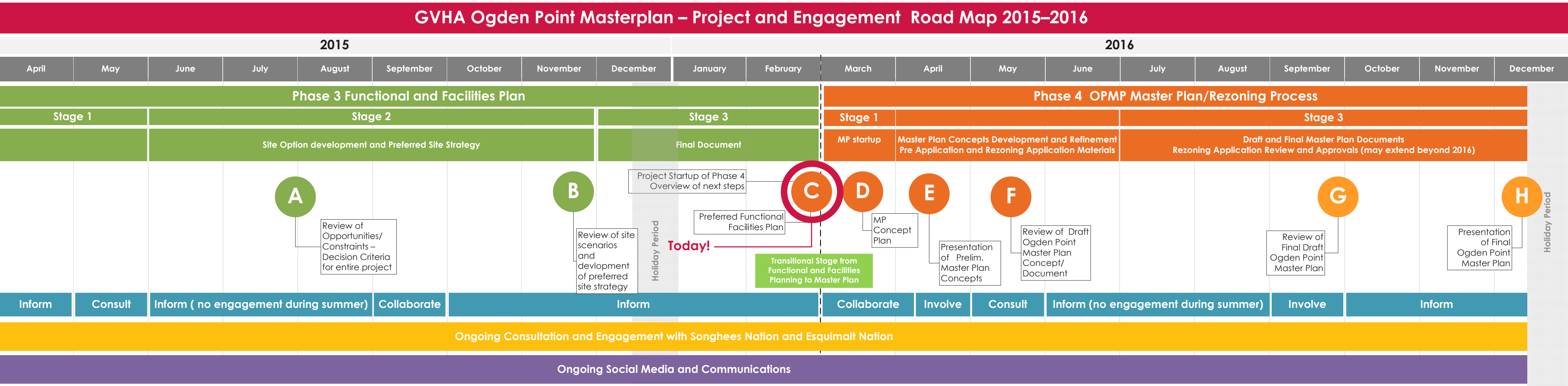
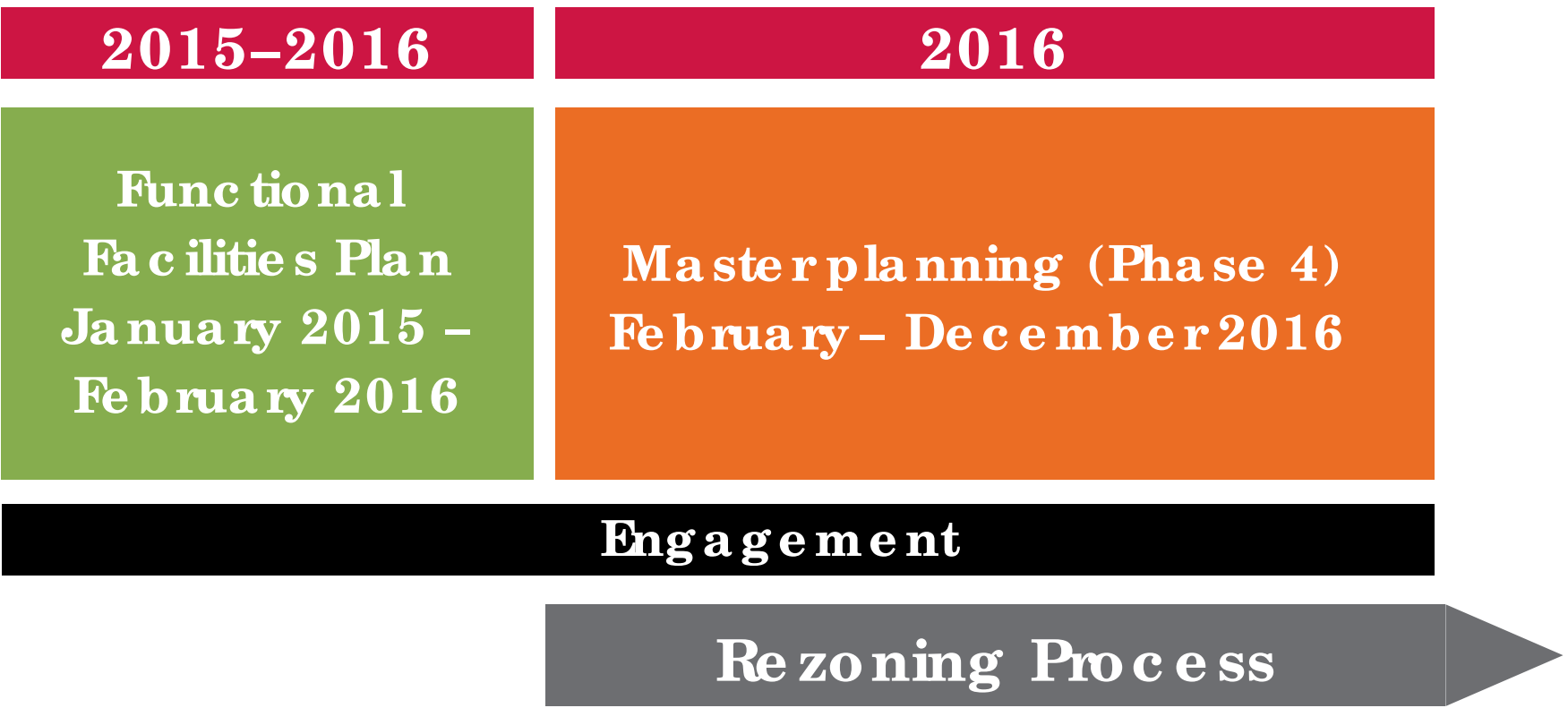




The Ogden Point
Functional and Facilities Plan
Information Session

WELCOME

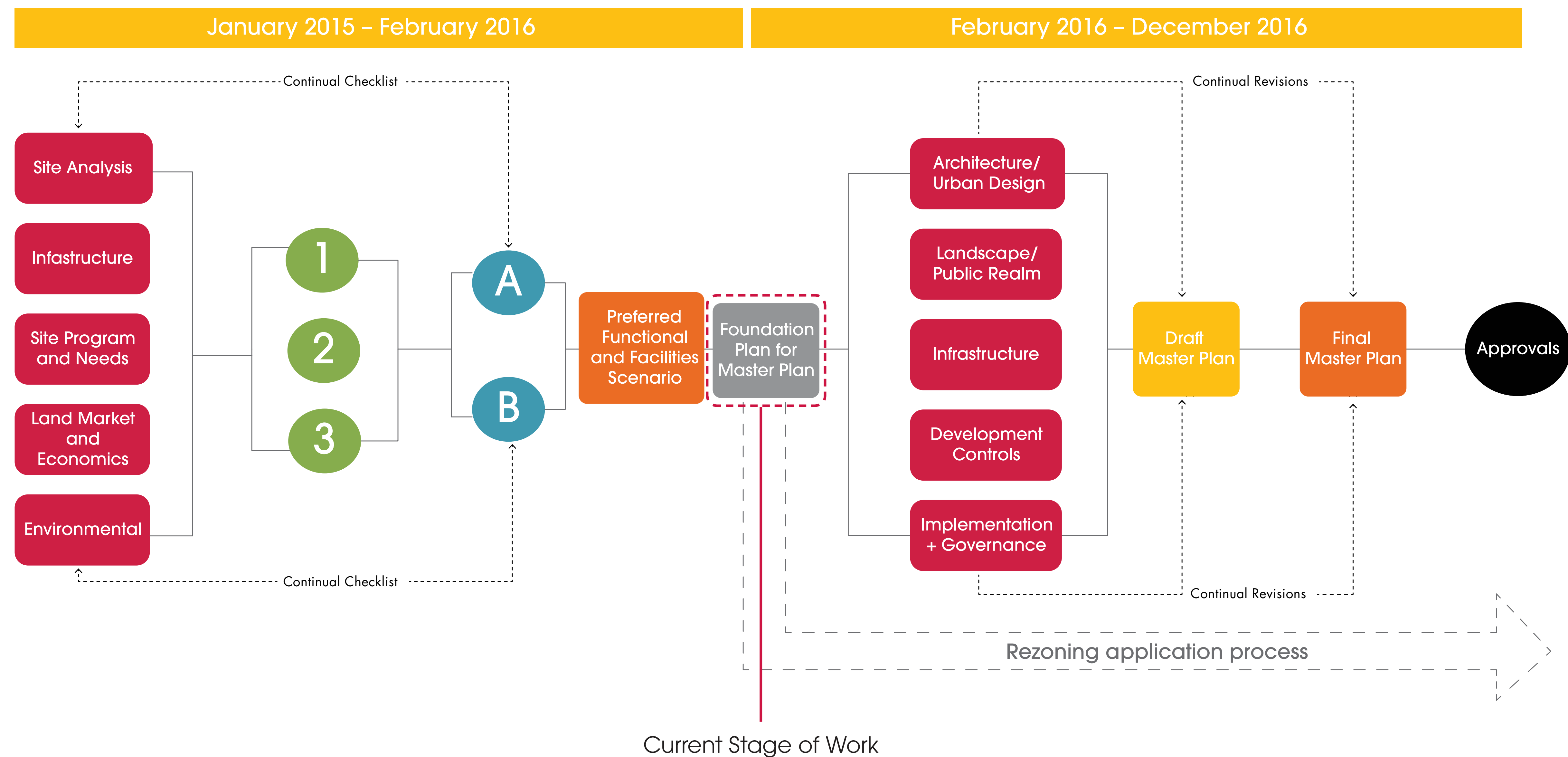
This schedule provides an overview of the two phases underway for this project. We are currently in the **Functional and Facilities Planning Stage**.



Note: 1. Road map indicates critical milestones only – additional meetings will be conducted for specific focus areas of project.
2. The City of Victoria Rezoning Application Process and Community Association Land Use Committee Requirements are coordinated in parallel with the project milestones.

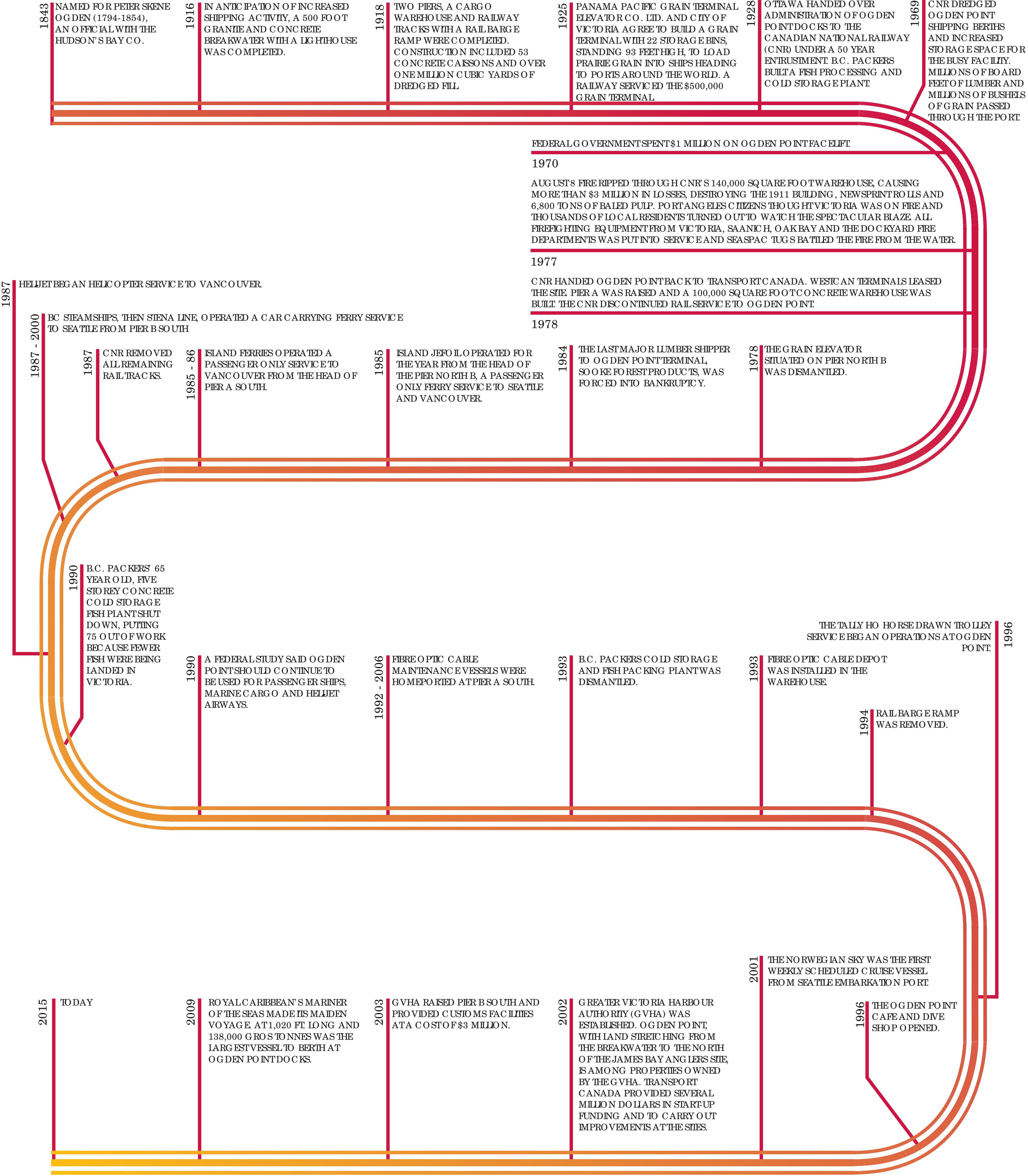
How will the Master Plan evolve from today?

The scenario will be finalized and form the foundation and development strategy to build the Master Plan in Phase 4.





BACKGROUND SITE HISTORY





AREA INFORMATION

James Bay Commute to Work

11,240
people live in James Bay



That is
14%
of the population of
the City of Victoria



52
is the median
age of
someone living
in James Bay

6,030 people
are in the labour force

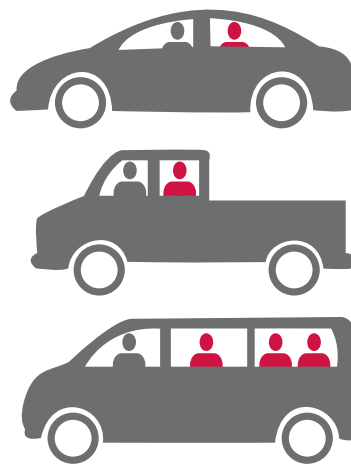


5,210 people
are either under the age of 15
or are not in the labour force

\$58,815
is the average income per household



45%



3%



13%

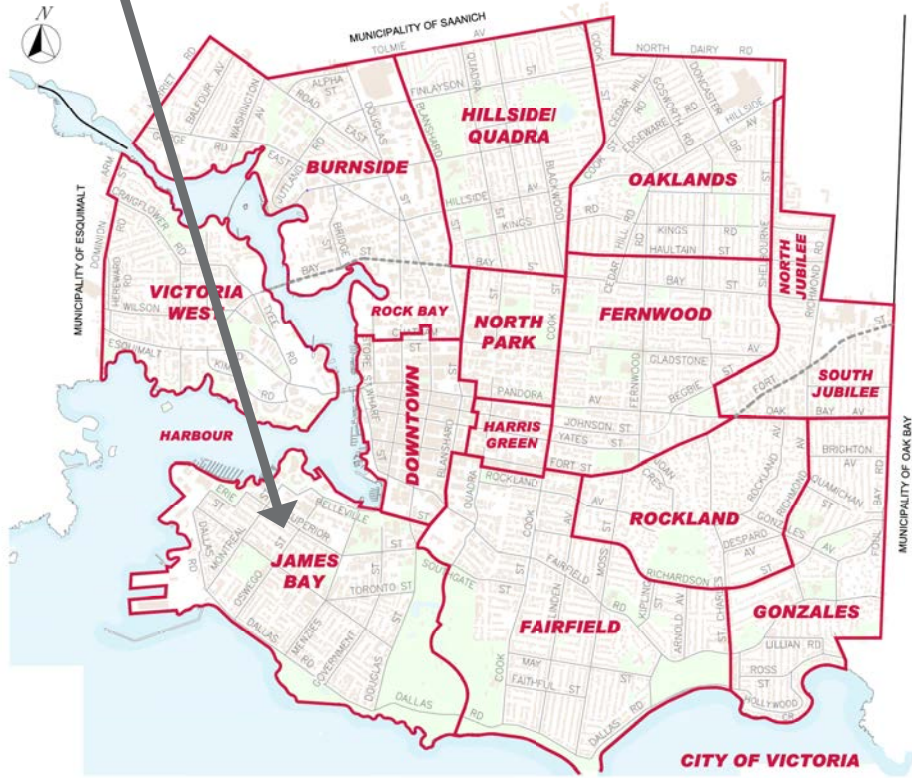


27%



10%

OTHER 3%



Zoning





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



Photo courtesy of: Melvin Staaf - Old Victoria BC Facebook page



Photo courtesy of: Melvin Staaf - Old Victoria BC Facebook page

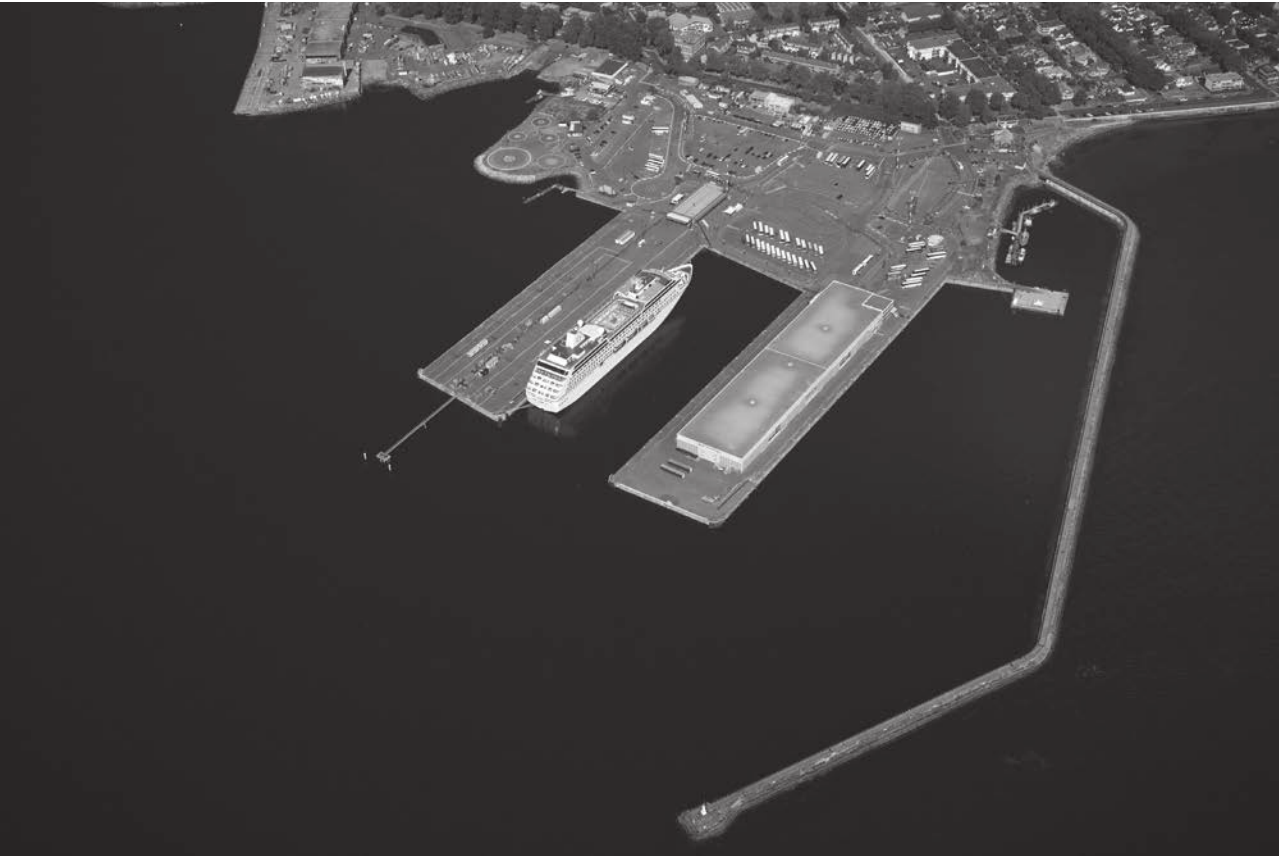
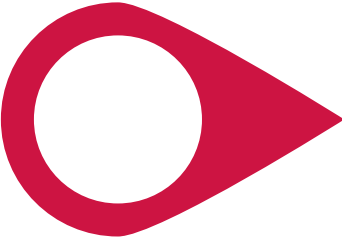
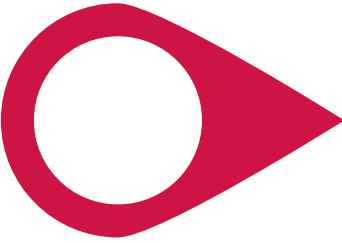


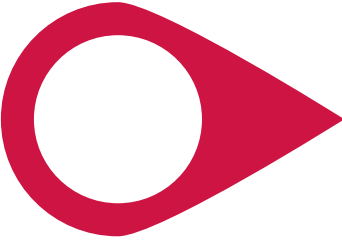
Photo courtesy of: GVHA 2015/Heath Moffatt Photography



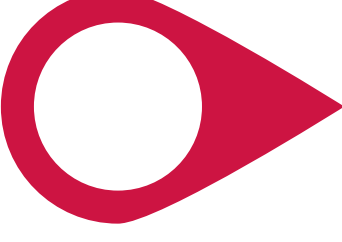
Ogden Point is a place of tradition, history and optimism for the future.



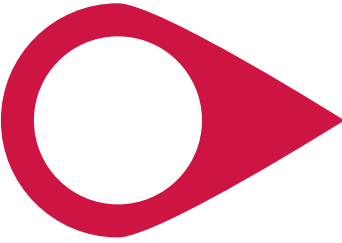
Ogden Point is a working harbour and tourism gateway that will also grow as a valuable cultural and recreational amenity for the Region, and as a good neighbour for the James Bay community.



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 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

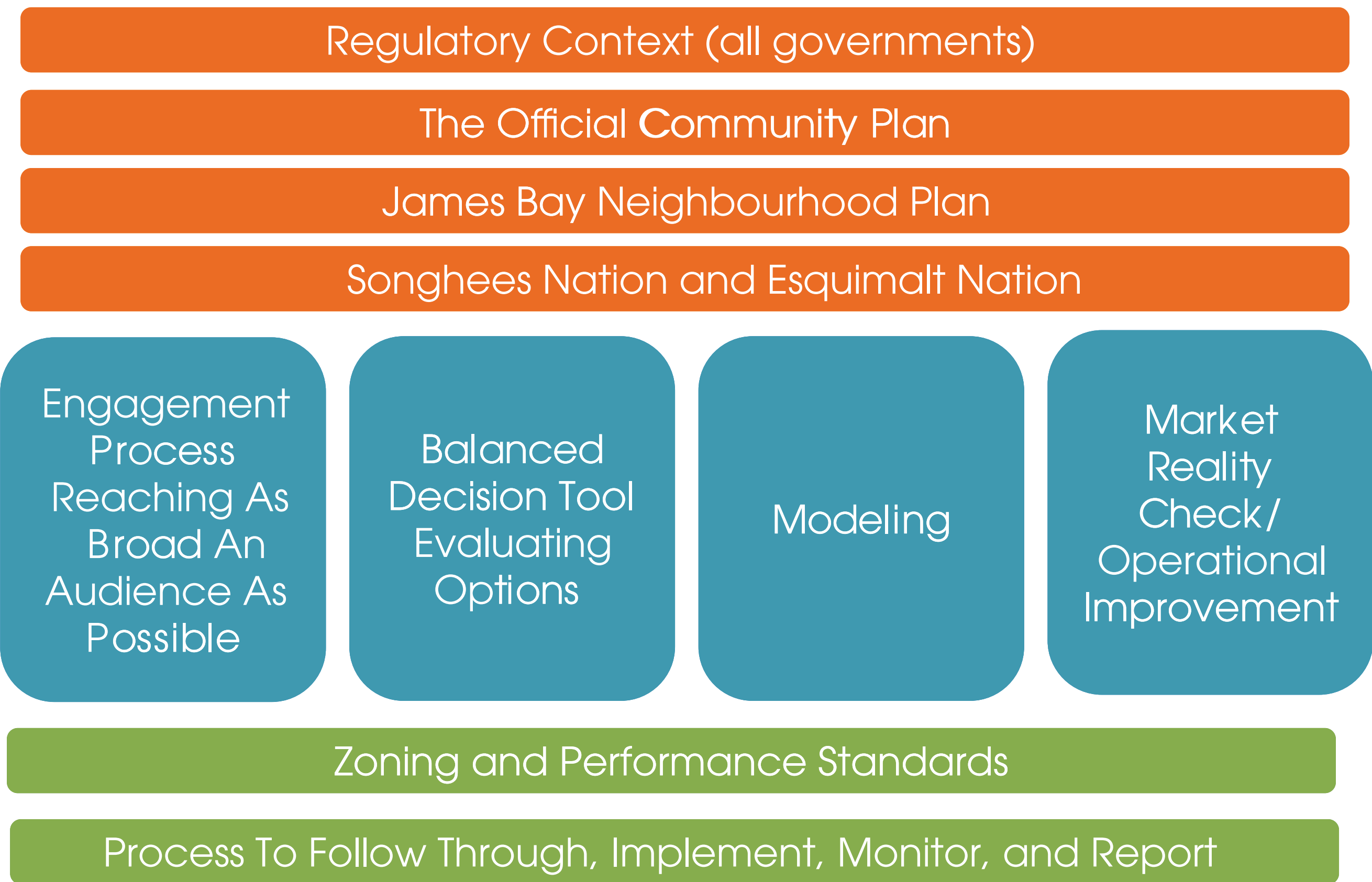
- Create opportunities for buildings and structures to accommodate a flexible array of uses that may include marine services, light industrial, institutional, commercial, and retail options.
- Place buildings and structures to provide the maximum functionality for ongoing cruise and harbour operations.
- 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.



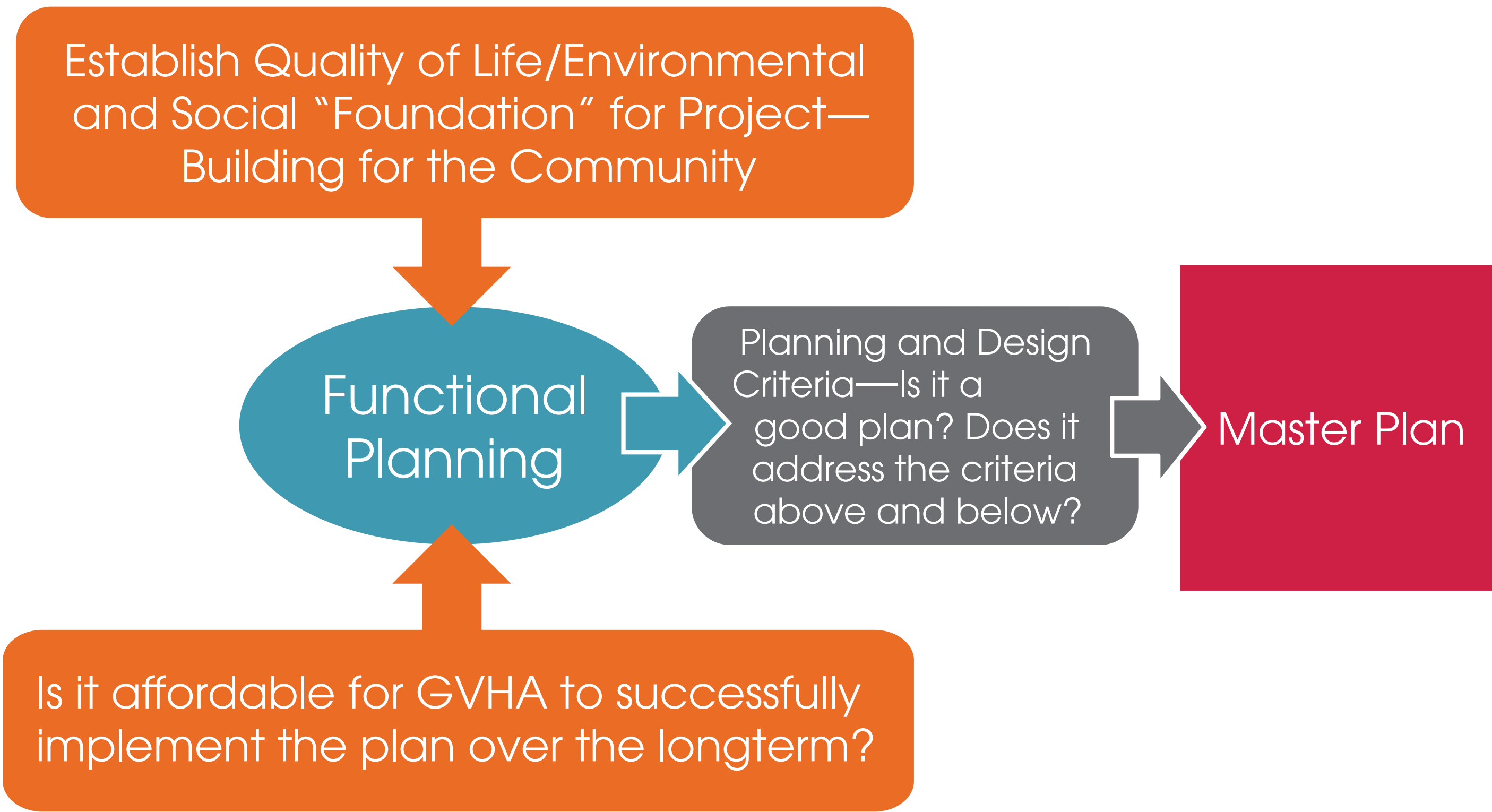
Making informed decisions for the project is critical for its success the following diagrams illustrate:

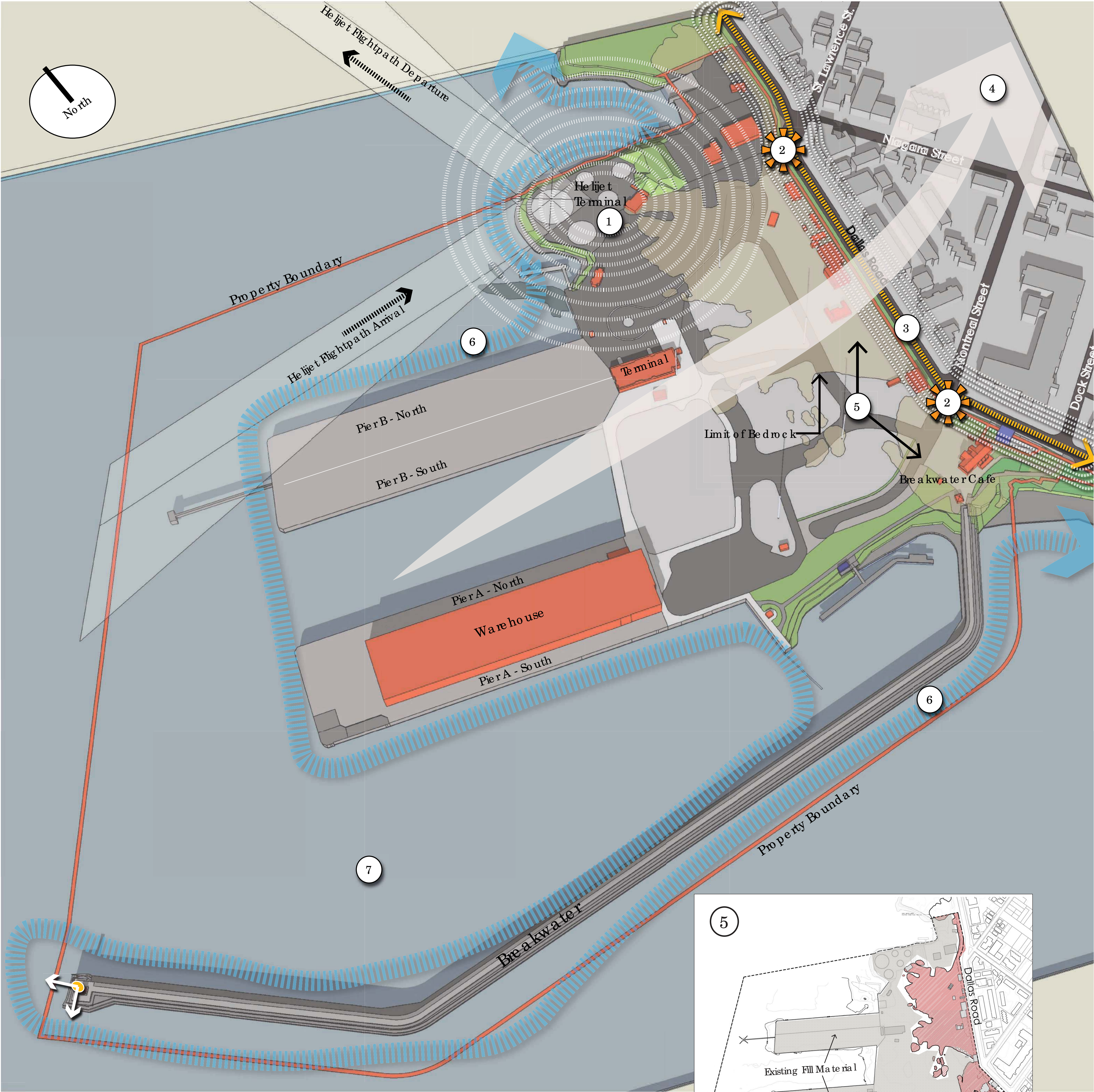
1. The hierarchy of influences for decision making we need to follow.
2. The broad approach and process for decision making on this project.

Decision Making—Major Influences



Decision Making Foundations





- 1 Noise and emissions from the Helipoint 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, berthings 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.



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

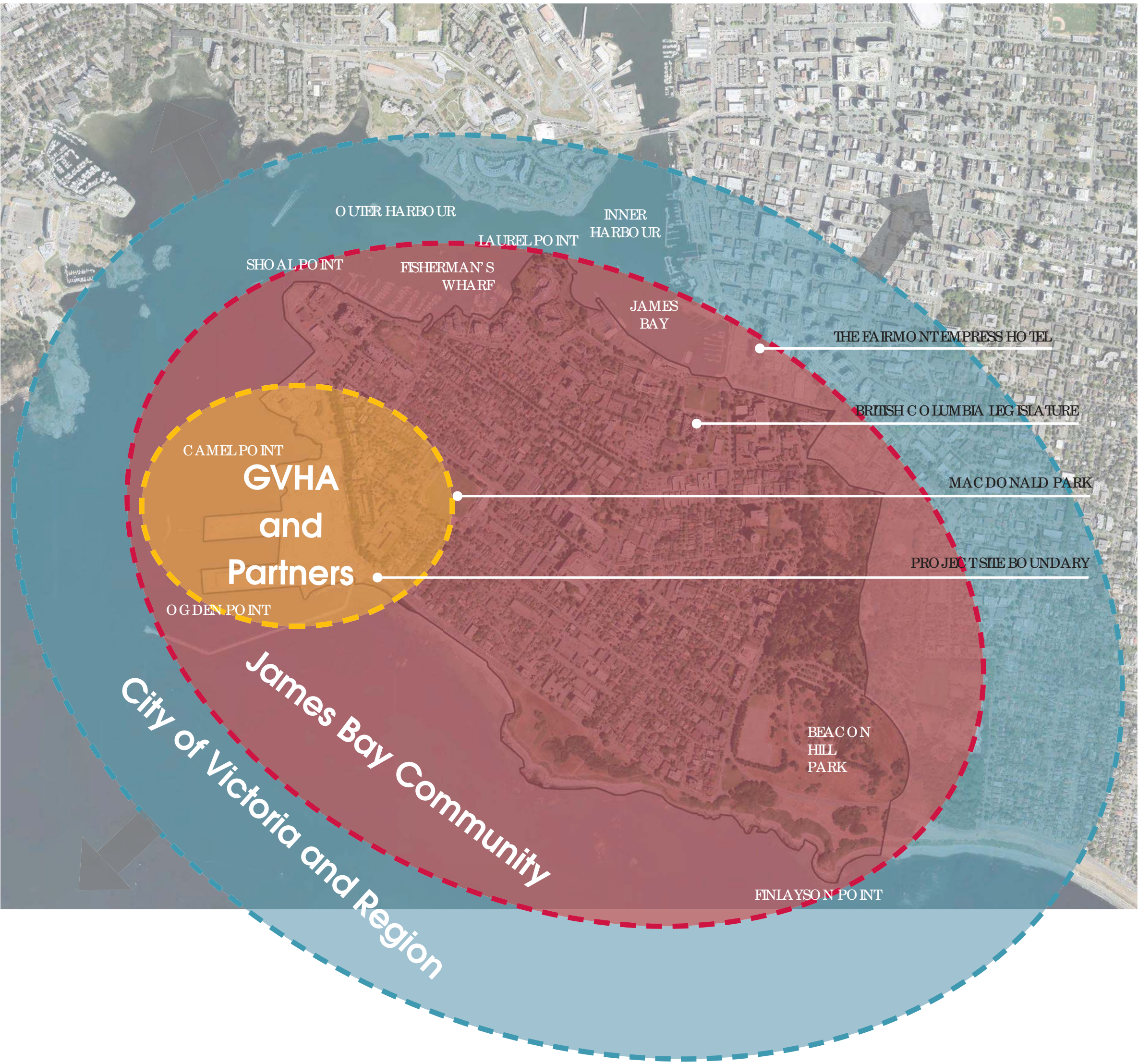
Prepared for:
Greater Victoria Harbour Authority

October 2015



Prepared by:
Stantec Consulting Ltd.
400 – 655 Iyee Road
Victoria, BC V8A 6A5
Tel: (250) 388-9161
Fax: (250) 382-0514

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.



At the November 19, 2015 information session we had a survey that participants could fill out and an online version was made available on MindMixer until November 30, 2015. We asked participants to share their thoughts on the two proposed scenarios for the Functional and Facilities Plan for the Ogden Point Master Plan. In particular, we asked participants to share their thoughts on the proposed mix of potential uses for each scenario and where they would like to see more or less of each potential use.

Please share your thoughts on the proposed mix of potential uses in scenarios.
Indicate if you would like to see more or less of each potential use by marking the appropriate box.

POTENTIAL USES	More	Less
Marine Services*		
Marine Technology		
Office		
Retail**		
Hotel		
Amenity Space		

* Examples of marine services include yacht storage, maintenance facilities, and ship building
** Examples of retail include restaurants, cafes, shops, and grocery stores

Any additional ideas or things we missed?

FUNCTIONAL AND FACILITIES PLAN INFORMATION SESSION SURVEY

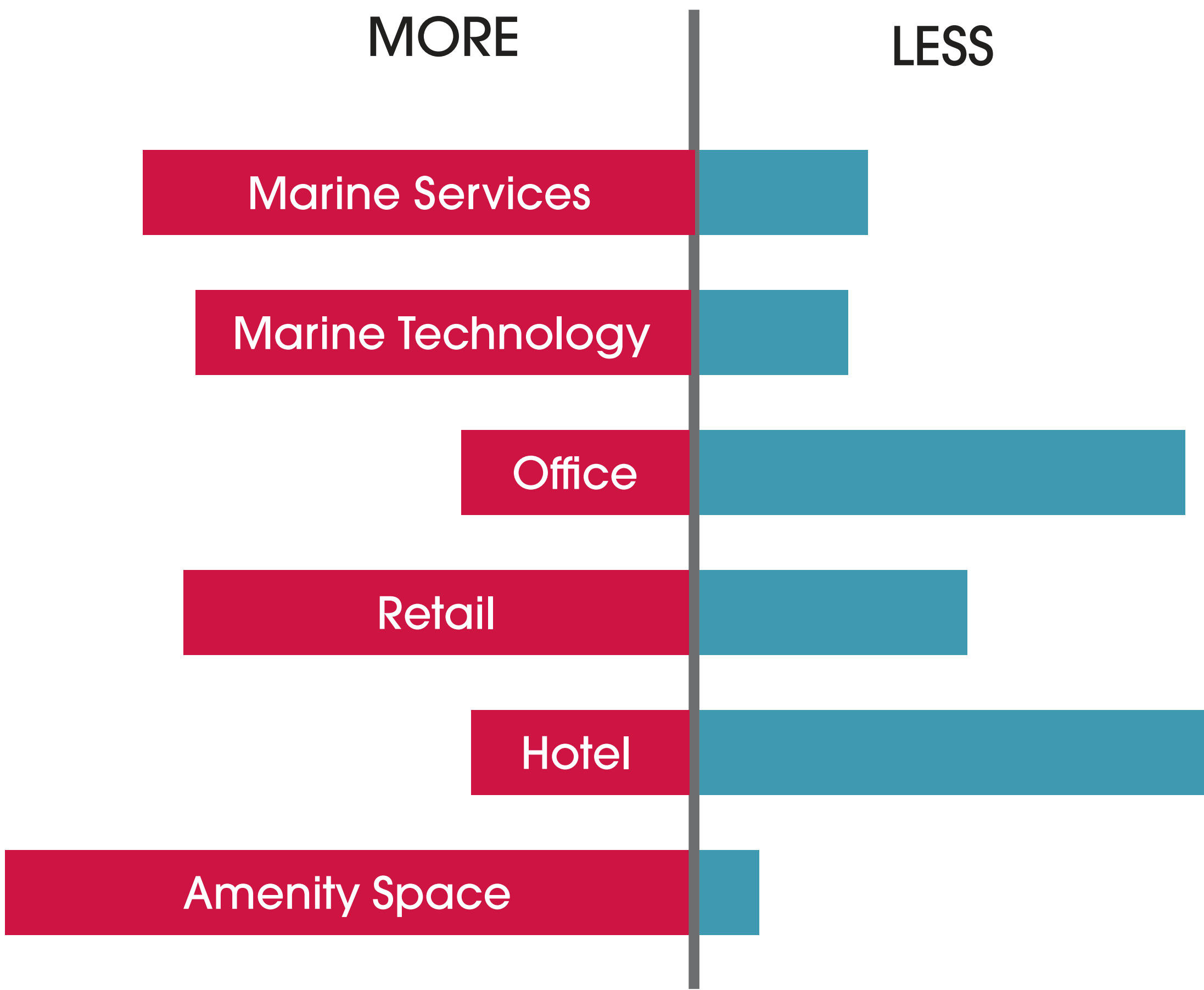
78 surveys completed

23 responses on MindMixer



Survey Results

Here is a summary of what we heard.



Additional Thoughts

In an effort to understand whether we had missed anything, we asked participants both at the workshop and on MindMixer, to share their thoughts on what they liked and did not like about the two scenarios. Below is a summary of the common themes we observed.

MARITIME MUSEUM AS A TOP ATTRACTION

- A number of participants shared their support for re-locating the Maritime Museum of BC to Ogden Point. Some explained how it could be the cultural centerpiece of Ogden Point; others explained how it can be an interactive place where tourists and locals can meet.
- Some explained how the Maritime Museum can be a cultural and educational centre for Ogden Point and would be valuable for tourists and locals alike.

- A Maritime Museum would help to highlight Ogden Point’s true purpose serving as a port.

NO HOTEL

- As demonstrated in the graphic above, there was less support for having hotel(s) at Ogden Point.
- Participants explained that there are already hotels in proximity to Ogden Point and that it would be futile to compete with them.
- Other concerns about adding hotels were that traffic could increase, which could exacerbate the problem.



Additional Thoughts

GREEN SPACE IS NEEDED

- There was a large amount of support expressed for increased green space on the site. Some felt that both scenarios do not adequately plan for increased green space.
- Green space could replace the large swaths of land currently dedicated to surface parking lots.
- Green spaces—with grass, trees, flowers and benches—could also serve as play areas for children which are desperately needed on the site.
- Green space can help beautify the site and make it more attractive.

RETAIL THAT REFLECTS COMMUNITY/TOURISTS NEEDS

- As shown in the survey results graphic, there was more support for more retail than demand for less. However, some participants do not want typical retail/commercial outlets (e.g., cafés, restaurants) rather something more unique. One participant recommended a “Granville Island” style of market with shopping, specialty foods and an artisan bakery.
- A fish market could also be a popular attraction.

RE-THINKING PARKING

- There was general consensus that any new parking needs to be underground. The open space on Ogden Point needs to be preserved for green areas, pedestrian space, etc.

AMENITY SPACES

- There were not any identifiable themes regarding amenities on the site. However, some explained simple amenities are needed on the site including clean public washrooms, playgrounds for children, performance areas, etc.

OTHER

- Some participants felt that the two scenarios are too similar. Greater differentiation is needed.
- Questions were asked about whether the scenarios are considering arts, cultural and educational uses. Some explained how a greater emphasis on First Nations art and culture could be featured, along with the University of Victoria’s oceanography program.
- Whatever uses are brought to the site, traffic congestion and noise must be addressed.
- Pedestrian connectivity and overall walkability must be an important consideration in any planning or development proposal on the site.
- While there was less support for office uses on the site, there were not many qualitative responses. Some explained that any office uses should not exceed three stories so as not to compromise the views of residents in James Bay.



Main Ideas

- Build economic opportunities for youth taking advantage of tourism, cruise and marine industry opportunities.
- Maintain the emphasis on a strong and enduring, visibility and presence on the Ogden Point lands.
- The Songhees and Esquimalt Nations belong to the Coast Salish peoples, who have lived on the lands and water for over 4,000 years and are the two remaining Nations whose connection to the land and water resources remains strong.
- The establishment of employment and business opportunities or partnerships, for both Nations, are essential to grow the community and provide current and future generations with tangible and stable opportunities.
- Respect the Sacred Trust and its Teachings, The Natural Laws and Values of the Lekwungen people.
- Ongoing discussions and outreach with Chiefs, Elders, heads of Families, members, and GVHA Liaisons are essential in this process.

Ideas To Be Developed in Conversation with Esquimalt and Songhees Nations



ESQUIMALT NATION

Preliminary Ideas:

- Locate Long Houses and Village on the Ogden point Property.
- Create a canoe landing area for Tribal Sea Journeys with an appropriate welcoming and ceremonial area.
- Continue to reinforce the story of the Lekwungen Peoples—the “water people”.
- Create a place for business education for First Nation youth to develop skills and knowledge to continue opportunities for the community.



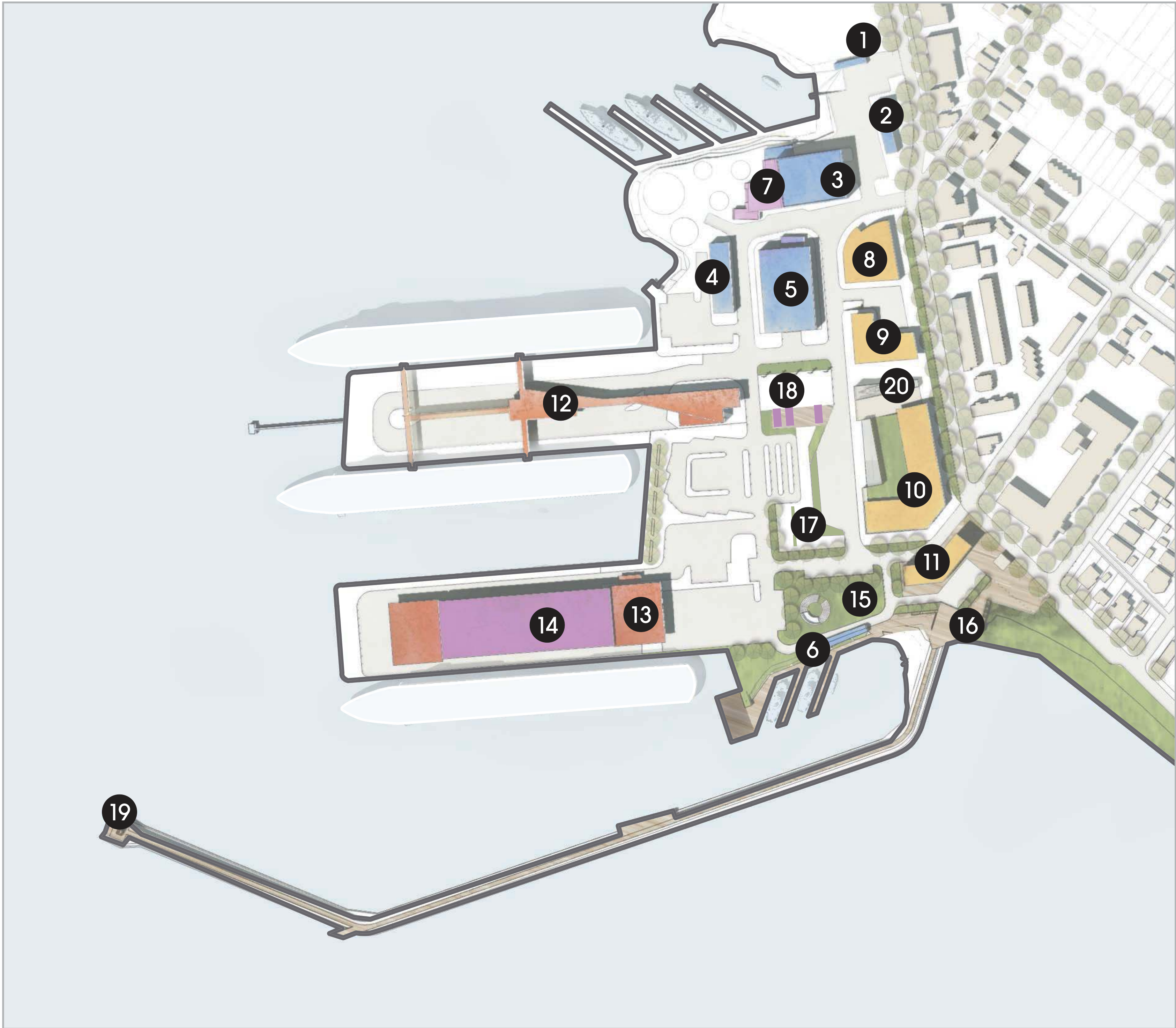
SONGHEES NATION

Preliminary Ideas:

- Demonstrate celebration of Arts and Crafts within appropriate structures on site for both visitors and the community. This could include but not be limited to totem carving, beadwork, and drum making, knitting and even traditional foods display.
- Express creation stories through the arts and in permanent structures and buildings.

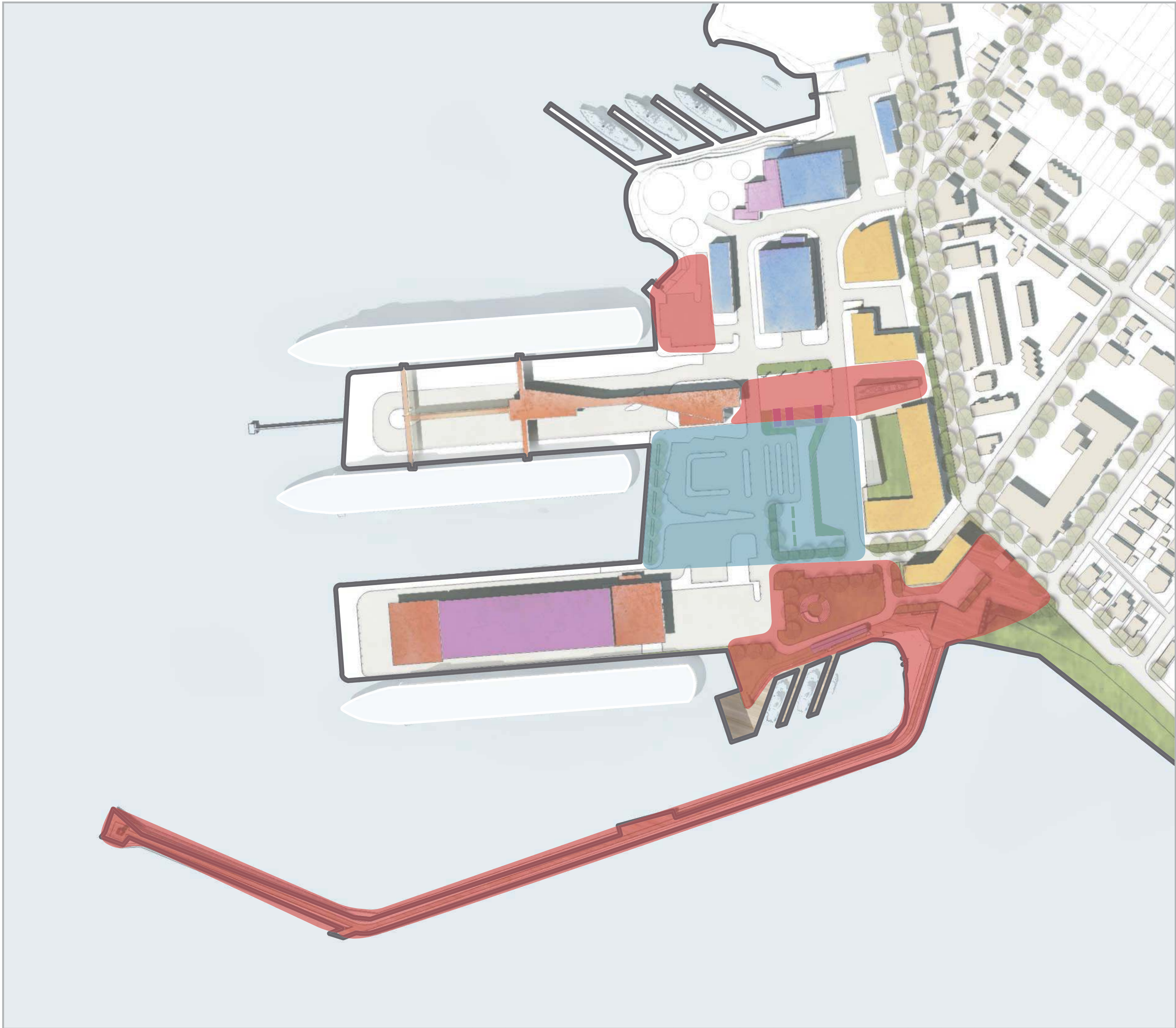
Distribution of Uses

1	Marine
2	Technology Marine/Office
3	Yacht Storage
4	Marine
5	Parkade/Bus Storage
6	Pilot Building/Marine
7	Heliport
8	Retail
9	Retail/Commercial
10	Retail/Commercial/Institutional
11	Retail/Hotel
12	Marine Terminal
13	Marine Terminal
14	Home Port
15-20	Amenity



Amenity Activity Zones

- All Year Use
- Off Season
(November-April)





Major Pedestrian Network/Nodes



Future Civic Pathway



All Vehicular Circulation

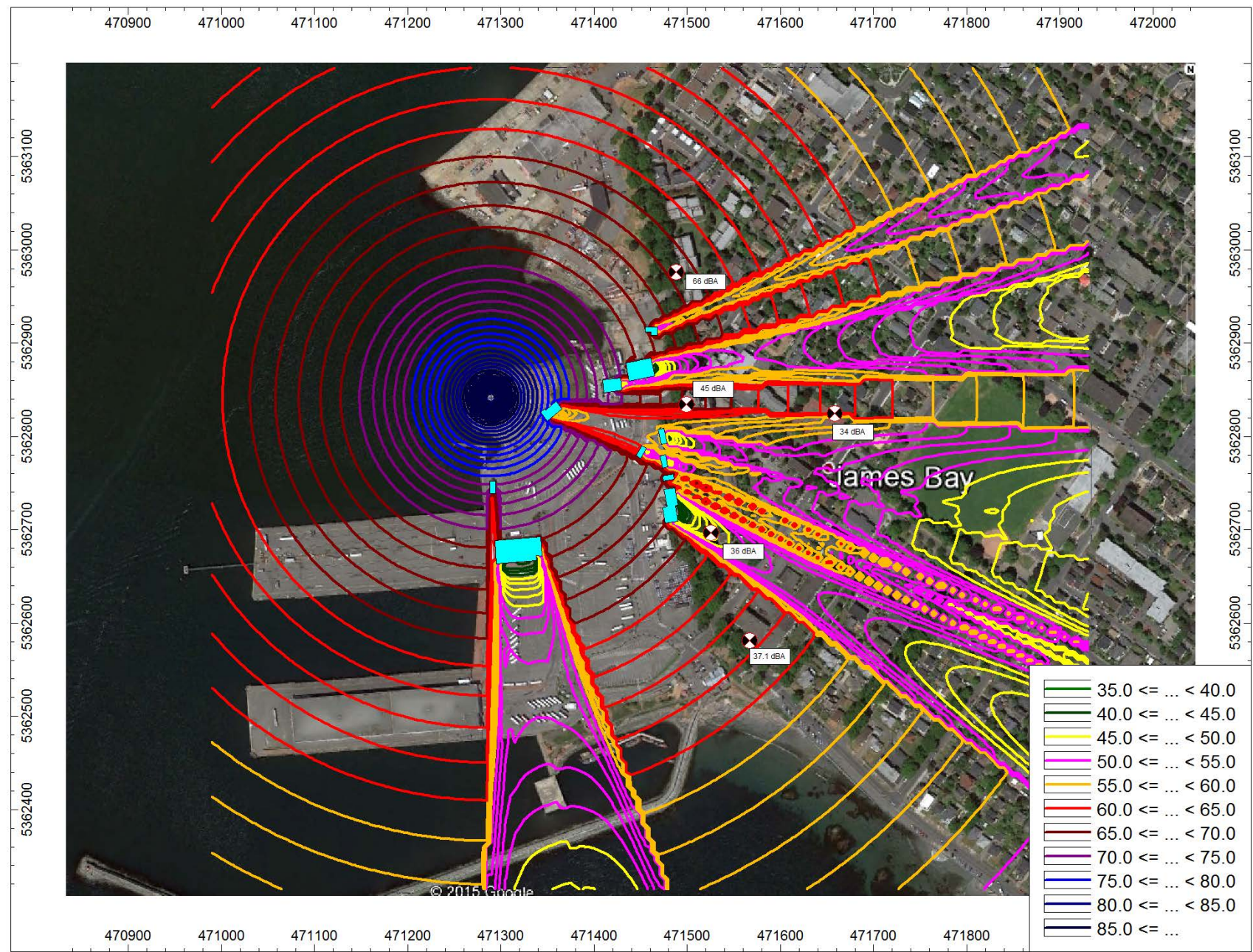


Visitor Pickup/Drop Off Zones

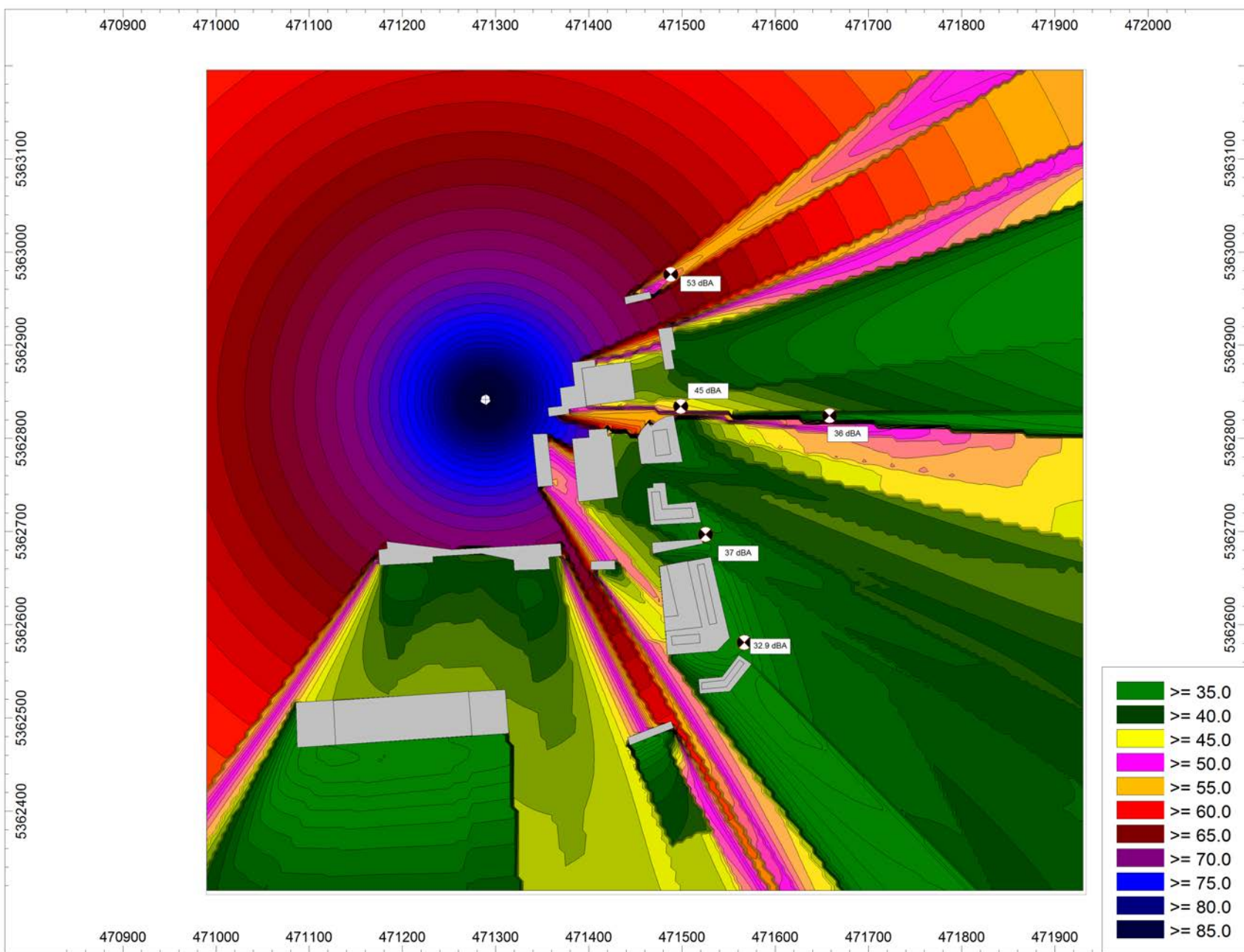
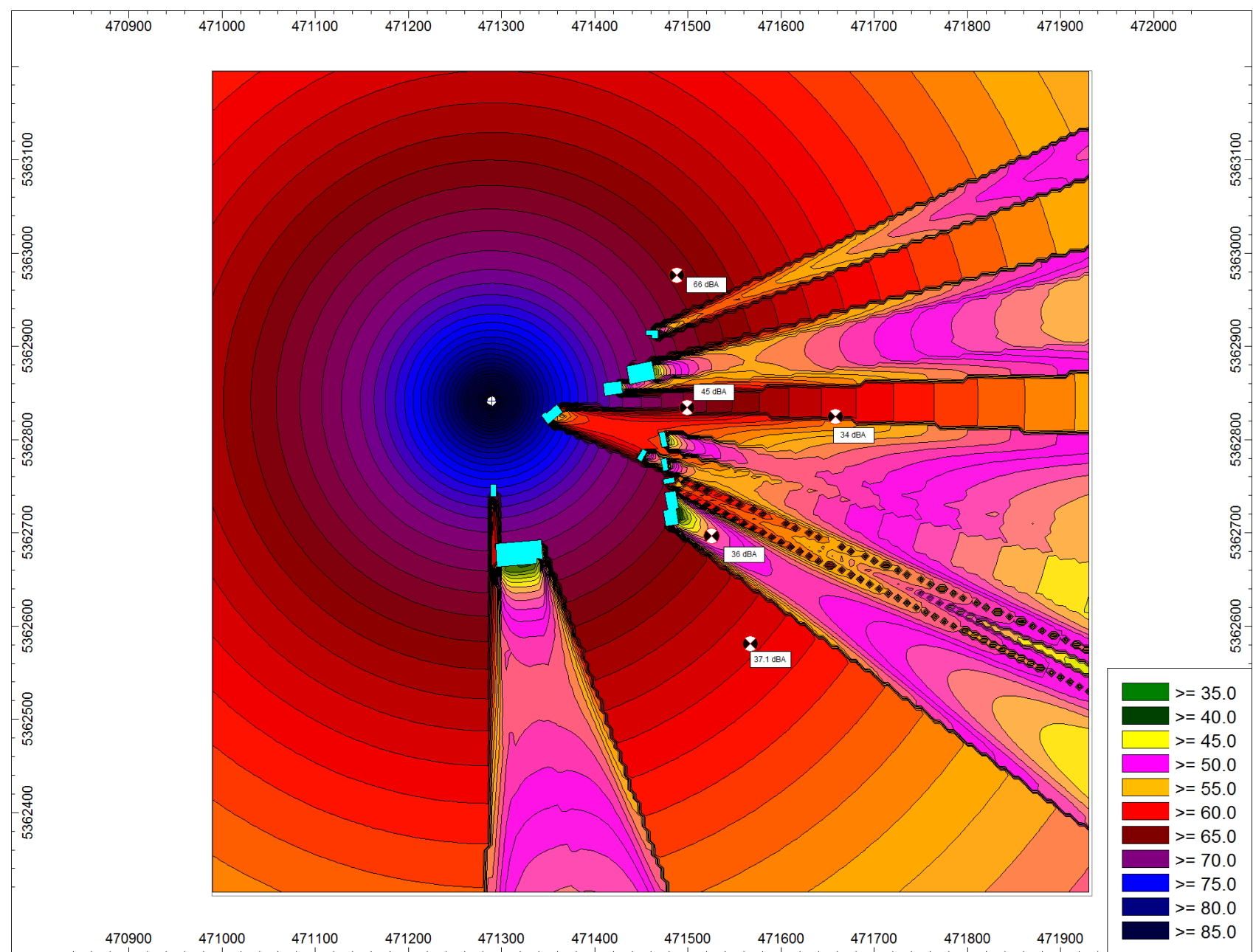
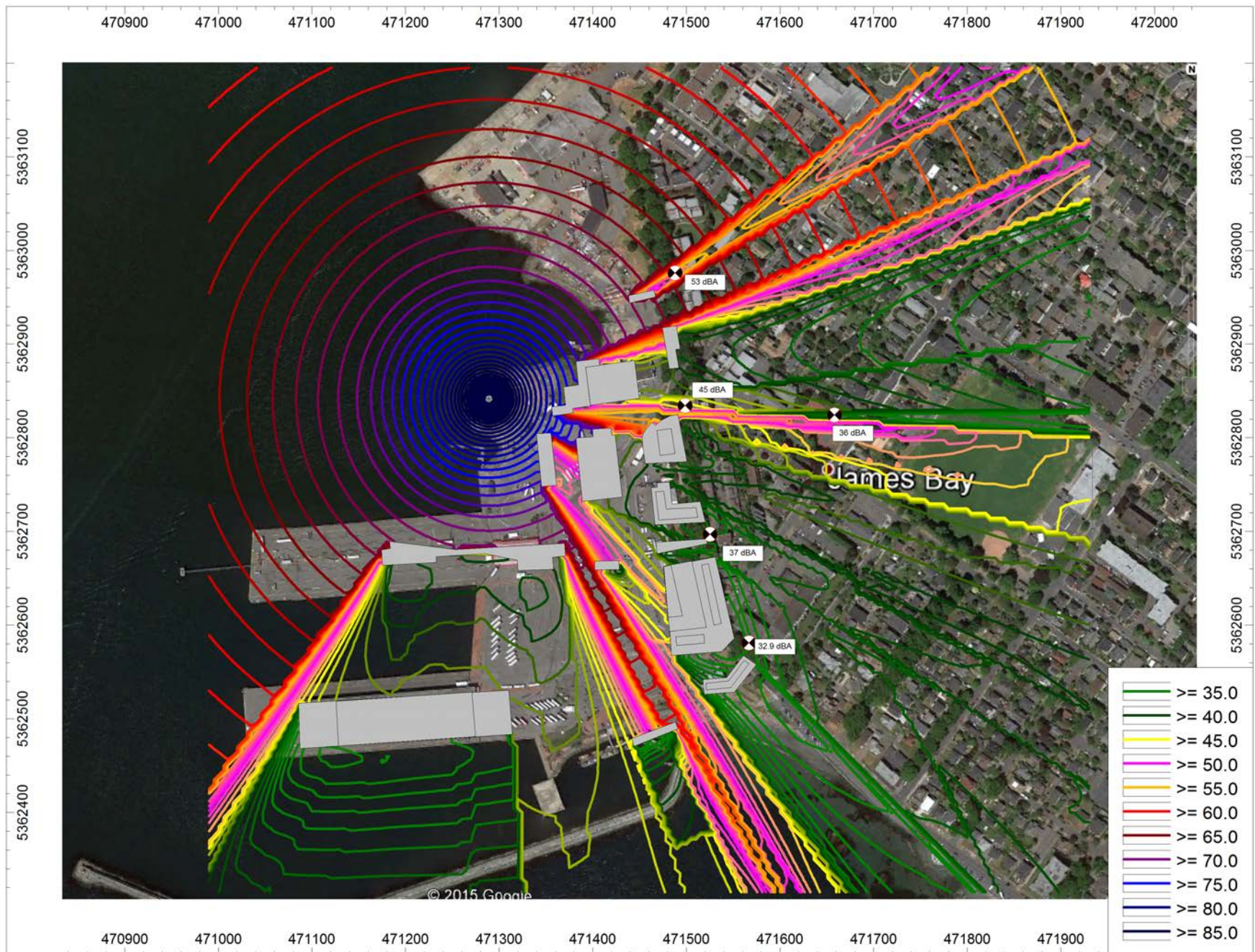
Noise Models

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.

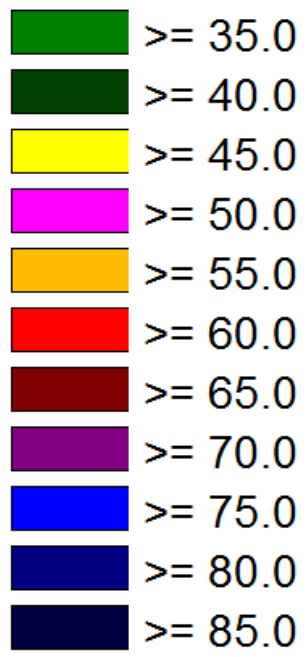
ORIGINAL NOISE CONTOUR



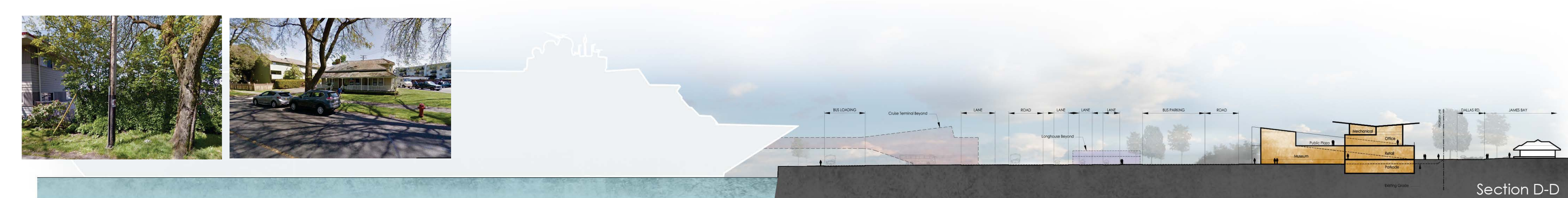
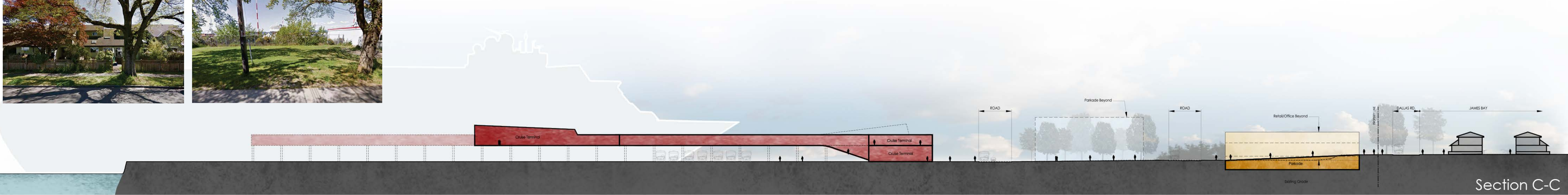
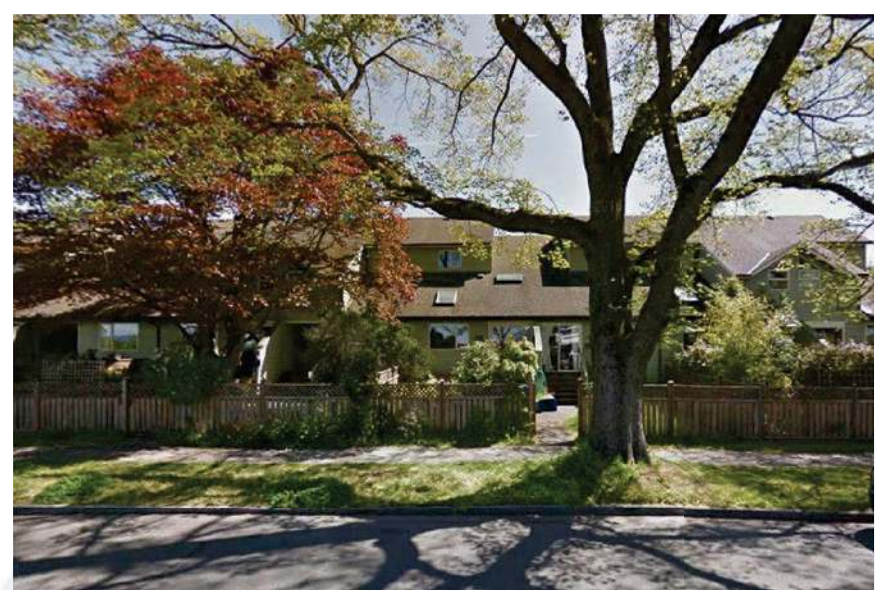
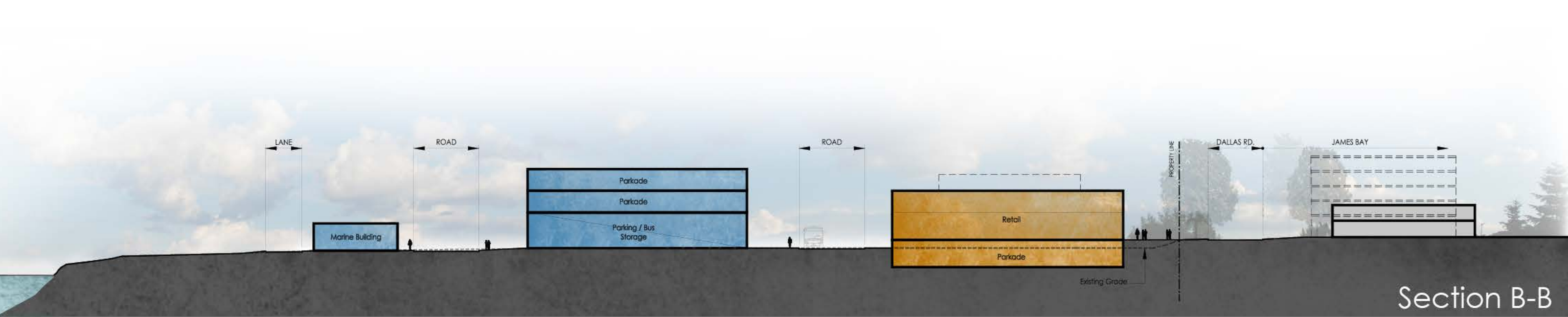
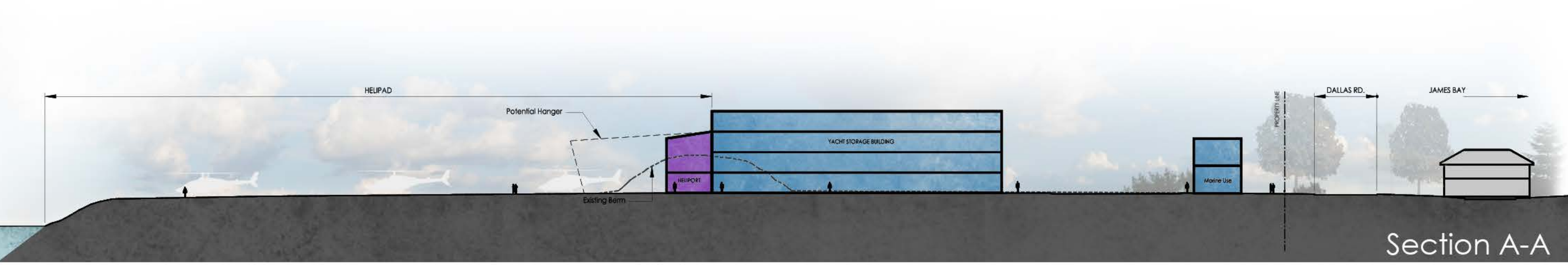
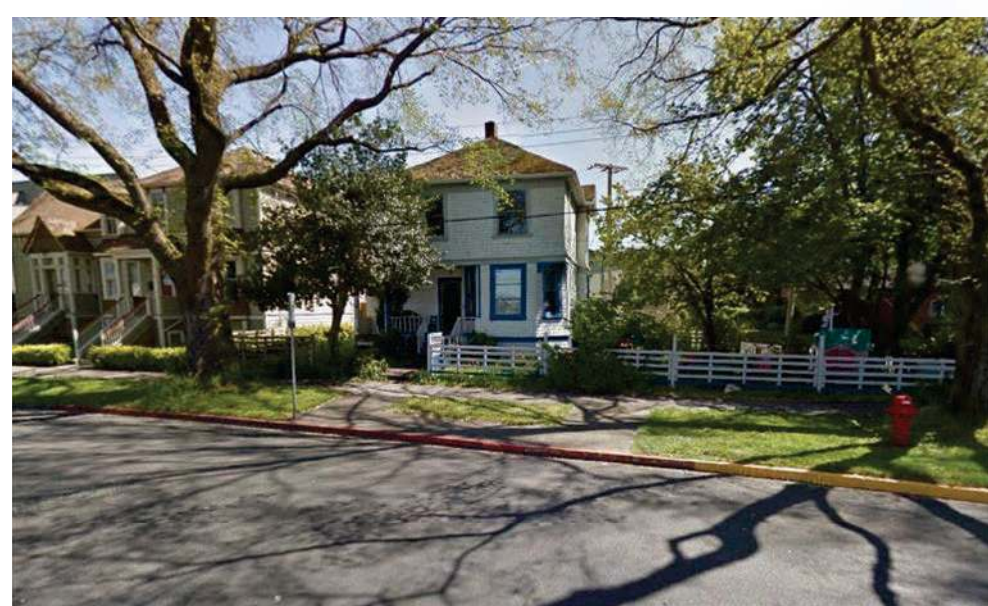
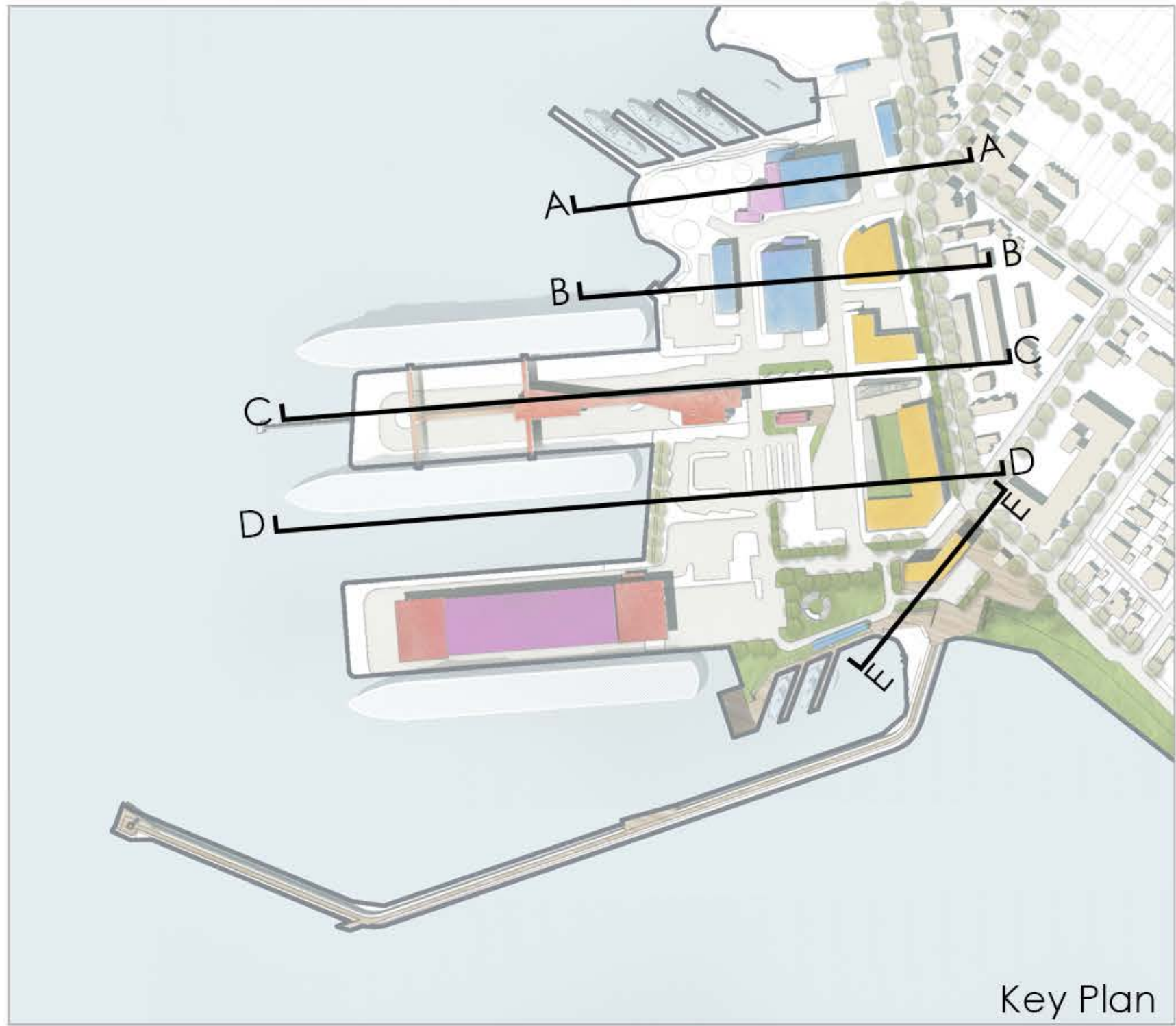
PROPOSED SCENARIO NOISE CONTOUR



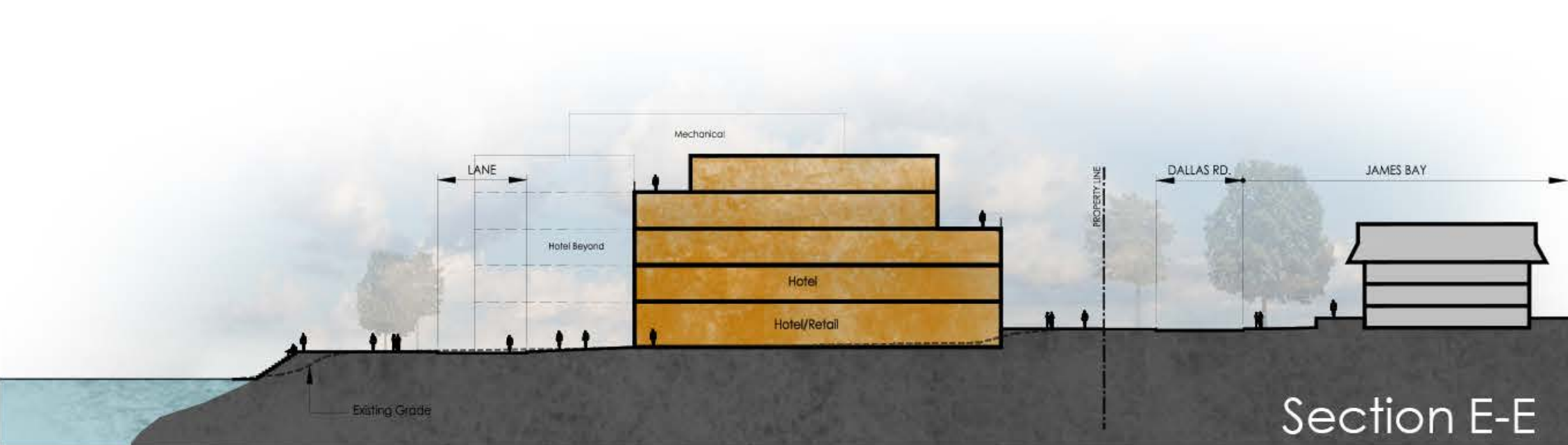
A-weighted
decibel level



STEEC ROSS SECTIONS



Draft



PRELIMINARY SKETCH VIEWS

