



The Ogden Point  
Functional and Facilities Plan  
Information Session

**WELCOME**

# TODAY'S INFORMATION SESSION

## Purpose of the Information Session

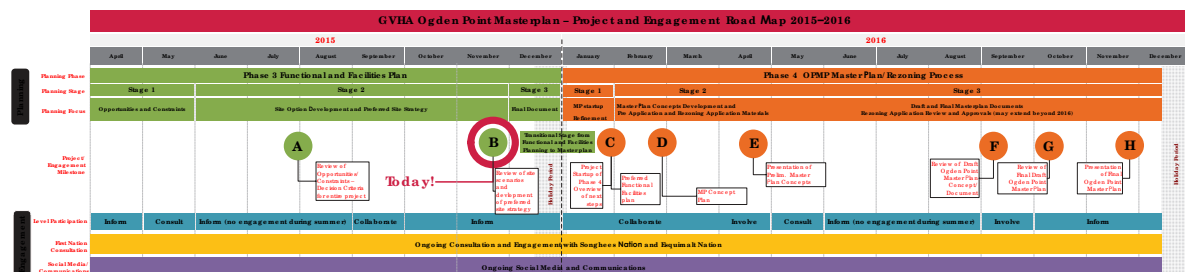
- Present emerging ideas and scenarios for the Ogden Point Functional and Facilities Plan
- Get your feedback regarding the proposed scenarios to help us improve the concepts
- Outline next steps

Please see the following panels and visual displays to learn more about the emerging scenarios.



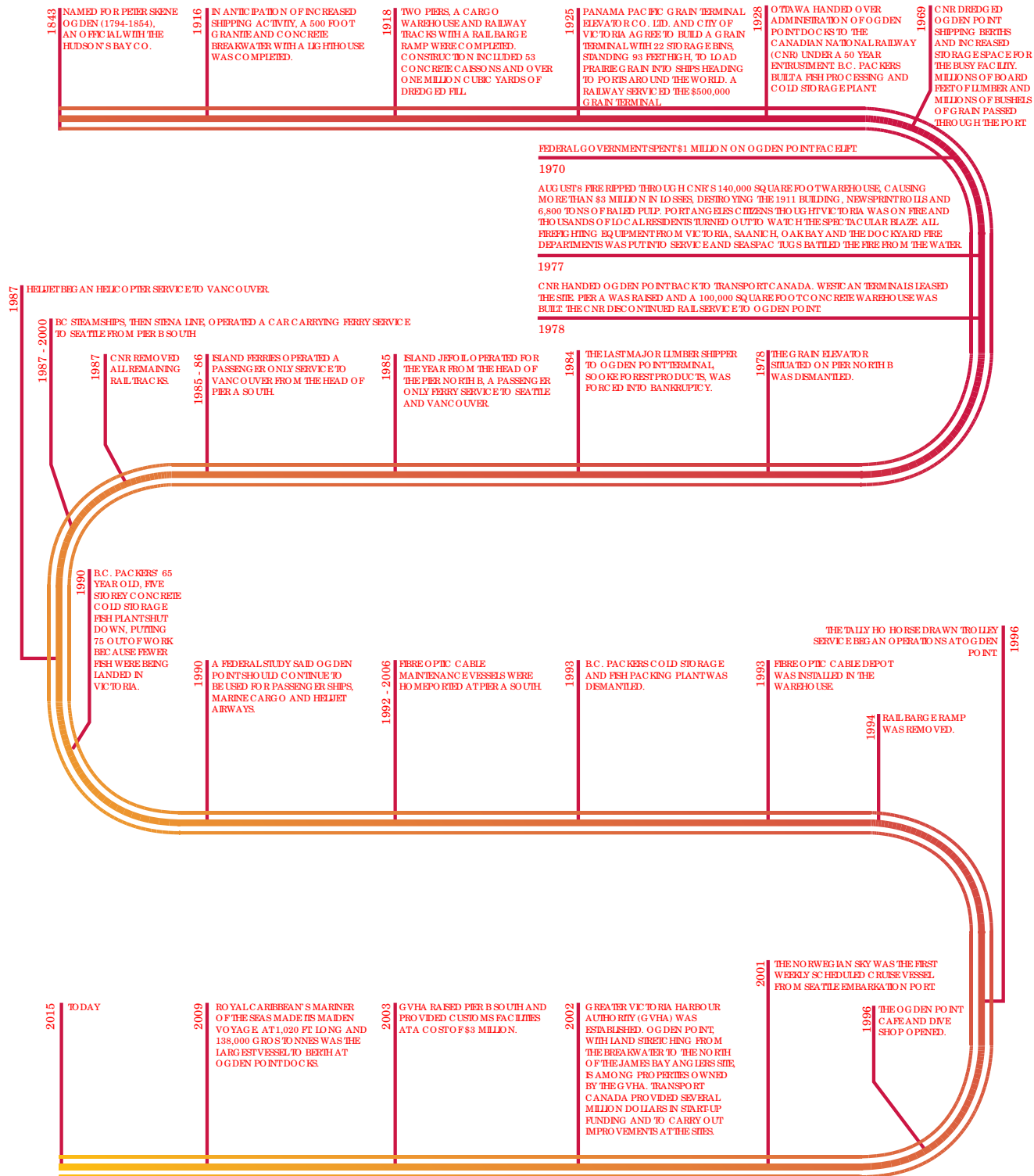
## Project Schedule

This schedule provides an overview of the two phases underway for this project. We are currently in the **Functional and Facilities Planning Stage**.



Note 1: Road map indicates only - additional meetings will be conducted for the business of project.  
 Note 2: The City of Victoria Rezoning Application Process and Community Association Land Use Committee Requirements are contained in parallel with the project schedule.

# BAC KG RO UND SITE HISTO RY







# AREA INFORMATION

## Where Are You From?

Place a dot where you live.



Other

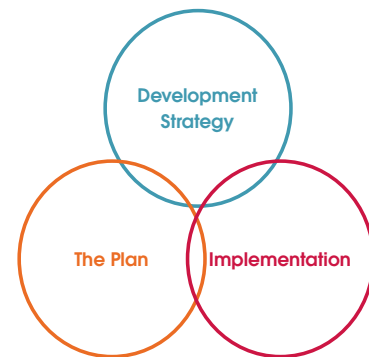


# MASTER PLAN

## What is a Master Plan?

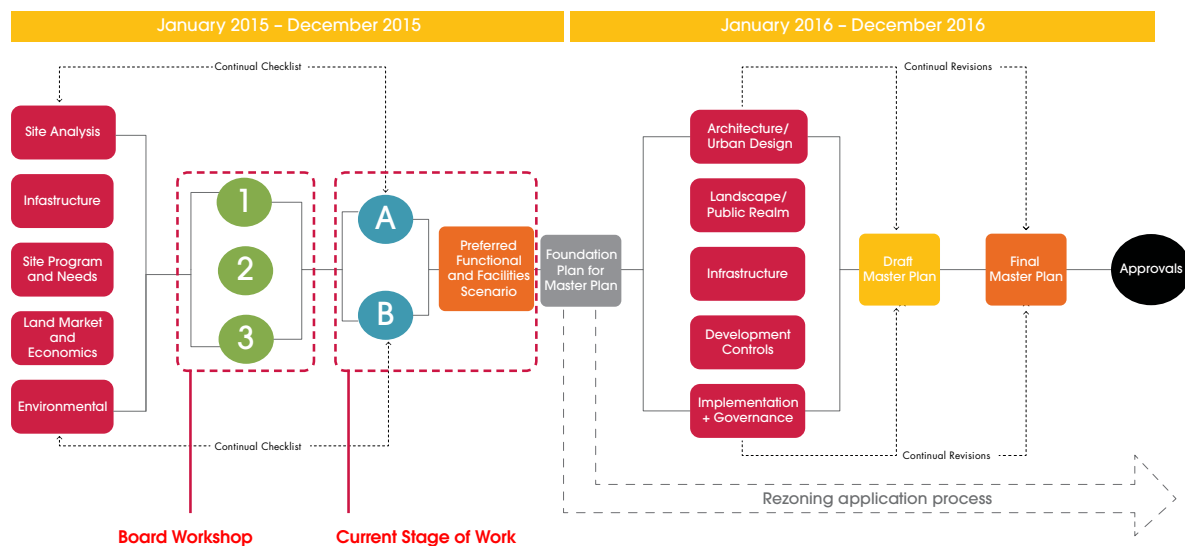
The Master Plan is comprised of three key interrelated components:

1. A development strategy—illustrating the vision, principles and objectives and a functional layout “strategy” to meet those vision and objectives.
2. The Plan—a detailed layout of the site for the long term identifying projects that will be implemented over a period of time. The plan will contain guidelines for architecture, landscape, development controls, infrastructure and servicing.
3. Implementation—how and when the Master Plan will unfold over the near, medium and long term. This includes how the process will be governed, communicated and delivered.



## How will the Master Plan evolve from today?

We have a long way to go still. From the two scenarios we present today, we will begin to develop a “preferred scenario”, that will form the foundation and development strategy to build the Master Plan in Phase 4. If you have additional comments afterwards, please visit the MindMixer site ([ogdenpointMasterplan.mindmixer.com](http://ogdenpointMasterplan.mindmixer.com)) to add more comments if you wish, or, fill in the survey provided at this session.



# WORKING VISION

A working vision has been created to guide both the planning team, GVHA board and all stakeholders in developing the Master Plan. In it, we have tried to capture a range of ideas and thoughts we have received in workshops, the survey and online.

This vision helps us check to see if we are still on course and provides a focal point for the success of the project.

## VISION



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.



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.





# WORKING GOALS

## Working Goals for the Ogden Point Master Plan

We have created working goals for the project. Some are highlighted below for your information.

### SONGHEES NATION AND ESQUIMALT NATION

- Collaborate and partner, where possible, with both Songhees Nation and Esquimalt Nation to explore economic and cultural opportunities with GVHA and the region as a whole.
- Celebrate the cultural and environmental heritage of First Nations lands and peoples.

### THE COMMUNITY

- Address, through the planning process, environmental and social impacts on the James Bay community and its residents.
- Develop new or improve amenities that make Ogden Point a desired place to visit and to live and work nearby.

### GREATER VICTORIA HARBOUR AUTHORITY AND ITS PARTNERS

The Plan should:

- Offer a viable, sustainable, and practical vision for Ogden Point for the next 20 plus years.
- Help GVHA meet its responsibilities to manage its assets, risks and investment.
- Provide a process that engages and involves the community as future projects unfold, by creating an implementation plan that provides clear governance and collaborative processes.
- Reflect environmental stewardship and actions in design and operation.
- Enhance the quality of visitor experience as a gateway to the City, Province and Country.
- Apply environmental, social, and economic criteria while making decisions during the master planning process and future implementation.

- Demonstrate an integrated and coordinated development approach addressing transportation, infrastructure, and environment.
- Offer opportunities to current and future tenants to build and maintain business on the property.
- Offer the highest quality tourism experience for visitors to Victoria and minimize negative impacts to the community.
- Create opportunities for growth and diversification of the property to balance income streams for GVHA.

### DEVELOPING THE PLAN

At its completion the Master Plan should:

- Inspire and create excitement for the community, industry and region for the near and long term.
- Demonstrate, through future projects, stewardship and commitment to mitigating impacts to the community and environment, while providing a foundation for growth and sustainability for GVHA.
- Provide a new sense of arrival and interest for visitors.
- Provide a gateway for business throughout Victoria.
- Demonstrate economic partnership with First Nations.
- Provide certainty for development, the City of Victoria, and the community at large.
- Attract appropriate investment committed to the implementation of the plan and its projects.
- Be grounded in an evidence based marine and land development strategy that addresses market realities and the financial responsibilities of GVHA.





# WORKING GOALS

## WORKING HARBOUR

- Ogden Point is a working harbour and will continue to diversify its marine business and maintain cruise operations. Create options that provide flexibility for existing and future businesses that support the marine industry as well as provide services throughout the region.
- Identify opportunities for upgrading, warehousing terminals, and docks for both the cruise and shipping and marine industry.
- Provide opportunities for sustainable and responsible tourism.
- Maintain the necessary facilities for current and future rescue and pilotage operation.

## CIRCULATION AND AMENITIES

- Create opportunities for improved pedestrian circulation and access to waterfront on the site.
- Improve basic amenities for locals and visitors.
- Create opportunities for utilizing the site over and above existing cruise activities.
- In coordination with the Ground Transportation Plan, develop an implementable functional plan that addresses traffic movement and management on the property. Work with the City of Victoria to identify future transportation planning objectives for the neighbourhood.
- Develop alternate circulation and pickup options for tour bus, taxi and other visitor transportation modes.
- Improve landscaping and open spaces to provide shelter and protection from wind across the site to encourage gathering and use throughout the year.
- Integrate the breakwater as an integral part of the overall circulation plan.
- Create flexible use structures where feasible to accommodate a range of activities throughout the year (e.g., pavilions, large indoor spaces etc.).

- Explore the potential for a pedestrian and bike only community gateway into the future David Foster Pathway.
- Create development opportunities for public art.
- Improve wayfinding that encourages walking and exploring.

## NOISE

- Explore options for mitigating helicopter and traffic noise coming from the site through placement of buildings and other noise attenuation techniques.

## BUILDINGS AND STRUCTURES

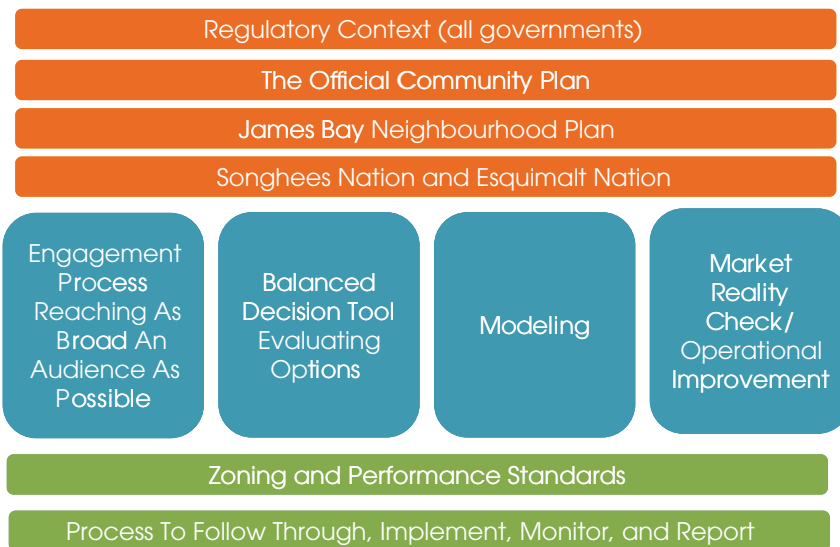
- Create opportunities for buildings and structures to accommodate a flexible array of uses that may include marine services, light industrial, institutional, commercial, and retail options.
- Place buildings and structures to provide the maximum functionality for ongoing cruise and harbour operations.
- Place buildings to enhance or add to existing amenities and structures on site.
- Respect the transition between buildings along Dallas Road and the Ogden Point to preserve views, access and light where possible.

# MAKING DECISIONS

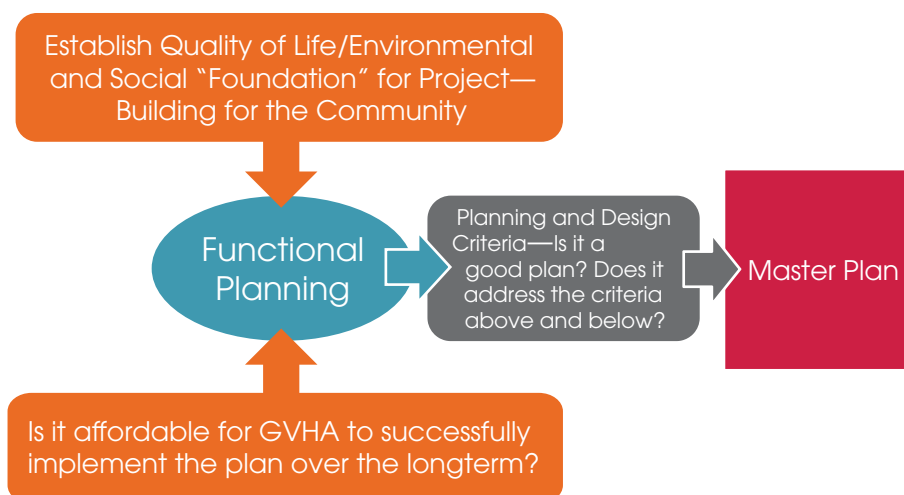
Making informed decisions for the project is critical for its success the following diagrams illustrate:

1. The hierarchy of influences for decision making we need to follow.
2. The broad approach and process for decision making on this project.

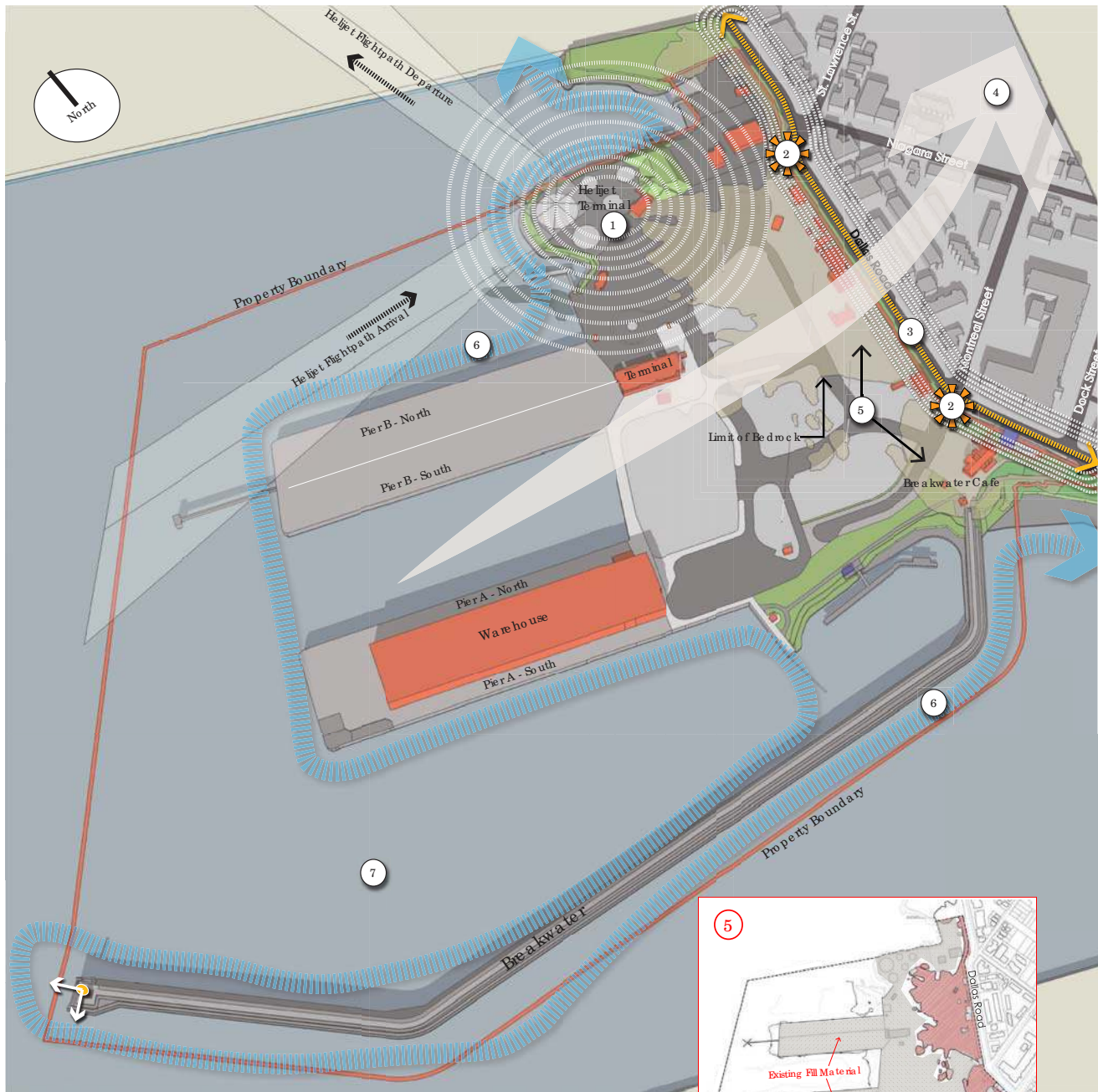
## Decision Making—Major Influences



## Decision Making Foundations



# SITE CHALLENGES



- 1 Noise and emissions from the Helipath have impact on the community.
- 2 Traffic movement in and out of the property is highly congested during cruise season.
- 3 Noise and emissions due to tourism traffic movement along Dallas Road is ongoing concern for the community.
- 4 Emissions from Ships arriving, berthing and departing are of significant concern to the community.

- 5 Geotechnical conditions may limit future building locations and structure heights. Additional study is required.
- 6 Ogden Point is located within the designated Victoria Harbour Bird Sanctuary. Protection of marine and terrestrial habitat will be required.
- 7 Sea levels are expected to rise and the plan will work to address any necessary mitigation.



# BACKGROUND PROJECT CONTEXT

## Feedback for Stage 1 Functional and Facilities Planning

For Stage 1 of this project we provided survey questions to the community to help us gain insight and ideas as we develop the plans. The following boards represent some of the feedback we received thus far. As we progress in the project we will be able to report back on how that feedback has been integrated into the project or not—and most importantly, why. This is GVHA's commitment to an open and broad consultation process. We have also had an opportunity to meet with some stakeholders as well as the James Bay community. We hope to continue this process as the project evolves. If you want to know more about the engagement process please go online to <http://www.gvha.ca/ogden-point-terminal/ogden-point-master-plan> to read the engagement plan. This plan may be revised over time to accommodate changes in schedule and focus so please check back often to get the latest information as it becomes available.

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

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



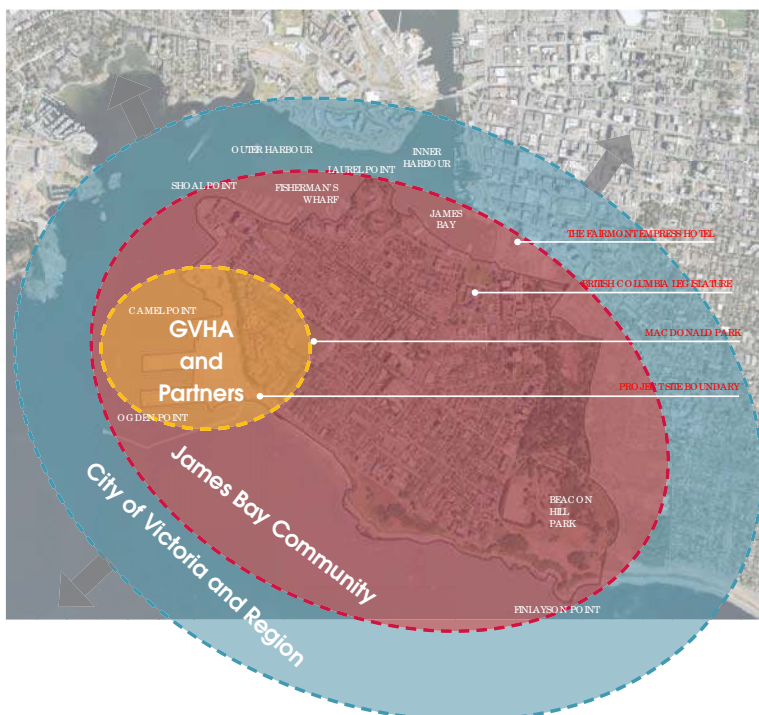
Prepared for:  
Greater Victoria Harbour Authority



Prepared by:  
Stantec Consulting Ltd.  
400 - 650 Yates Road  
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October 2015

## A Broad Spectrum of Engagement



The Ogden Point Master Plan has far reaching impacts and implications for the region as well as James Bay community. As the project progresses we will work to understand the various impacts and benefits of our decisions on GVHA, the James Bay community and the region as a whole.



# WHAT WE HEARD

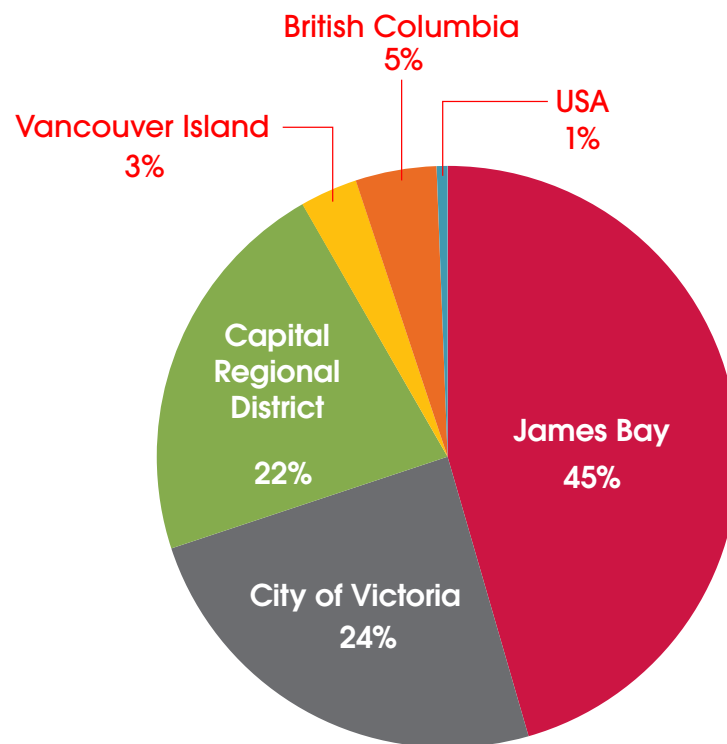
## MindMixer and Online Community Survey

Here is what we heard and observed in the MindMixer topic questions and online community survey that were made available from September 1 to October 27, 2015. All of the input received is highly valuable and will assist in the development of the Ogden Point Master Plan.

## Who We Heard From

### COMMUNITY SURVEY

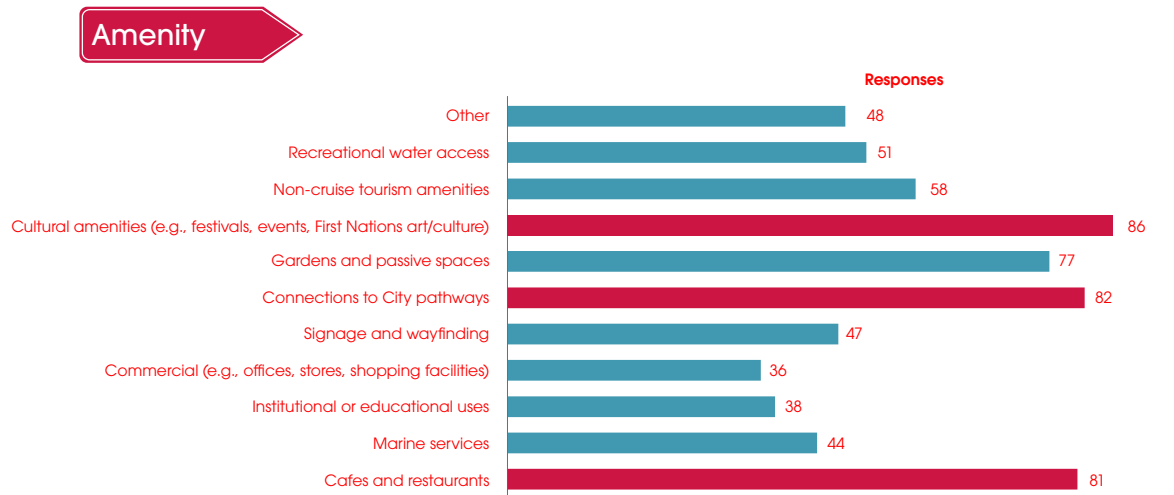
156 surveys completed



# WHAT WE HEARD

## Amenities

Participants were asked to select up to five amenities or land uses they believe should be improved or added to the site. These are the results.



### TOP 3 AMENITIES/LAND USES

- |  |  |
|--|--|
| <b>Cultural</b>           | 1. Cultural amenities (e.g., festivals, events, First Nations art/culture) |
| <b>Pathways</b>           | 2. Connections to City pathways  |
| <b>Restaurants/Cafes</b>  | 3. Cafes and restaurants   |

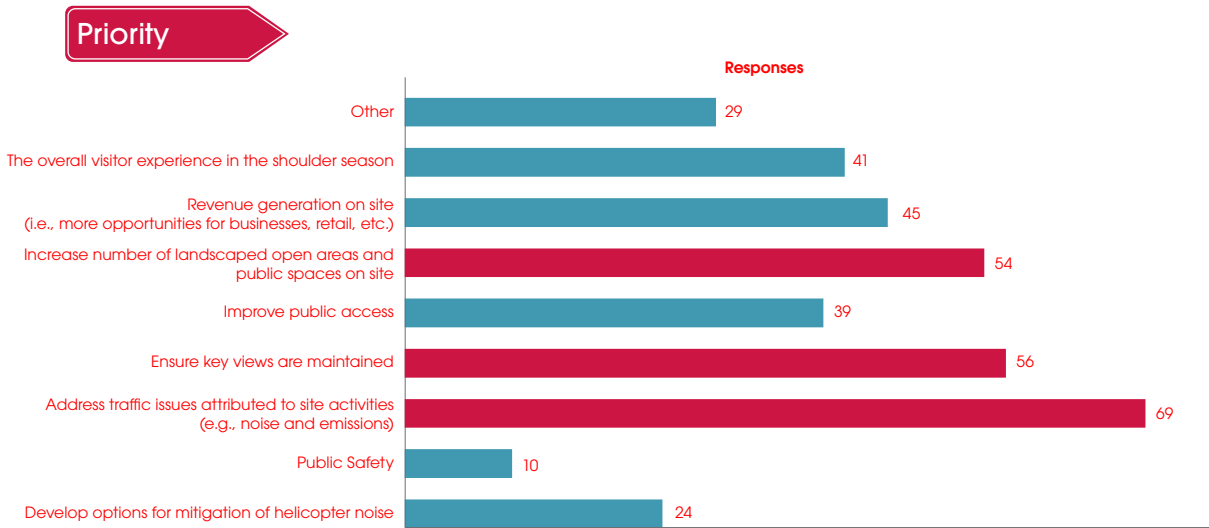
### SOME SUGGESTIONS FROM PARTICIPANTS FOR IMPROVING THE AMENITIES...

- Public washrooms require attention—they are not adequate at the moment
- More artistic and community amenities such as studio spaces, galleries, concert hall, performances spaces, dance halls etc.
- Food trucks
- A visitor centre
- Drinking water fountains are needed for people and animals
- More parking is needed on the site for the extra activities/events held in the summer months
- The site is currently set up to serve tourists and tourists only

# WHAT WE HEARD

## Priorities

Participants were asked to select up to three priority issues that the Master Plan needs to address. These are the results.



### TOP 3 PRIORITY ISSUES



1. Traffic issues attributed to site activities
2. Preserving key views
3. Increasing the number of landscaped open areas and public spaces

### PARTICIPANT COMMENTS:

- The vision does not include any mention of environmental stewardship; it is too focused on economic growth
- Construction of pathways and venues needs to meet the ADA standards. Many people in the James Bay community are living with mobility challenges. A good example of thoughtful design is the Cadboro Bay beach Gyro park which serves everyone from small children to seniors

## Opportunities to Enhance the Site

### Opportunity

### TOP 3 GREATEST OPPORTUNITIES TO ENHANCE THE SITE

1. Improve accessibility and orientation of pedestrian pathways to encourage walking downtown
2. Diversify uses on site to create alternate income options for the GVHA
3. Increase the accessibility to the waterfront



# EMERGING SCENARIOS

## Emerging Scenarios

The following boards showcase two emerging scenarios building on our ongoing study of the site and context, land development research and feedback from stakeholders and the community. These scenarios are illustrated as diagrams and are supported by precedent images to illustrate what could happen on the site. Your feedback will contribute to helping us develop a preferred functional and facilities plan that will be the basis for rezoning and the master planning in 2016.

The plans are set up as follows:

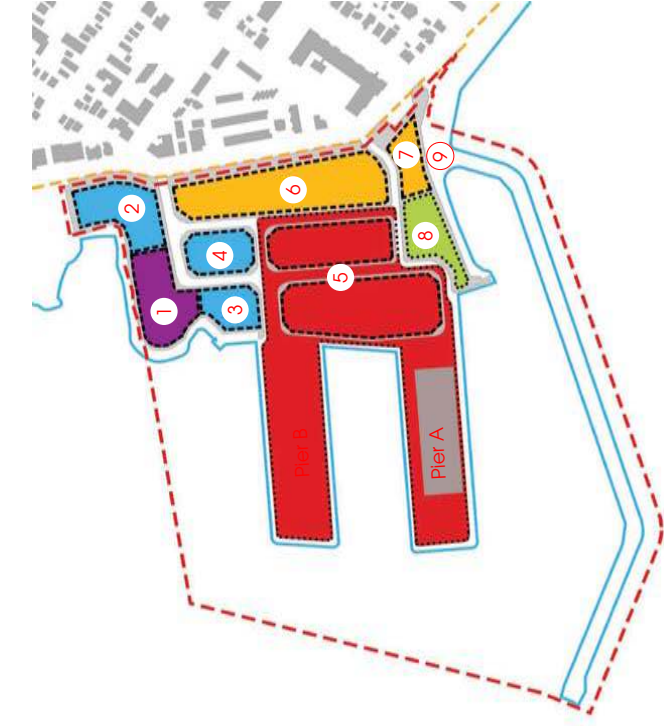
- A development zones plan to illustrate the potential distribution of uses on the property in both scenarios
- A plan that conceptually illustrates both pedestrian and vehicular circulation, as well as key focus areas on the site for both scenarios
- A three dimensional illustration of the potential massing of structures, and precedent ideas for the uses
- Preliminary assessment of the proposed scenarios impacts on helicopter noise for both scenarios

## Key Ideas

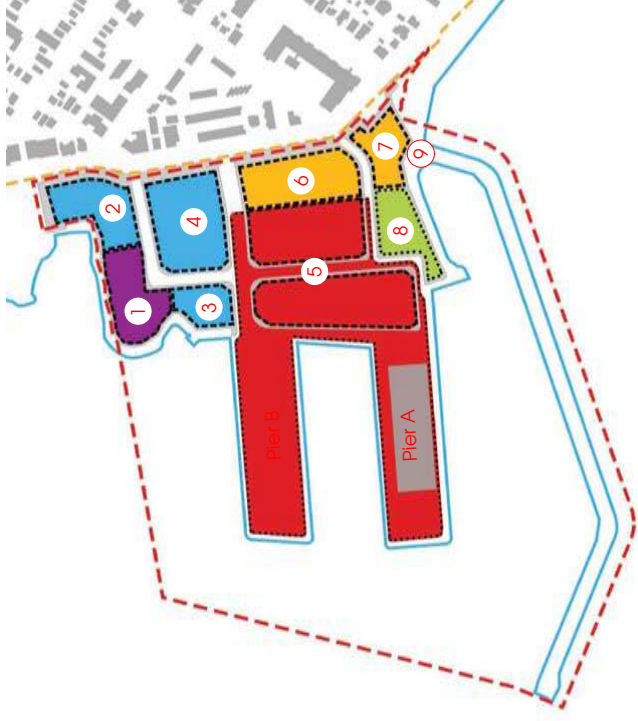
Some key ideas for the scenarios:

- A potential raised terminal structure at Pier B to allow tour buses to driver under to pick up visitors and help manage traffic congestion on the property
- Commercial uses along Dallas road to create an appropriate transition between the residential community and the harbour
- Enhancement of the existing warehouse space for other uses as well as homeporting in the future
- The current Heliport location is maintained—however future structures, including a hangar for an emergency helicopter could be integrated into a berm structure
- Scenario A contemplates a community gateway into the site that encourages cruise visitors to walk to the downtown and other nearby locations, and that provides a strong connection to James Bay.
- Scenario B contemplates the potential for an entry boulevard, while maintaining the existing north and south road entries for local business and local traffic respectively (more study and validation needed)
- The potential for a hotel and/or cultural gateway at the entry of the breakwater
- Enhanced amenities in the existing green space with washrooms and potential formal public gathering areas
- The potential for more clearly defined wayfinding, pickup and drop off areas
- The strategic rise of landscaping to provide shelter for visitors and residents from winds from the south west





**Scenario A**  
Development Zoning



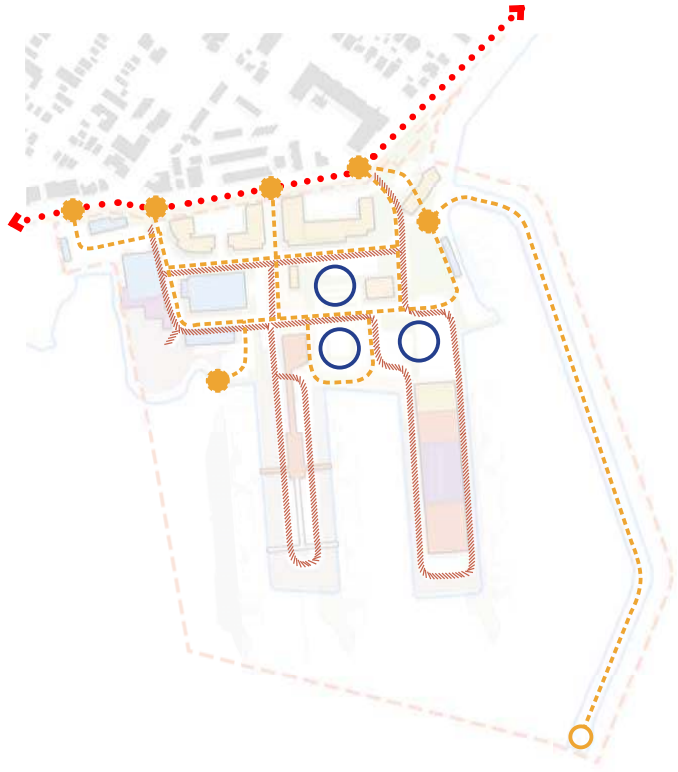
**Scenario B**  
Development Zoning

**POTENTIAL USES**

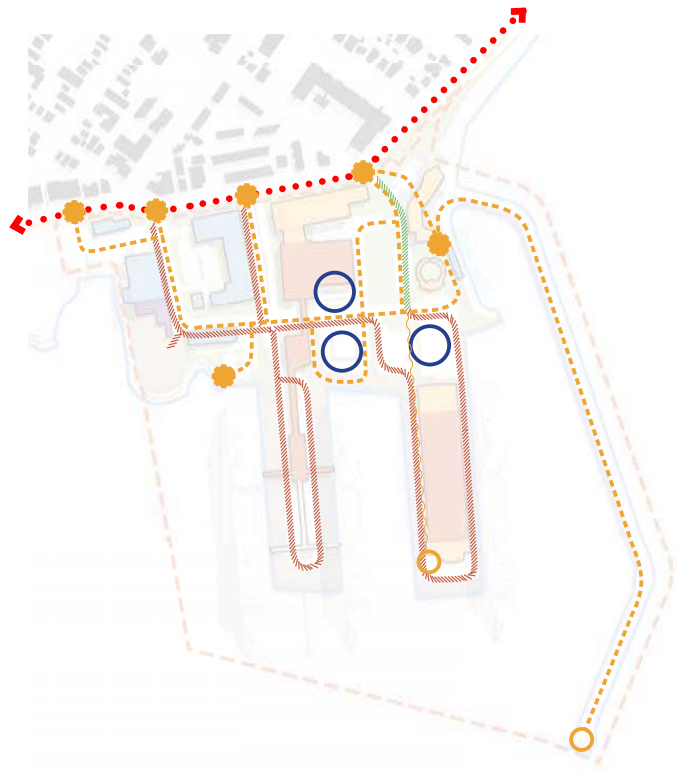
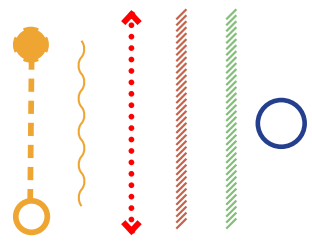
1	Existing Helipoint
2	Light Industrial (Marine Services*/Office)
3	Light Industrial (Marine Services*)
4	Light Industrial (Marine Services*/Marine Technology)
5	Marine (Cruise or Non-Cruise)
6	Mixed-Use Commercial (Office/Retail**)
7	Mixed-Use Commercial (Hotel/Retail**)
8	Amenity Space
9	Breakwater

\* Examples of marine services include yacht storage, maintenance facilities, and ship building

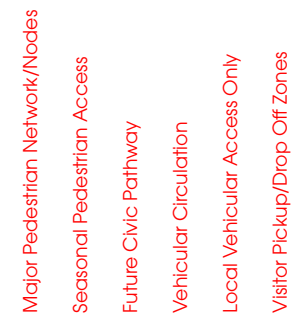
\*\* Examples of retail include restaurants, cafes, shops, and grocery stores



# Scenario A Circulation

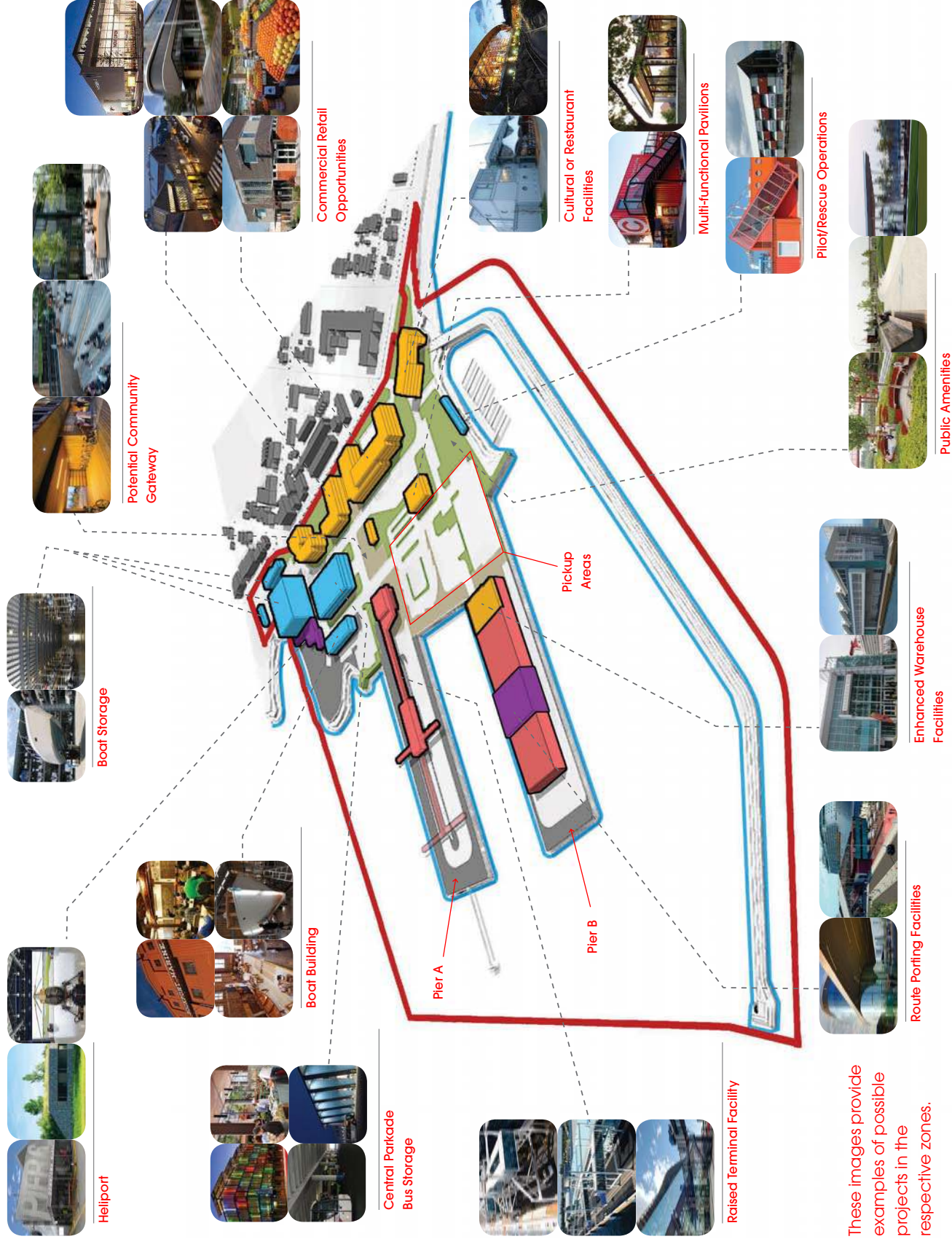


# Scenario B Circulation



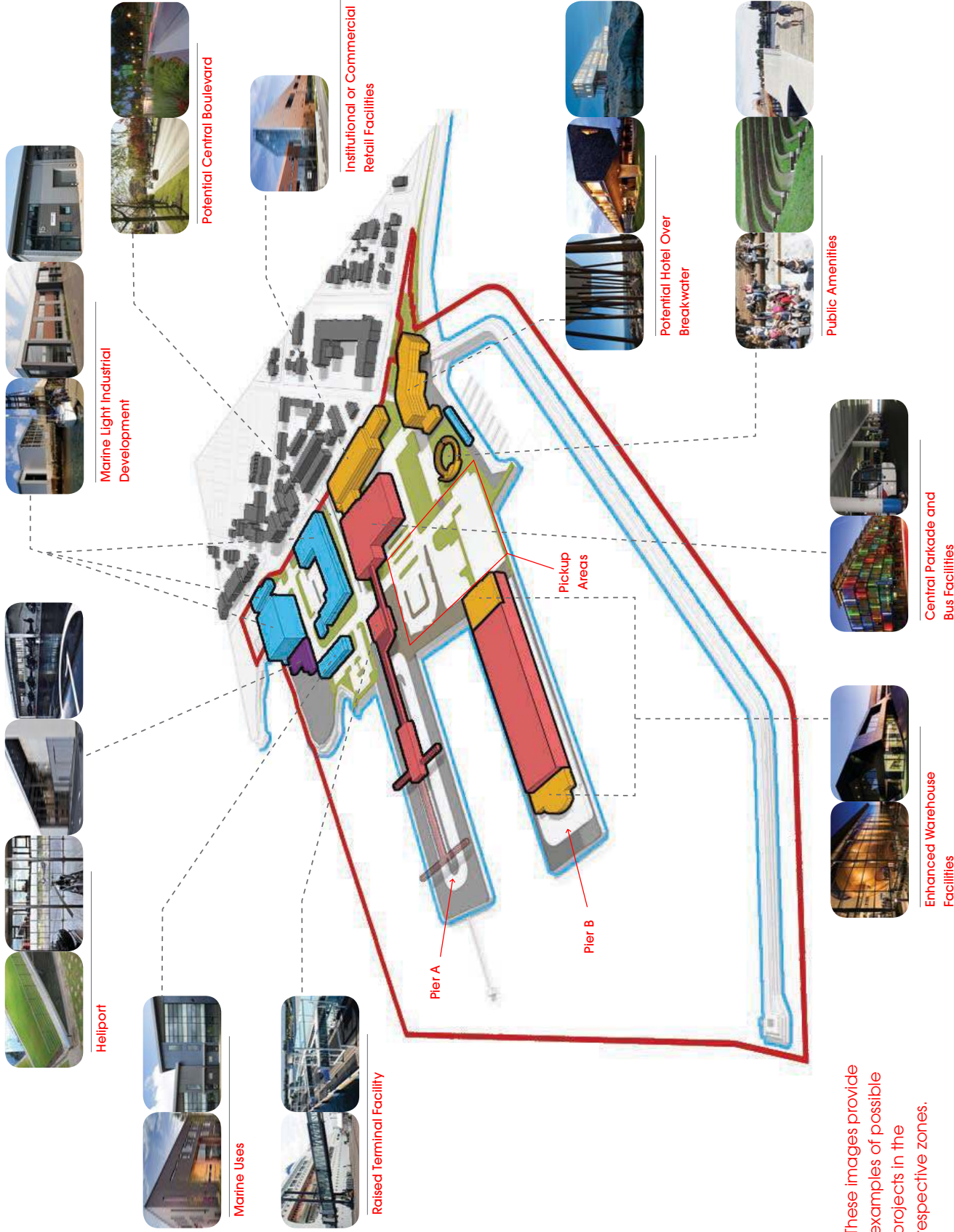


# SCENARIO A | USES AND PRECEDENTS



These images provide examples of possible projects in the respective zones.

# SCENARIO B | USES AND PRECEDENTS



Harbour



Marine Light Industrial Development



Potential Central Boulevard



Institutional or Commercial Retail Facilities



Potential Hotel Over Breakwater



Public Amenities



Central Parkade and Bus Facilities



Enhanced Warehouse Facilities



Raised Terminal Facility



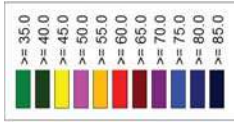
Marine Uses





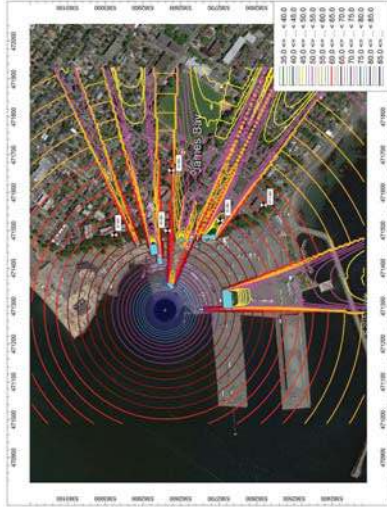
# Noise Models

A-weighted  
decibel level

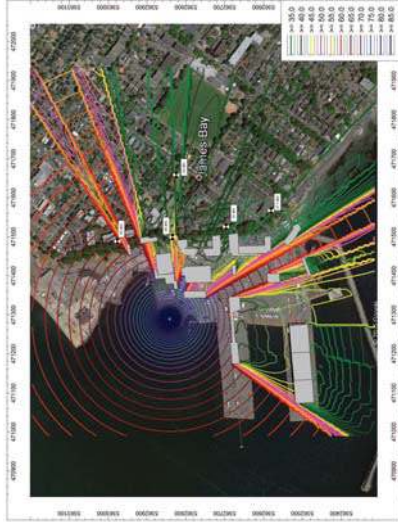


Part of the Functional and Facilities Plan process is to explore how existing helicopter noise can be mitigated by buildings and other measures. The following diagrams demonstrate the existing conditions and proposed scenarios. We will continue to investigate mitigation measures as the plan develops.

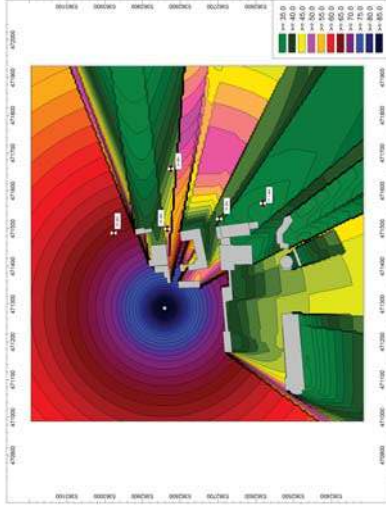
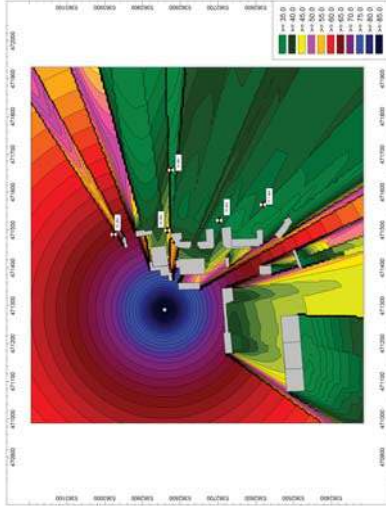
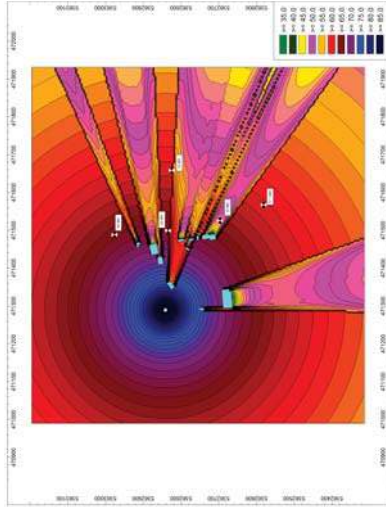
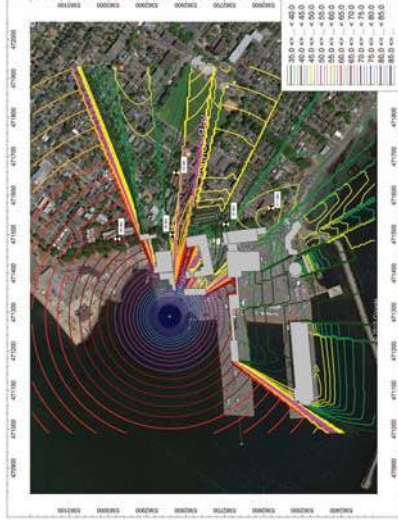
## ORIGINAL NOISE CONTOUR



## SCENARIO A NOISE CONTOUR



## SCENARIO B NOISE CONTOUR





Thank you for participating!