



MINUTES OF PUBLIC MEETING #86

Greater Victoria Harbour Authority
Held at 7:30 p.m. on 15 August 2013
Hotel Grand Pacific – 463 Belleville Street, Victoria BC

Directors & Resources in Attendance:

Directors:

Bill Wellburn, Chair
Chief Andy Thomas, Vice Chair
Barbara Desjardins, Secretary
Doug Crowder, Treasurer
Dave Cowen
Christina Clarke

David Everett
Shellie Gudgeon
Pete Hartman
Graham Hill
David Marshall
Paul Ridout

Resources:

Curtis Grad, President & CEO
Mike Graham, Chief Technical Officer
Sonterra Ross, Chief Operating Officer
John Briant, Manager, Western
Stevedoring

Rebecca Penz, Manager, Stakeholder
Engagement & First Nations Initiatives
Julia Park, Recording Secretary

1. Call to Order

The Chair called the meeting to order at 8:21 p.m.

2. Introduction of Guests

The Chair introduced Marg Gardiner, President, JBNA, meeting presenter.

3. Approval of Agenda

PB/M-2012-08-15 - #001 MOVED and SECONDED THAT the agenda is approved.

CARRIED

4. Declarations of Conflicts of Interest

- Barbara Desjardins, potential conflict in her capacity of director of the Victoria Regional Transit Commission, should any discussion around contracts arise
- David Everett, potential conflict in his capacity of Chair of the Provincial Capital Commission (PCC), owner of the Steamship Building, a building leased by GVHA; and discussions re Belleville Precinct, owned by PCC
- Dave Cowen, an indirect conflict with ground transportation through his affiliation with Butchart Gardens
- Doug Crowder – Salish Sea Industrial Services Ltd., potential conflict as his employer (Ralmax) is a partner in the company
- Christina Clarke – Salish Sea Industrial Services Ltd. – potential conflict with her involvement with the company

- Chief Andy Thomas - Salish Sea Industrial Services Ltd., potential conflict as his Nation is a partner in the company
- Shellie Gudgeon – Fisherman's Wharf rezoning
- Graham Hill – CRD matters.
- Dave Cowen – Regent Hotel, Butchart Gardens owns one suite in the hotel

5. Presentations

5.1 James Bay Neighbourhood Association – Harbour in Transition

Marg Gardiner, President, JBNA presented “Harbour in Transition” sharing her perspectives on how uses and management of the harbour have changed over the years. The presentation included an overview of the inner, upper, middle and outer harbours, as well as Selkirk -Gorge:

- Victoria Harbour – did not qualify for Canadian Port Authority status (per Canada Marine Act)
- Classified as a public port, not designated as an industrial port
- CMA – 14. (1) Directors of a port authority from federal government are nominated by Minister in consultation with users; Director from municipalities and provinces are appointed;
- Port Authorities – director qualifications – appointees to an industry focused port authority are required to be at arm’s length from the port authority; elected officials, public servants and directors, officers and employees of port users are ineligible
- Vancouver – amalgamation of 3 ports – largest port in Canada, 4th largest in N. America - 11 directors are appointed by various agencies
- Victoria harbour, industrial activities have disappeared, now primarily recreational Selkirk waterway is a problem for derelict boats
- Coho – major challenge in narrow water of middle harbour
- Outer harbour – noise, emissions, and road congestion (highway coaches)
- Middle Harbour – not many fishing boats anymore
- Floatplanes – restrict pleasure uses

Ms. Gardiner concluded by stating that there are gaps in harbour planning and “peace in the harbour” will only come about with cooperation from all stakeholders.

6. Approval of Minutes of Previous Public Meeting

6.1 Approve minutes of Public Meeting #85 on May 16. 2013

PB/M-2013-08-15 - #002 - MOVED and SECONDED THAT the minutes of Public Meeting #85, May 16, 2013 be approved.

CARRIED

6.2 Motions, Actions & Business Arising – Previous Meetings

Received as circulated.

7. Report to Public from In-Camera Meeting of May 17, 2013

The Chair reported that since the last public Board meeting the following has taken place:

- The purchase of the Hyack Terminal
- Signed an MOA with the Maritime Museum of BC to assess site options
- Board approved a 20-year lease with Transport Canada for the new Customs float water lot and a 10-year lease with Okabe, the upland owners for access
- The P/CEO was appointed to the Board of the Greater Victoria Development Agency
- The Board approved the Fiscal Year 2012/13 financial statements and approved a motion to engage KPMG as auditors for fiscal year 2013/14.

Looking Back -90 days

- General terms of First Nations Not-for-Profit Economic Development Company agreed with Songhees and Esquimalt Nations
- Advanced 3rd party governance review, including Member Agency consultation
- Implemented paperless Board portal

Going Forward +90 Days

- Finalize FN Economic Development Company structure with Songhees and Esquimalt Nations and register name, etc.
- Complete 3rd party governance review and report out to Members
- Conduct annual review/refresh of strategic plan

8. Board Correspondence

PB/M-2013-08-15 - #003 - MOVED and SECONDED THAT the Board receives the correspondence as circulated.

CARRIED

9. Management Reporting

9.1 President/Chief Executive Officer Overview

In response to Marg Gardiner's presentation on Harbour Transition, the P/CEO stated that under the Canada Marine Act, Victoria is not a national port and, as such, cannot be compared to Canadian Port Authorities which are crown federal agencies. As a "non-national" port, Victoria Harbour is more akin to Canadian airports (both national and non-national), the majority of which are not-for-profit corporations/authorities.

The federal government has made two major policy decisions in the last 20 years, committing to the divestiture airports and ports. The government's objective is to separate itself as regulator, from management and operations. Victoria harbour is the only known instance where airport and port divestiture remain incomplete. A workable solution must be found to ensure the continuity of safe and efficient operation of the working harbour.

Strategic Projects & Initiatives

Fisherman's Wharf plan is moving forward, the rezoning has been advanced and will be before Victoria City Council this fall for final review/approval.

Completion of the Ogden Point Master Plan (OPMP) will follow the Fisherman's Wharf plan. The OPMP will reflect the "new working harbour" including yacht servicing/trans-shipment, hull cleaning, and other shipping industry. Next steps include public consultation for site/functional planning, ground transportation strategy and drafting of rezoning application.

The Steamship Terminal deck and restaurant building permits have been issued and completion of works is slated for November. The process of working through the heritage issues and the deck with the City was a positive experience.

The Hyack Terminal was damaged by the Coho Ferry and GVHA is working with their insurance company to finalize the claim and proceed with restoration works. Thankfully there was only property damage and no one was injured.

The 3rd phase of the Unity Wall includes some of the most complex artwork, to date. GVHA is very proud of the project and the team. As well as painting, the artists have had access to educational opportunities at GVHA, including viewing of the Douglas Treaties at the Royal BC Museum and Chief Thomas' presentation on the Douglas Treaties from a First Nations perspective.

The multi-purpose float currently under construction is undergoing redesign by the contractor and installation at Ogden Point will take place in September.

The new location for the Customs float, in front of the Coast Hotel / World Mark will be a vast improvement in service in the harbour. The federal government, Transport Canada and Customs don't have the funds available and GVHA is funding the project as an essential service for the harbour. Installation will take place in September, as well.

Despite initial union opposition (CAW333), the cruise shuttle bus service has been running smoothly. The BC Transit double-deckers are working well as they can carry more passengers more efficiently and are more accessible to passengers with mobility issues. As a pilot project, this lessons learned this summer will be assessed to develop an intermediate and long-term strategy for improving the operational and environment performance of the service.

Symphony Splash was very successful thanks to the close collaboration of event organizers and agencies like the PCC, the City and GVHA to make these events happen.

Reorganization

A minor corporate reorganization has recent been implemented as follows;

- John Briant, Manager of Western Stevedoring now reporting directly to the P/CEO which makes operations more streamlined.
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- In order to assist the COO with business development, contract resources have been engaged to support the business development function.
- Rebecca Penz's role has been retooled to enhance focus on stakeholder engagement and First Nations Initiatives, including support for launching of the new First Nations Special Purpose Company
- The P/CEO will assume direct responsibility for sustainability, quality management and organizational development.
- Ian Crocker, Manager of Inner Harbour Operations portfolio will also include management of the Steamship Terminal and the Hyack Terminal.

The CTO advised that contractors have moved 23 blocks of solid granite back into place on the breakwater, to ensure that this century-old structure remains in good condition.

Board Questions

The Board asked about the status of the deck on the Steamship Terminal.

The P/CEO stated that the issue of having the deck attached to the building, or free-standing is being addressed and should be resolved in a few days upon which work will commence.

The Board asked about transient moorage, are the vessels up from last year or is this a trend?

The P/CEO stated it is a bit of a trend, moorage at Fisherman's Wharf is getting more utilization and transient moorage is evolving.

10. Public Input

Briane Anderson, Fisherman's Wharf Community Association (FWCA)

Mr. Andersen commented on the annual financial statements for the year ended March 31, 2013 noting net income was down. Acknowledging GVHA's expansion and changes, is GVHA anticipating a similar trend for the current year?

The P/CEO stated that last year was a big year for projects. The Steamship Terminal is a short term loss, however with the two major anchor tenants now secure, on the strength of the 40-year lease with PCC, the business plan is solid going forward. HR has now been normalized and on track for this year. Last year was an anomaly but this year will be more predictable.

Cory Schofield, James Bay Resident

Mr. Schofield stated that he has been living in a working harbour environment for many years. Under certain conditions, emissions from cruise ships require that an asthmatic in his family to stay indoors. He is hoping to come to a future meeting and report on improved conditions.

The P/CEO reported that new fuel standards were put in place August 1, 2012 and even stricter controls will be implemented January 1 2015 dramatically reducing SO² emissions.

GVHA is assessing shore power, however length of stay in port longer. Shore power is expected to cost ~\$9 million to install, there securing grant funds will be critical to the decision.

Chris Doyle, James Bay Neighbourhood Association (JBNA)

Safety concerns with the lighting at the north corner of Ogden Point and Dallas Road. He doesn't agree with GVHA buying and selling property and has concerns with floatplane emissions.

The P/CEO stated that GVHA has no control over float planes, emissions or the aerodrome; it is owned and operated by Transport Canada. Lighting has been looked at by GVHA's CTO.

Don Prittie, Life Board Member

Mr. Prittie commented on the public presentation regarding the statement that Victoria's port is not significant to Canada's trade. Victoria's harbour makes the difference between putting food on the table for many families in Victoria.

As previous Chair of GVHA he visited many national ports and the Board appointees by the Federal government were often problematic in his view. Local representation is critical and very important in a

"pocket port" as movements in the harbour are very complex. False Creek is run by a very different type

of not-for-profit. GVHA has spent \$20 million in 11 years on improvements and upgrades. Before that Fisherman's Wharf was falling apart and no money was being invested by Transport Canada. Is GVHA perfect, no, but it is going good things for the harbour.

Mark McWhittie, Dragon Boat Festival

Thanked GVHA for its contribution to the Dragon Boat Festival. GVHA has been fantastic to work with and they had great collaboration with all the organizations that were involved.

The Chair thanked him and his organization for putting on such a wonderful event

John Sanderson, Board Life Member

Thanked GVHA for its support for the Gorge Swimfest which helps awareness of the quality of the water in the Gorge.

Chris Doyle, JBNA

Inquired about the nature of Western Stevedoring's role at Ogden Point.

John Briant, Manager of Western Stevedoring explained that Western Stevedoring manages the terminal on behalf of GVHA and hires the longshoremen to do the work when ships arrive.

Randy Wright, Board Life Member

Complimented the breakwater handrails but wondered how the rails would hold up in the future.

Mike Graham, CTO stated that the railings have been designed in segments which will allow GVHA to easily repair any breakage/damage.

The P/CEO reported that GVHA has created two 6-months First Nations liaisons positions, one for each local Nation. The liaisons have been valuable in assisting management with various ongoing First Nations initiatives including the new Special Purpose Company, the Unity Wall and the First Nations employment strategy. .

The P/CEO thanked Briane Andersen for getting good coverage for Fisherman's Wharf.

11. Motion to Move the Meeting In-Camera.

PB/M-2013-08-15 - #005 – MOVED and SECONDED THAT under section 33 (2) (b) the Board may exclude from the meeting, all persons other than the Directors and officers of the Society, as it is in the opinion of the Board that the public interest requires the exclusion.

CARRIED

The meeting was adjourned at 9:20 pm.

Bill Wellburn, Chair

Julia Park, Recording Secretary

12. Members of the Public in Attendance:

Briane Andersen, FWCA
Elaine Andersen, FWCA
Kent Ashby
Michael Brinton
Chris Crosby, Wharf Street Holdings Ltd.
Marg Gardiner, JBNA
Greg McAllister, King Bros. Ltd. (Retired)
Mark McWhittie Dragon Boat Festival
Janis Ringuette, JBNA
Brian Scarfe, JBNA
Corey Schofield, Resident
Bob Vander Steen, JBNA
Chris, JBNA