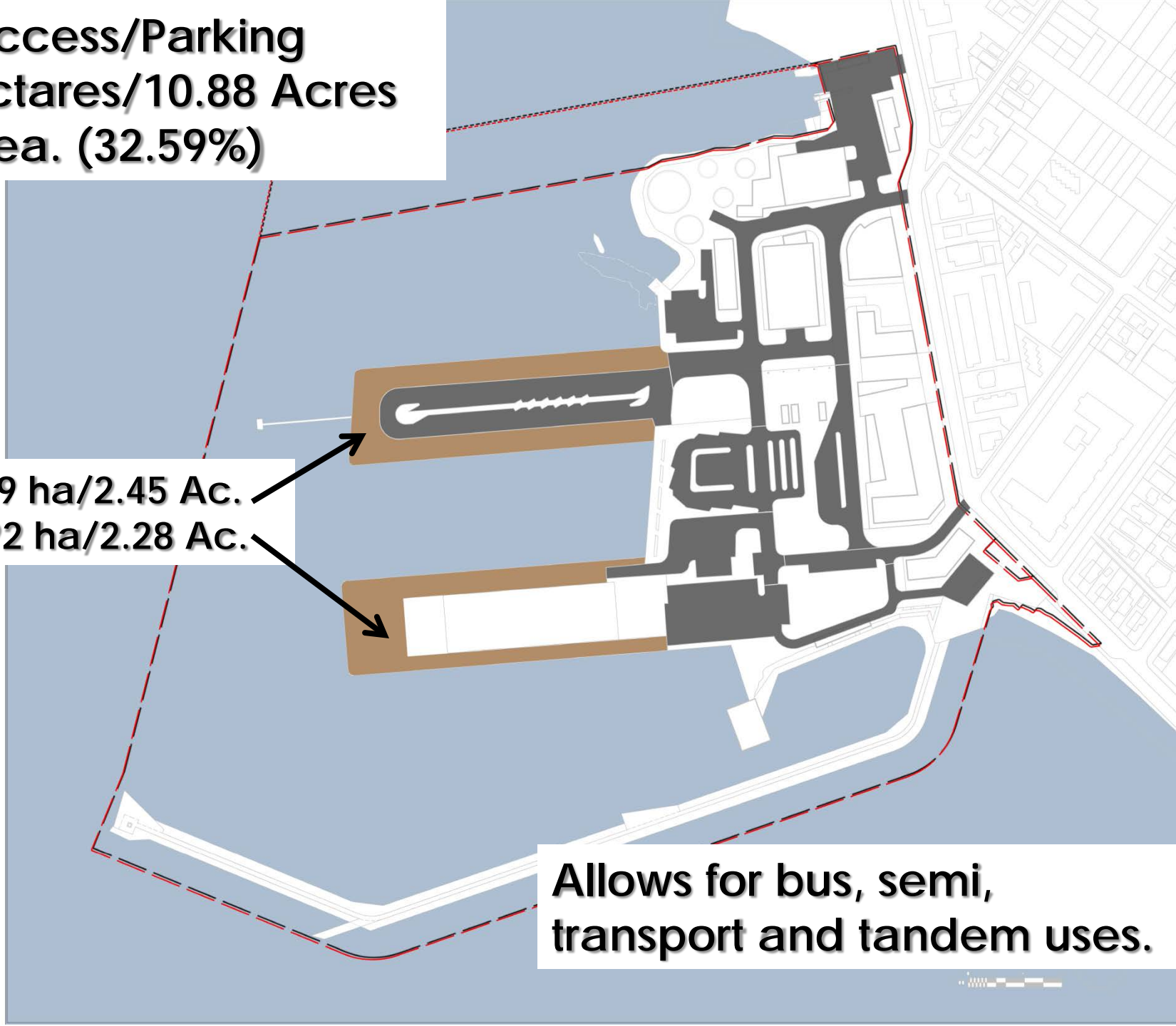
Business Use

Potential

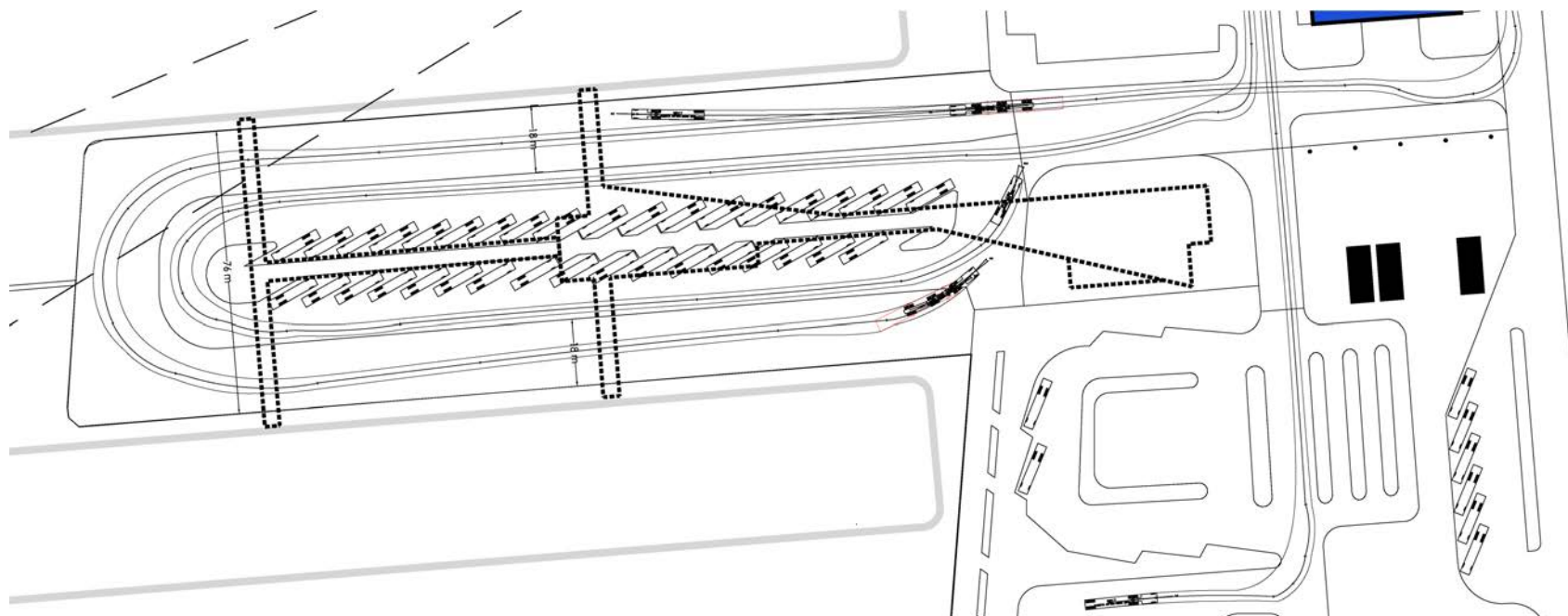
- **Market Demand**
- **Business Case**
- **Income Potential**

Road/Access/Parking
4.41 Hectares/10.88 Acres
Land Area. (32.59%)

Pier B: 0.99 ha/2.45 Ac.
Pier A: 0.92 ha/2.28 Ac.

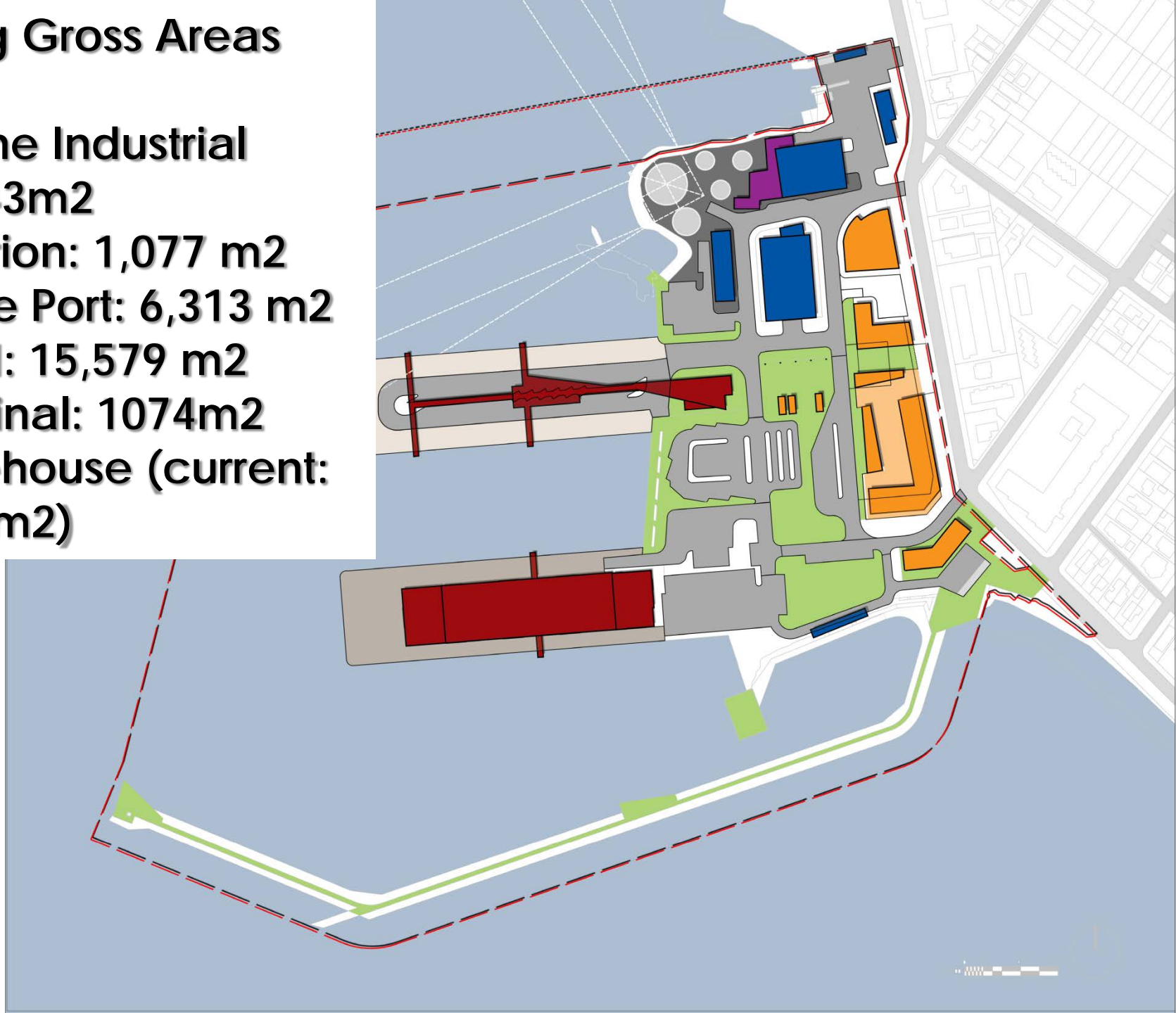


**Allows for bus, semi,
transport and tandem uses.**



Building Gross Areas

- Marine Industrial
13,643m²
- Aviation: 1,077 m²
- Home Port: 6,313 m²
- C/R/I: 15,579 m²
- Terminal: 1074m²
- Warehouse (current:
9921m²)



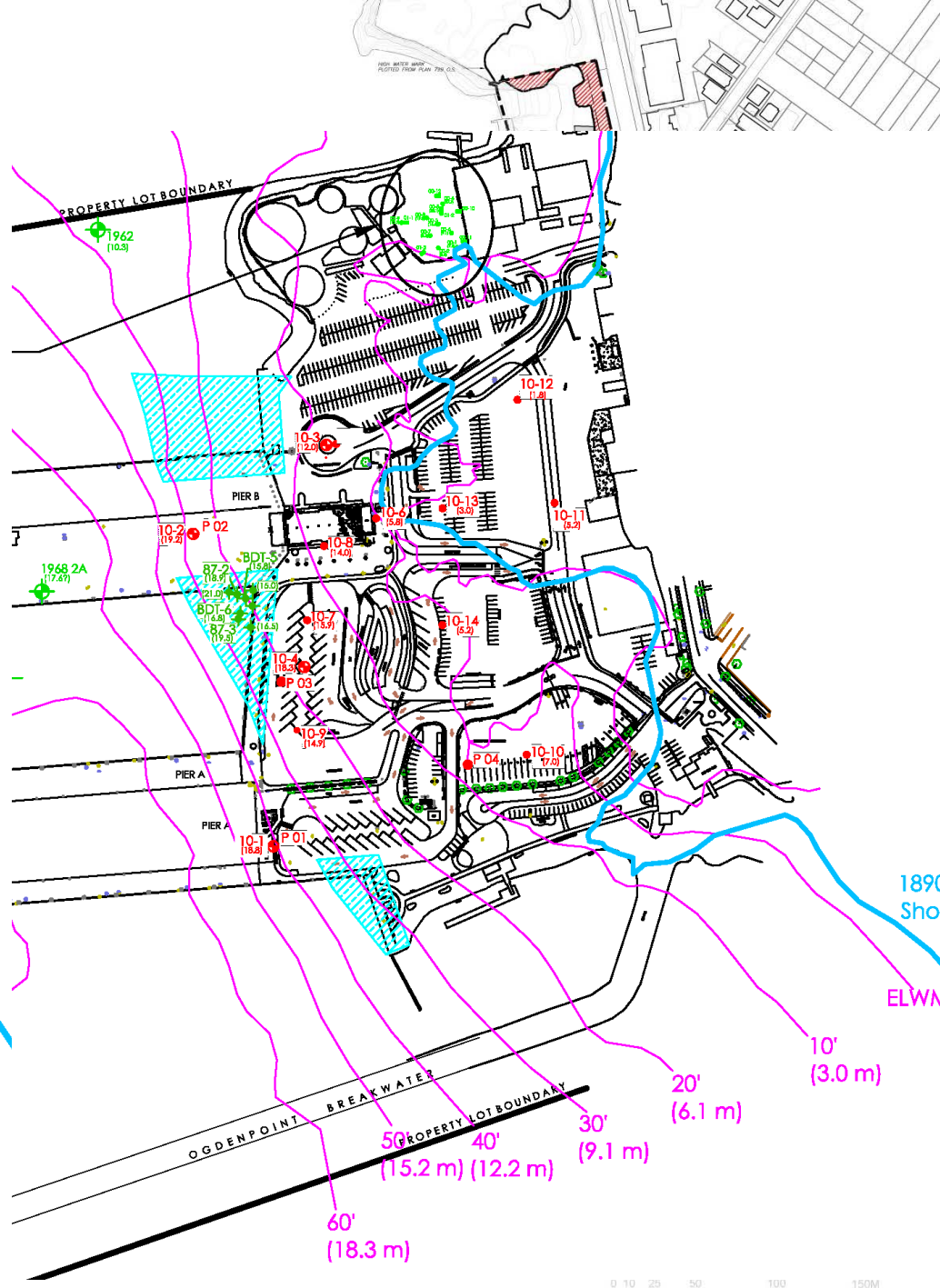
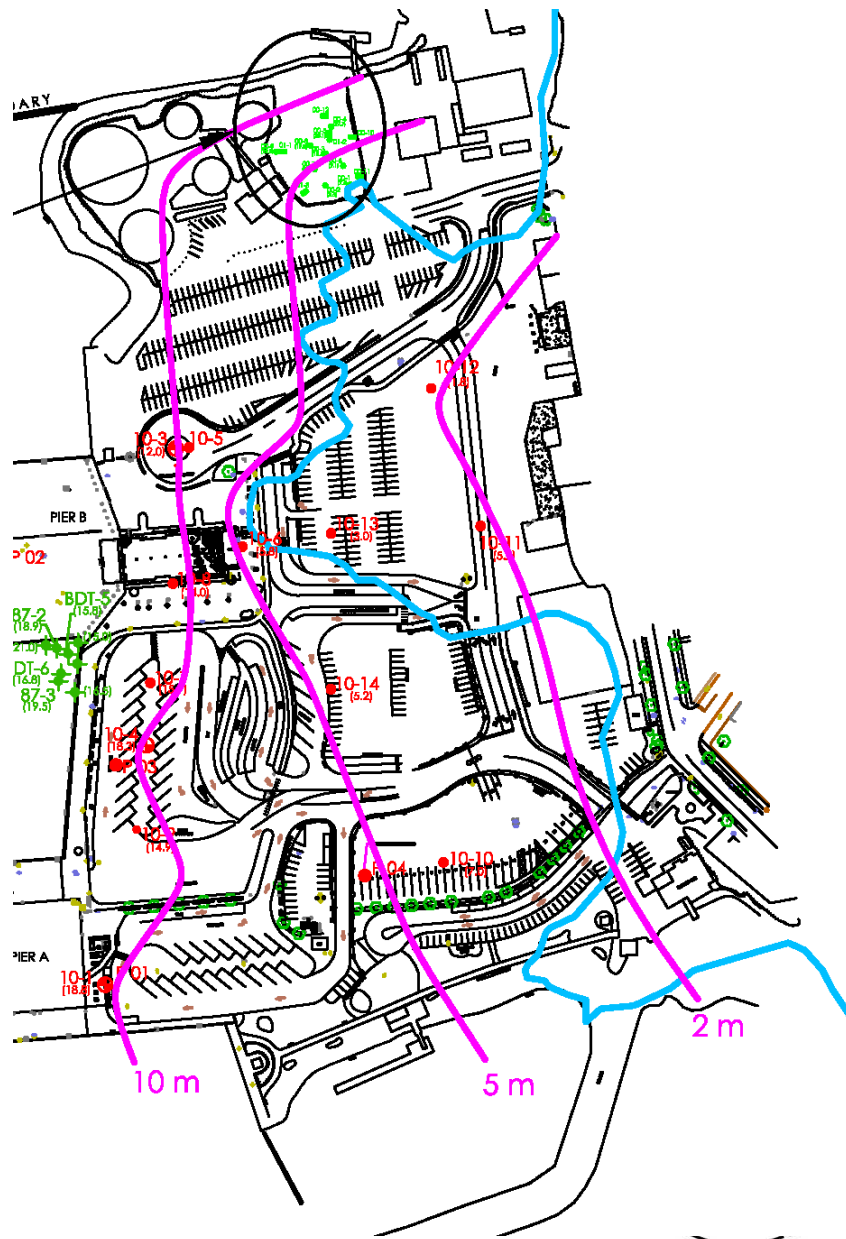
Pedestrian Access Network

Contemplated Access
(seasonal/security
limitations)

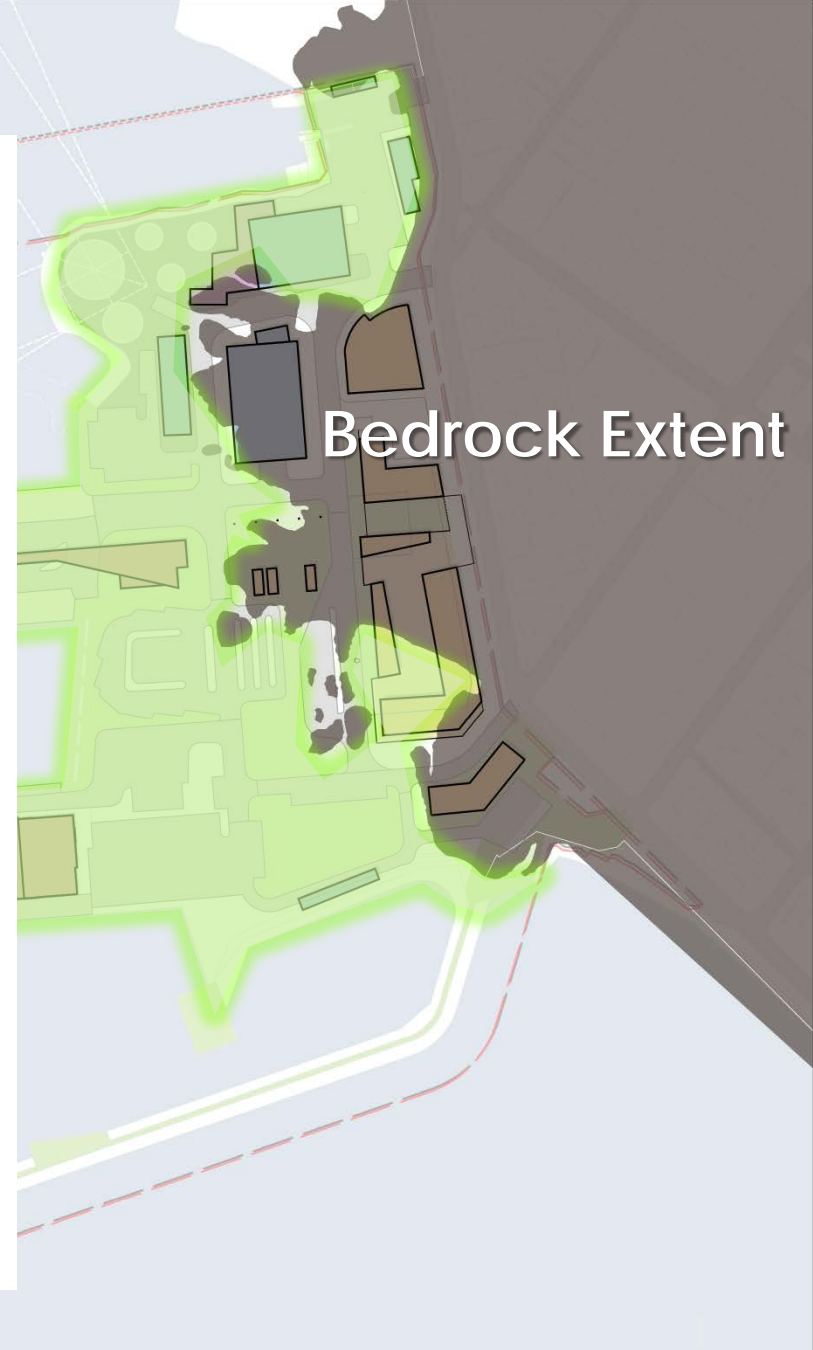
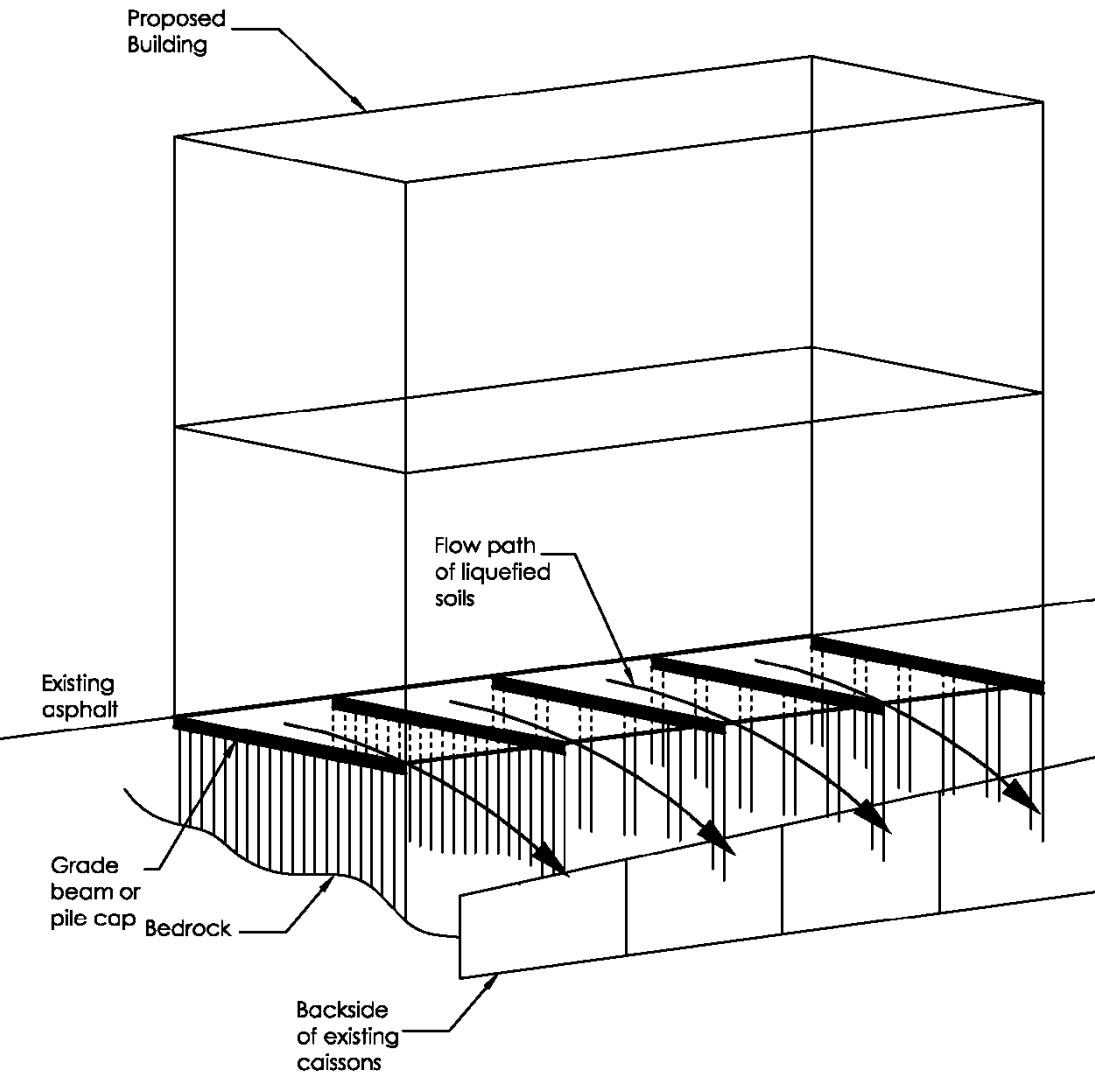


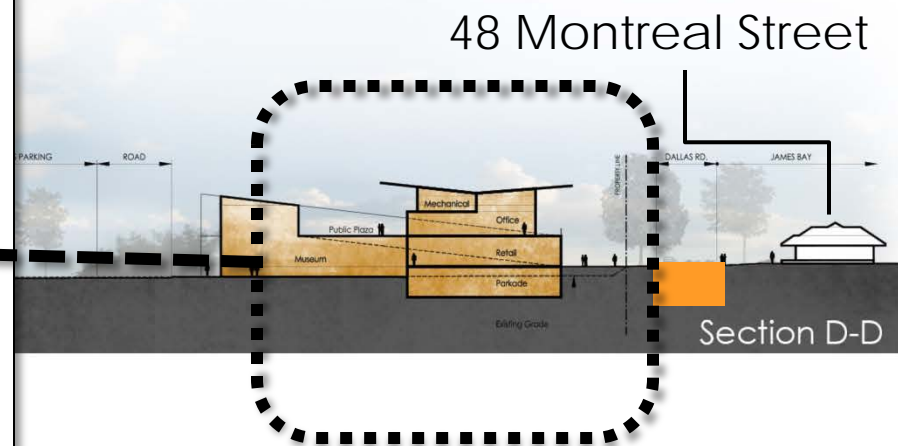
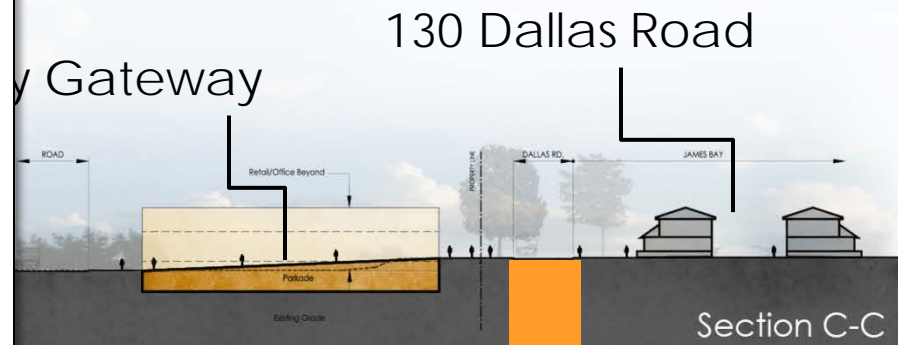
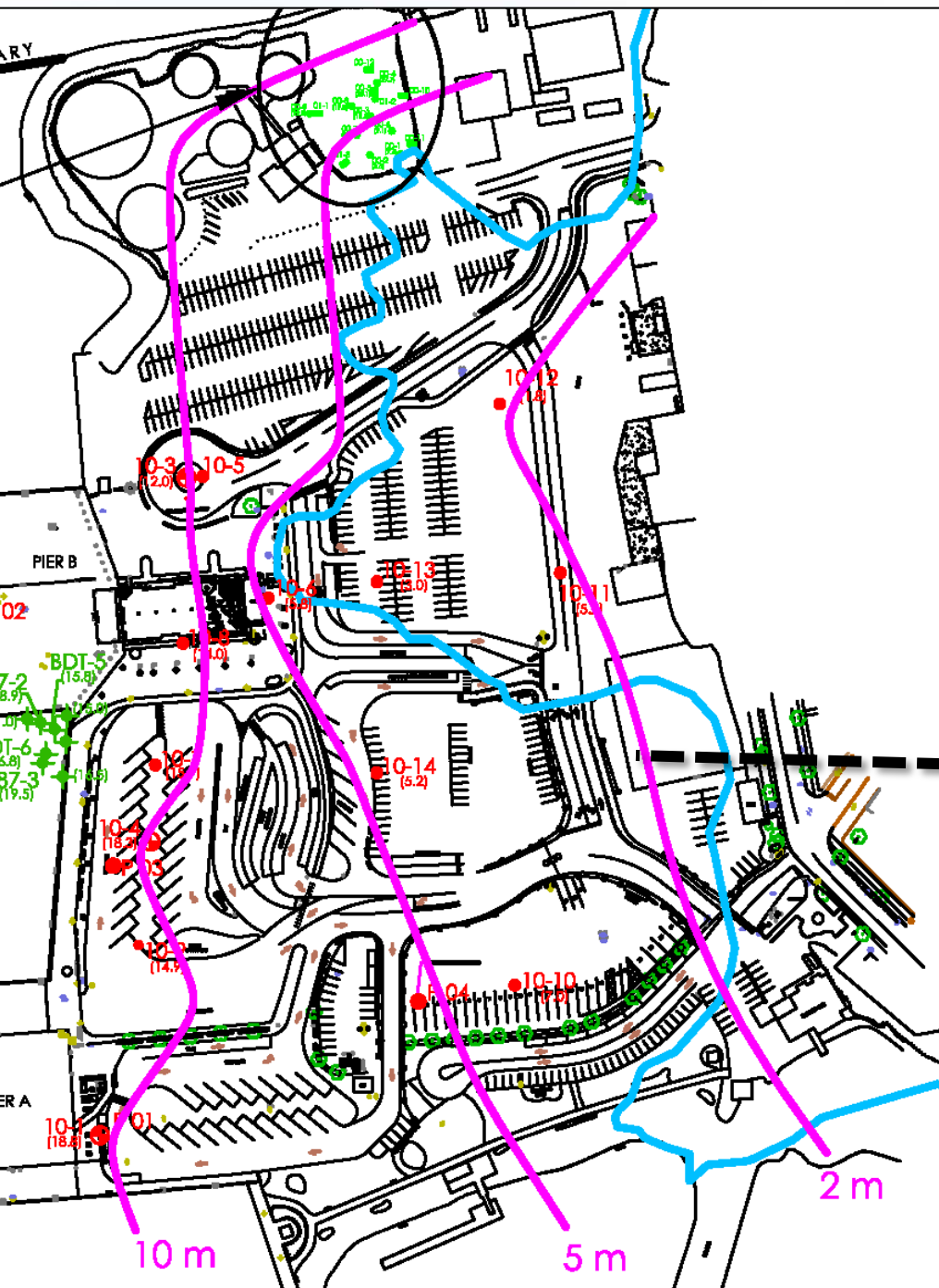
Community Gateway

Geotechnical



Geotechnical





Summary/Next Steps

i **021 408 760**

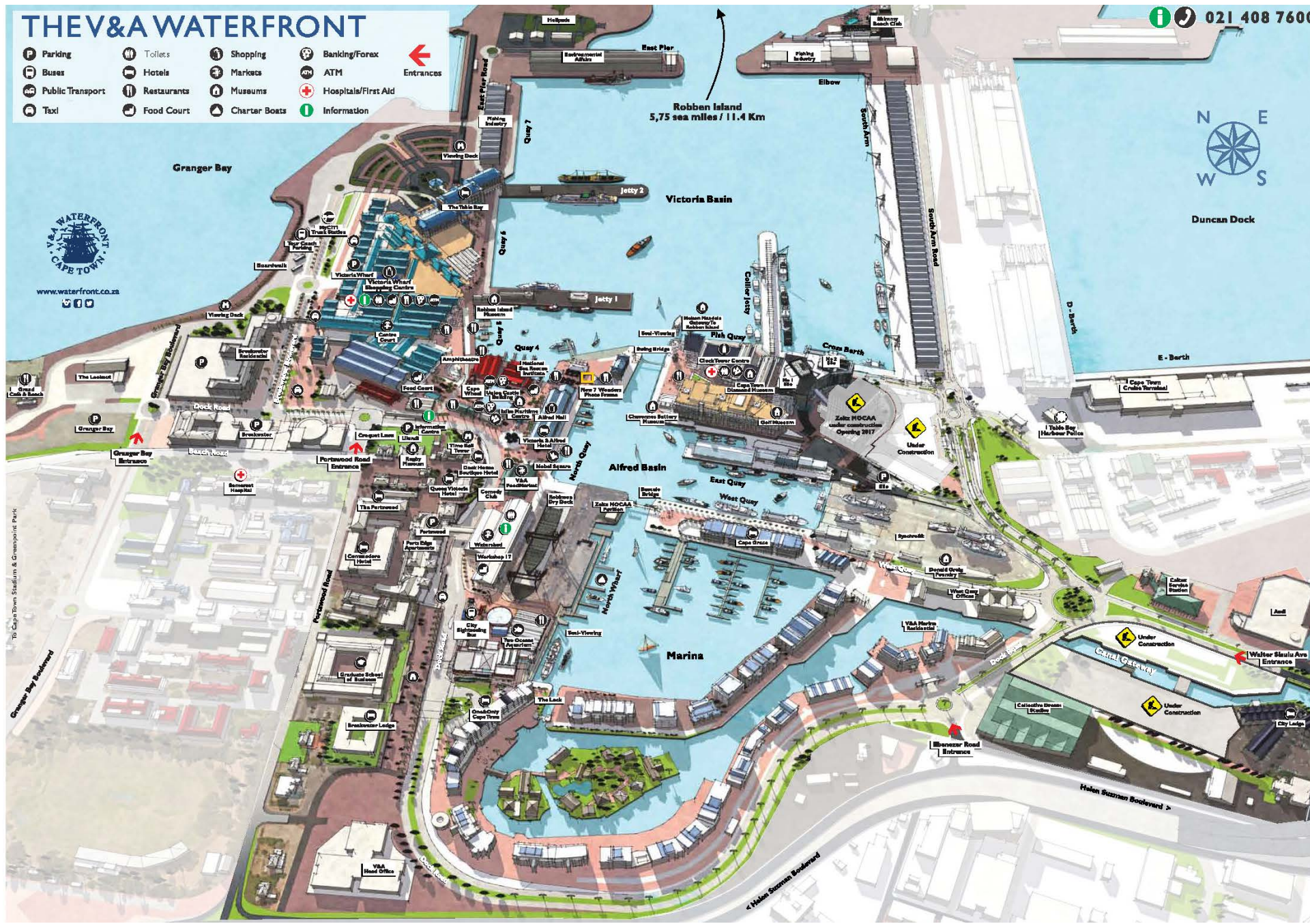
- | | | | | |
|------------------|-------------|---------------|---------------------|-----------|
| Parking | Toilets | Shopping | Banking/Forex | Entrances |
| Buses | Hotels | Markets | ATM | |
| Public Transport | Restaurants | Museums | Hospitals/First Aid | |
| Taxi | Food Court | Charter Boats | Information | |



www.waterfront.co.za



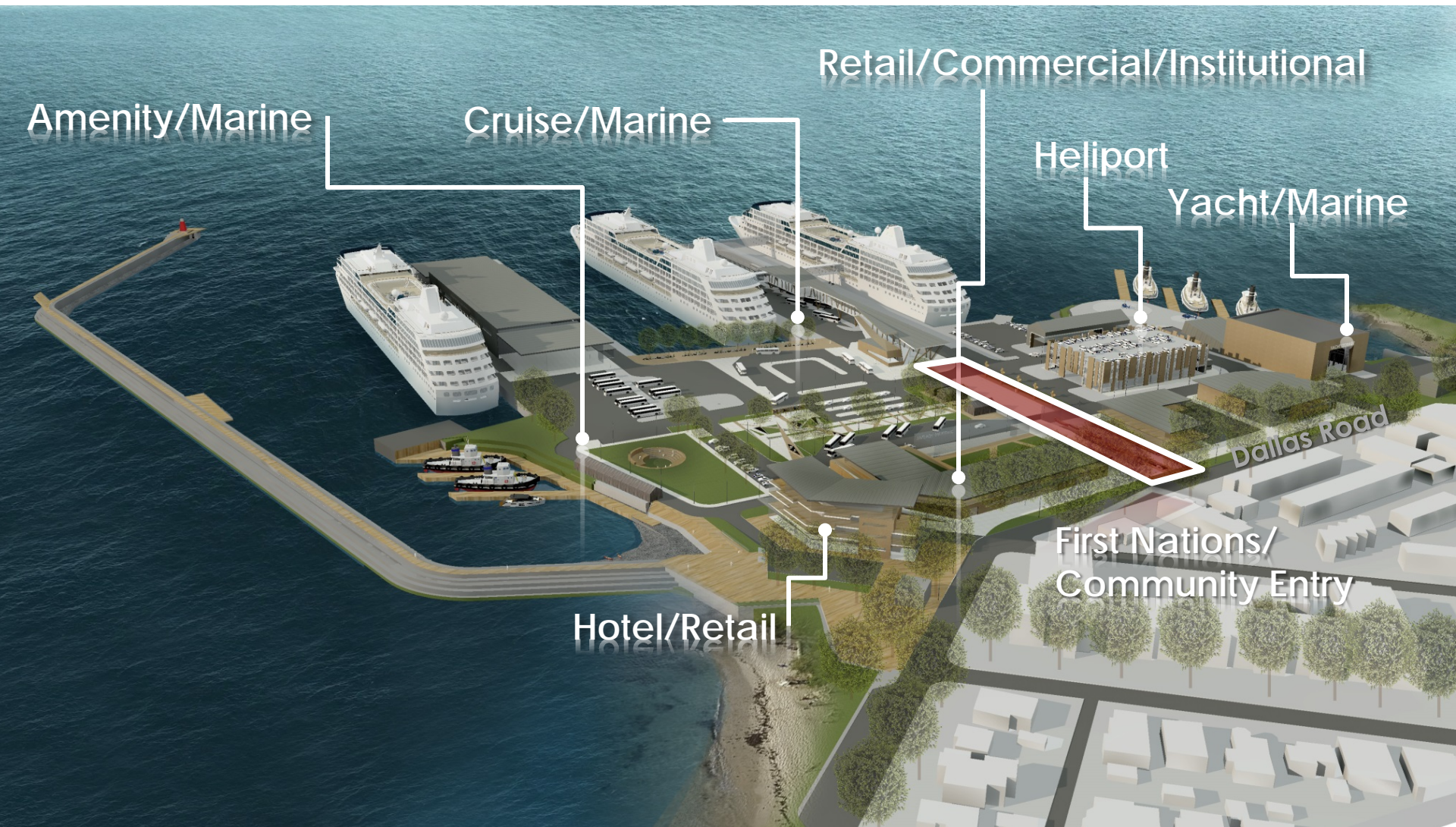
Duncan Dock



Summary

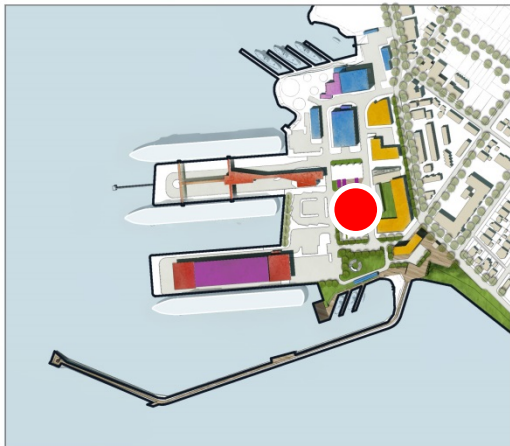
- Cruise and supporting facilities is primary focus of development plan
- Asset costs a major factor in looking into alternate options that provide greater financial benefit for the GVHA as a whole
- Validation through business case and market demand is key for any use.
- Recognize the important of the harbour and its industries to be supported as the predominant use
- Emphasis on public amenities to create vitality on this site.

Preliminary Sketches



Preliminary Sketches

Pier B – Terminal



Next Steps

- Schedule
- Consultation
- Planning work
- Rezoning Application
Masterplan Completion



Thank You

Discussion