



MINUTES OF PUBLIC MEETING #72

**Greater Victoria Harbour Authority
Held at 9:45 a.m. on 15 October 2010
Board Room, 468 Belleville Street**

In attendance:

Jim Allard, Victoria/Esquimalt Harbour Society (V/EHS)
Christopher Causton, Capital Regional District (CRD)
Dave Cowen, Tourism Victoria (by conference call)
Barbara Desjardins, Township of Esquimalt
Dan Kukat, V/EHS
Dermot Loughnane, Community Director
Pamela Madoff, City of Victoria
Don Prittie, Community Director
David Rand, Greater Victoria Chamber of Commerce (GVCC)
Chief Andy Thomas, Esquimalt Nation
Bill Wellburn, Provincial Capital Commission (PCC)
Mike Williamson, Community Director

CEO & Resources:

Ian Crocker, Manager of Operations
Julia Park, Recording Secretary
Rebecca Penz, Manager of Communications
Sonterra Ross, Acting CEO

Regrets:

Chief Robert Sam, Songhees Nation

Guests:

Briane Anderson, Fisherman's Wharf Community Association (FWCA)
Bob Barlow, Western Stevedoring
Judy Brownoff, Chair, CRD Core Area Liquid Waste Management Committee
Bruce Cuthbert, Esquimalt Resident
Marg Gardiner, James Bay Neighbourhood Association (JBNA)
Barry Hobbis, Victoria Harbour Ferries
Jack Hull, CRD
Angus Matthews, Victoria Resident
Greg McAllister, King Bros. Limited
John Milligan, Western Stevedoring
Brian Scarfe, JBNA
Lyle Soetaert, V/EHS
Fran Thoburn, JBNA

1. Call to Order

The Chair called the meeting to order at 9:45 a.m.

2. Introductions

None.

3. Approval of Agenda

MOVED and **SECONDED THAT** the agenda be approved.

CARRIED

4. Presentations

a) CRD – McLoughlin Point Sewage Treatment Plant Follow-up

CRD gave a follow-up presentation to their presentation on September 13, 2010. Jack Hull provided the following responses to concerns by GVHA's board regarding:

1. Odour Control
2. Budget Dedicated to Odour Control
3. Alternate Site
4. Whistler Treatment Plant
5. Turbidity of the Effluent
6. Other Options to Reach Colwood Location
7. Integration of Liquid and Solid Wastes
8. Architectural Design and Aesthetics
9. First Nations Consultation
10. Accidental Spillage into the Harbour
11. Energy Generation from Sewage
12. Storm Capacity

Board feedback included:

- Further consultation is needed with First Nations.
- Need more information on the bay crossing (pipes through Ogden Point)
- Architectural design and aesthetics should be sensitive to location
- Odour control concerns
- Spillage prevention and impacts

The CRD committed to finding out the number of meetings between the CRD and the Esquimalt Nation.

The Board tabled discussion of the matter until the December Board meeting.

5. Board Executive Elections

MOVED and **SECONDED THAT** the Board Executive election agenda be approved.

CARRIED

MOVED and **SECONDED THAT** Dave Cowen, attending the Board meeting via video conference, is eligible to vote.

CARRIED

The Chair called for nominations for the position of Chair, in addition to candidate Mike Williamson. After three calls for nominations from the floor, Mike Williamson was elected Chair by acclamation.

Mike Williamson assumed the role of Chair.

The Chair announced candidates for the Vice-Chair position, Jim Allard and Dermot Loughnane.

Jim Allard withdrew his name for Vice Chair and Treasurer.

After three calls for nominations from the floor, Dermot Loughnane was elected Vice-Chair by acclamation.

The Chair announced the candidate for Treasurer, Bill Wellburn. After three calls for nominations from the floor, Bill Wellburn was elected Treasurer by acclamation.

The Chair announced the candidates for the Secretary position, David Rand and Jim Allard.

Jim Allard withdrew his name for Secretary.

After three calls for nominations from the floor, David Rand was elected Secretary by acclamation.

New Board Executive for 2010/11:

Mike Williamson – Chair
Dermot Loughnane – Vice-Chair
David Rand – Secretary
Bill Wellburn – Treasurer

6. Declarations of Conflict of Interest

None.

7. Review/Approve Minutes

a) Approve minutes of Public Meeting #71 on August 20 and #71A on September 13, 2010.

MOVED and SECONDED THAT the minutes of Public Meeting Public Meeting #71 on August 20, 2010 and #71A on September 13, 2010 be approved.

CARRIED

The Board discussed the purpose of the board meeting summary that is distributed to all Directors. It is not intended as an in-depth report on all items discussed. It is a summary that can be used to report back to member agencies. The minutes are the official record and include all agenda items and discussion topics.

b) Business arising from previous minutes

None.

Jim Allard requested clarification of floatplane accessibility at Ogden Point and why it is indicated on the Master Plan when it was supposed to be removed from the plan.

The Acting CEO noted that the plans are a work in progress and not final.

8. Rise and Report

August 27, 2010

Marine Masters has a 3-year agreement for the period of June 1, 2010 to May 31, 2013 with 3 – 2-year renewal terms at the tenant's option.

September 23, 2010

RESOLVED THAT the Board approves the moorage of floathomes at Fisherman's Wharf at their current locations on fingers 1, 2 and 3 for periods up to 5 years under the terms and conditions of a Facility Use Agreement subject to any City of Victoria approval under the legal non-conforming use.

FURTHER RESOLVED that management is directed to develop for approval by the Board a 'Facility Use Agreement' in respect of the moorage of floathomes at Fisherman's Wharf consistent with the expectations of GVHA's Property Use Policy.

FURTHER RESOLVED that the Facility Use Agreement set out a methodology for determining rates charged and the terms and conditions governing the use of the facility by floathomes including a non-estoppel clause that is required to be reviewed by a lawyer for each floathome owner who is party to a Facility Use Agreement.

CARRIED

October 15, 2010

Amendment to September 23, 2010 motion:

RESOLVED THAT the Board approves the moorage of float homes at Fisherman's Wharf ~~somewhere at their current locations~~ on fingers 1, 2 and 3 for ~~a term periods~~ up to 5 years under the terms and conditions of a Facility Use Agreement subject to any City of Victoria approval under the legal non-conforming use.

MOVED and **SECONDED THAT** the amendments to the September 23, 2010 Motion regarding location of the floathomes on fingers 1, 2 and 3 be approved by the Board.

CARRIED

9. Business

a) Chairman's Report

The newly elected Chair had nothing to report.

b) Acting CEO's Report

In addition to the Acting CEO's written report, highlights included:

- GVHA corporate office will be relocated to 189 Dallas Road by end of October 2010.
- Fisherman's Wharf Phase III – new docks
- Community Advisors Pilot Project
- Ogden Point Master Plan re-chartering
- Reputational survey
- Upcoming strategic planning session
- Meetings with Port of Seattle and Tourism Victoria
- Met with City of Victoria and PCC regarding Inner Harbour planning
- Attended a work group to discuss GVHA's participation in the Northwest Ports Clean Air Strategy
- Last cruise ship call – Oct. 3, 2010 – 228 calls, 9 were unable to dock due to weather – 441,330 passengers.

- Ogden Point Land and Sea Mural
 - project behind schedule due to complexity of images, but on budget
 - met with both Esquimalt and Songhees Nations - the Blessing Ceremony will be postponed until the spring of 2011
 - unfinished panels will be painted indoors during the fall and installed early next spring
 - Expression of Interest went out for a professional fundraiser for Phase III of the mural, proposals to be reviewed
- Management had a successful meeting with the floathome owners and is working towards building positive relationships
- Dredging and blasting challenges: GVHA previously committed to DFO that it would not disturb the habitat in the area. Management is working closely with DFO to move forward with the project as the fisheries window is small

Board feedback included:

- Cruise business implications if dredging is not done as per cruise line expectations
- Risks that cruise lines will not call if the captain deems the area unsafe
- Professional fundraising is a great way to raise funds, be mindful of risks

The Acting CEO reported that a new frozen yogurt vendor is now operating at the Broughton Street Pier as a pilot project. Management used a competitive process.

ACTION: The First Nations Committee to review applicants for the Land and Sea Mural Fundraiser position. After review, report out to the Audit and Finance Committee.

c) Board Correspondence

MOVED and **SECONDED THAT** the correspondence be received as circulated.

CARRIED

d) Ogden Point Master Plan Update

- New lead on project – Ian Rokeby
- Met with Esquimalt and Songhees Nations to discuss consultation
- CH2M Hill and management to continue the planning and consultation process.

The Acting CEO reported the plan has been broken down into two stages. Part A is focused on the business of GVHA and will include a comprehensive marine activity market study. This should be available by mid December. Part B will focus on zoning elements including environmental reviews, design elements and guidelines and community and First Nations opportunities. CH2M Hill is developing a flow chart and workplan with associated timelines and deliverables.

The Acting CEO stated that the Master Plan and Harbour Plan are in alignment and harbour uses should be consistent.

The Board discussed the project is back on track with a marine focus.

e) Northwest Ports Clean Air Strategy (NWPCAS)

- Management has taken initial steps to join the NWPCAS
- Joining will help achieve the “livability” factor in GVHA’s vision and address community concerns
- GVHA is considering offering incentives to cruise lines for reducing sulphur content in fuel, though we don’t have the financial capacity like Vancouver and Seattle
- Harbour dues are not negotiable with Transport Canada
- Met with Port of Seattle to discuss their strategy for reducing sulphur content in fuel used by cruise ships
- Management is developing a recognition program as an incentive to cruise lines for voluntary sulphur reductions
- BC Hydro is asking for a \$15,000 retainer to conduct a shore power feasibility study (which would only include getting shore power to OP, not installing infrastructure at the site)
- GVHA met with BC Transit numerous times but they do not have unused assets to provide service for the cruise industry. There may be an opportunity to partner with them in the future.
- New James Bay advisory group comprised of five James Bay residents formed to discuss neighbourhood issues

The Board recommended setting up a meeting with the new Minister of Transport to keep the issue moving forward.

ACTION: GVHA to write a letter to Tourism Canada outlining the issue???

10. New Business

a) CRD Sewage Treatment Plant Discussion

The Board discussed whether to take a position on the plant or remain neutral.

The Board recommended a letter be sent to the CRD using guiding principles that need to be considered. The Chair stated the Board needed more time to review the matter. Further discussion was tabled until the December Board meeting.

11. Input from the Public

Greg McAllister, King Bros. Ltd

Greg McAllister reported that the Master Plan Report in the Board package (page 3231) was missing “cruise ships” which is critical to Ogden Point and the Master Plan.

The Acting CEO responded that the list refers to new ventures and cruise ships are an inherent part of the plan. Page 3232 refers to cruise and all existing uses.

Marg Gardiner, JBNA - (Marg Gardiner Verbatim)

“At the last meeting, I stated that, rather than define how the cruise industry should operate in Canada, GVHA had become subservient to it.

You are at the beginning of a new year. Our wish for 2010/11 is that the Board reconstitute itself and create positive changes within the organizational culture of GVHA which will be of benefit to residents.

Today I will discuss 5 games GVHA often plays.

First, the “Northwest Cruise Association is our client” – is God - game.

It is so disappointing to hear, or read, time and again, cruise lobbyist words coming from GVHA representatives. The air quality modeling study was based on information provided by the industry – 1.6% Sulphur content fuel being used in ships.

When asked the question in April of this year, Donna Spalding, of the NWCA, responded 1.8%. When her response was questioned in light of her earlier response to a broader question, she changed her answer – it became 0.5 to 2.0% Sulphur content.

When the actual results of 2009 air quality testing revealed triple the predicted levels, GVHA didn't alter course – just kept on parroting lobbyists' promotional materials, and their assertions, as fact.

If it were serious about its touted commitment to environmental sustainability, GVHA would be identifying all social and environmental costs associated with its operations along side its financial balance sheet revenue statements. You cannot accept and re-assert the word of your clients as fact. Ongoing monitoring is required.

“What is measured is managed”. *The place to start is air quality. Responsible industries monitor.*

Second, the “We need a subsidy to help our clients” game.

On April 15 of this year, when speaking of the NW Ports Clean Air Strategy, Donna Spalding of the NWCA stated that funding was not the driving force for change, was NOT an incentive, and yet GVHA seeks further public subsidy of this multi-billion dollar industry – which is NOT a fine margin business.”

Brian Scarfe, JBNA

Brian Scarfe stated there have been no answers from GVHA regarding VIHA recommendations for cleaner air. His suggestion for a new model of dialogue between parties—two representatives from JBNA, two from the City and two from GVHA Board—was dismissed.

Bruce Cuthbert

Bruce Cuthbert stated that the sewage treatment plant should be built on principle-based decisions, noting Esquimalt is a livable, vibrant community and other options/sites should be considered. He stated that specific costs mentioned by Jack Hull should be put into looking for a more appropriate location as the plan will have a huge impact on Esquimalt. Get principles in place from social, waterfront and harbour impacts.

12. **Adjournment**

MOVED and **SECONDED THAT under section 34 (2) (b)** the meeting be moved in-camera as in the opinion of the Board the public interest requires exclusion.

CARRIED

The meeting was adjourned at 10:26 a.m.

David Rand, Secretary

Mike Williamson, Chair