

MINUTES



Public Board Meeting #92

Greater Victoria Harbour Authority
Held at 5:30 p.m. on February 19, 2015
Hotel Grand Pacific, 463 Belleville Street, Victoria, B.C.

Directors:

Bill Wellburn, Board Chair
Chief Andy Thomas
Dave Cowen
Doug Crowder
Nick Banks
Christina Clarke
Pete Hartman

Ben Isitt
Nils Jensen
David Marshall
Starr McMichael
David Schinbein
Gordon Tweddell

Resources:

Rick Crosby, Interim CEO
Sonterra Ross, Chief Operating Officer (COO)
Mike Graham, Chief Technical Officer (CTO)
Rebecca Penz, Manager, Stakeholder Engagement & First Nations Initiatives (MSEFNI)
Kyla Fiddick, Manager, Finance & IT (MFIT)

Recording Secretary: Philomena Zegger, Corporate Board Secretary

Guests: Mark Crisp, Stantec
Mayor Lisa Helps, City of Victoria

1. Call to Order

The Chair called the meeting to order at 5:30 p.m.

- The Board Chair introduced the six new GVHA Board Directors recently appointed by the Board:
Nick Banks – nominee, Victoria/Esquimalt Harbour Society
Ben Isitt – nominee, City of Victoria
Nils Jensen – nominee, Capital Regional District
Starr McMichael – Independent Community Director
David Schinbein – nominee, Township of Esquimalt
Gordon Tweddell - Independent Community Director
- The Chair acknowledged and thanked the retired Directors for their contributions to the organization

2. Approval of Agenda

PB/M-2015-02-19 #001 MOVED and SECONDED THAT the agenda is approved as presented

CARRIED

- The Board Chair advised that the running order of the presentations would be switched to accommodate the expected arrival time of Mayor Helps at 6:30 p.m.

3. Declarations of Conflict of Interest

The Chair asked Directors to declare any conflict of interests relating to the agenda. No conflicts were declared and the Chair asked that should any other business arise at this meeting where a conflict of interest may exist, to declare it.

4. Presentations

4.1 Mark Crisp, Stantec/Victoria – Ogden Point Master Plan (OPMP)

- Mark Crisp, OPMP Project Manager/Master Plan Lead, updated the Board on the project scope and advised that the focus of the upcoming work will be on the preparation of Phase 3 Functional and Facilities Plan and Phase 4 Master Plan Engagement Plan and process:
 - Phase 1 – completed 2008-2013 - Technical Feasibility Study – site potential and constraints
 - Phase 2 – completed 2008-2013 - Market Assessment – market/operating opportunities
 - Phase 3 – current focus 2015-16 – Functional and Facilities Plan – preferred site strategy and functions
 - Phase 4 – current focus 2015-16 – Master Plan – detailed plan and guidelines over 25+ years
 - Phase 5 – 2017+ - Implementation – rezoning and development
- The Phase 3 Functional and Facilities Plan comprises of three stages and tasks:
 - Stage 1 - Validation stage – including document review of Phases 1 and 2 and detailed site analysis
 - Stage 2 - Plan stage – including site planning; infrastructure analysis; develop plan options
 - Stage 3 - Service stage – including infrastructure review; draft and final report
- Preliminary decision-making framework/process will consider social, environmental, economic/financial and technical themes. OPMP will consider (1) impacts to community, environment, economy (2) market feasibility/financial and development viability.
- A holistic approach is being taken and the City of Victoria and First Nations are involved from the very beginning
- An engagement strategy/plan needs to be prepared and is dependent upon a preliminary phase 4 Master Plan
- The Phase 4 Master Plan structure is envisioned to comprise of the following stages and tasks:
 - Stage 1 – Discover stage – confirm objectives; review functional plan; additional detailed analysis; summary
 - Stage 2 – Co-Create – Master Plan concept alternatives; infrastructure concepts; traffic and transportation concepts; design report
 - Stage 3 – Refine and Implement stage – draft and final implementation strategy; draft/final Master Plan and guidelines; draft/final development control guidelines; draft/final infrastructure; draft/final traffic/transport; draft/final reports

Board discussion included:

- The integration of the 2012 City of Victoria Harbour Plan with the GVHA Master Plan
 - Ogden Point and City of Victoria's vision are interconnected, the OPMP will be a collaborative process and there is a need to liaise with the City regarding engagement, harbour plan and impact
- Enquiry into the kind of performance measures to be incorporated into Phases 3 and 4
 - Both quantitative and qualitative measures will be assessed on issues that impact policy and influence planning decision making, e.g. air emissions, reducing energy usage. Baselines need to be defined and mitigation strategies identified. The governance process, development opportunities and success measures will need to be defined.
- Enquiry as to the timing of the Phase 3
 - The planned target date is the end of March 2015. Stantec proposed the facilitation of a focus group to guide the engagement/consultation process. The engineering team are working in on marine impact and land activities via the functional planning process.
- City of Victoria nominee, Director Isitt declared that he will recuse himself at City of Victoria Council from any discussions regarding Ogden Point and that he will speak at the GVHA Board.
- Enquiry around traffic management
 - The OPMP rezoning process will consider a Transit Impact Assessment (TIA) which will take into consideration other road uses and users, current capacity/risks, geographic constraints. However, traffic forms part of a Transportation Management Plan and is not part of the current OPMP/Stantec assignment.
- Enquiry regarding the health implications related to cruise industry fuel usage, and GVHA's ability to influence the use of low sulphur fuel
 - Stantec advised that this is an operational management plan issue

- Comment that a public consultation process has been conducted before including external impacts on the community, which may lead to frustration within the community; and that that any impacts should be considered at the beginning of the process rather than at the conclusion.
 - Stantec advised that the functional plan will include discussion topics such as emissions, traffic and and assess viability.
- Enquiry regarding the planned engagement process and whether there is a mechanism to measure engagement
 - Stantec advised that tracking tools will be used and viability needs to be considered
- Enquiry on the consultation process with the Esquimalt Nation and Songhees Nation
 - Stantec advised focus groups will be held with both Nations to discuss how each would like to be involved.
- Board Chair thanked Mr. Crisp for his presentation and responses to Director questions

4.2 Mayor Lisa Helps, City of Victoria – Victoria’s Harbour, Lifeline to Our Future

- Mayor Helps’ presentation covered: Victoria’s Harbour is the Lifeline to our future – economically, socially, environmentally, historically, culturally, and provincially
- The Mayor supported a re-set in the relationship between the City of Victoria and the GVHA and that together, the City of Victoria and the GVHA have an opportunity to re-engage, build trust and find solutions by working together towards a shared bright future.
- The Mayor reviewed the Harbour Vitality Principles and commitment to success metrics in 2012
- The Mayor advised that the draft budget process will align with the draft strategic priorities and will be taken to the public for consultation, and will include the David Foster Walkway
- The “future is downtown” and Mayor and Council are committed to working with GVHA, the community and public
- The City of Victoria will invest in Belleville and the harbour, and is committed to showing leadership on harbour issues.

Board discussion included:

- Enquiry as whether there was a timeline for Ship Point and the David Foster Walkway
 - Mayor Helps responded: A multi-modal transportation model will be developed for Ship Point, and the City of Victoria’s draft strategic plan is going to Council the following week, planning for Ship Point will be undertaken in 2015 with significant outcomes in 2016/17.
- Appreciation for acknowledging the First Nations and the passion for the harbour was expressed
- Enquiry as whether there were any special challenges envisioned with Belleville
 - Mayor Helps responded: from the City’s perspective, connectivity between the harbour is the most difficult aspect, also how the City is going to involve First Nations as equal partners
- Enquiry around the public engagement rollout
 - Mayor Helps responded: civic engagement will be ethical and input will be incorporated, trust is very important
- Director noted an appreciation of constructive approach of the renewed relationship between the City of Victoria and GVHA, the passion for the harbour and appreciation to involve the First Nations in economic development
- Director noted a request that the City of Victoria and GVHA publicly support each other in its communications
- Enquiry regarding the bringing together of stakeholders towards an inclusive vision for the harbour
 - Mayor Helps responded: the City’s nominee director Ben Isitt will work with GVHA at the table, input will be sought after Council approval of the draft budget
- Board Chair commented that GVHA is one of Victoria’s biggest taxpayers and one of GVHA’s biggest successes is the vibrant cruise tourism industry which generates local economic development and creates and supports local jobs. Challenges around transportation and emissions are being addressed through regulations, although transportation remains a challenge. GVHA continues to seek ways to lessen the impact on the neighbourhoods around Ogden Point.
- Board Chair thanked Mayor Helps for her presentation and the leadership she is bringing to the City

5. Approval of Minutes of Previous Public Meeting

5.1 Approve minutes of Public Meeting #91 on November 20, 2014

PB/M-2015-02-19 #002 - MOVED and SECONDED THAT the minutes of Public Board Meeting #91, November 20, 2014 be approved

CARRIED

6. Board Correspondence

PB/M-2015-02-19 #003 - MOVED and SECONDED THAT the Board receives the correspondence as circulated

CARRIED

7. Chair Report

- The IC Report out to Member Agencies and the community from the IC meeting of November 21, 2014 was included in the Public package
- The Chair commented that GVHA's eight Member Agencies had appointed their Representatives for calendar year 2015
- The Chair commented that Board Director terms are now for the most part staggered 3-year terms ending December 31 of each calendar year which allows for an orderly intake of Directors
- The differences were highlighted in the roles and responsibilities of Member Agency Representatives and Member Agencies' nominee Directors
- Advised that new dDirectors had a full day orientation on GVHA's governance, strategy, operations and properties
- The first Member Agency Representative orientation was also held to provide an overview of GVHA
- An update to the CEO Search was given – a shortlist of candidates has been identified
- Interim CEO being supported by a Transition Task Force
- Strategic reset and current strategic priorities were identified together with the draft future high level, longer term strategic goals. Commented that input from staff, Member Agency representatives have provided valuable input
- The consultation process will continue with the goal of a Board-approved 10-year plan Strategic Plan presented at the September 2015 AGM

8. CEO Report

- The I/CEO's presentation the Q3 FY 2014/15 financial results. Year to date - a net surplus of \$1 million before amortization was forecast as per Board approved plan. Noted that while total revenues over expenses are balanced the surplus from operations is currently inadequate to build reserves and sustain future capital planning requirements
- Maritime Museum – GVHA lease negotiations with Province of BC regarding MMBC tenancy at the Steamship Terminal continues; the I/CEO noted GVHA has head lease obligations on the building and water lot of \$4 million over next ten years which must be considered in the context of lease discussions; GVHA minimum goal is to break even.
- Mermaid Wharf – sale concluded; proceeds net of expenses were \$140,000 as per market appraisal
- 2015 Cruise schedule – updated passenger statistics of 513,000 down slightly from previous estimate, noted that passenger volumes have tripled under GVHA and repeat visitation is a key strategic tourism value
- Emissions Control Area (ECA) – new regulations in 2015 will require the use of low sulphur fuel; the challenge is the short term exemptions for ships installing scrubber technology. Noted that information on ship exemptions is not readily available. GVHA is requesting voluntary switch to low sulphur fuel at or before Brotchie Ledge, ideally when pilots board the cruise ships.
- Ground Transportation initiatives for 2015 and 2016 were noted
- Marinas 2015 Guest Moorage – a 5% increase is anticipated
- Fisherman's Wharf – two new commercial clients were announced, total fifteen – noted that GVHA has made a capital investment of \$4M, and that permanent residential float home occupancy was at capacity
- Upcoming events – between 25-30 events in 2015 with GVHA providing approx. \$135,000 in cash and in kind sponsorship
- The Board acknowledged and thanked the I/CEO for his leadership during the transition period

9. Public Input

- The Chair provided guidance around the GVHA public input process – individuals have five minutes each to speak

Gardiner, M - JBNA

- Several points were made including the comment that early consultation with the JBNA would be beneficial. The JBNA remains concerned about emissions and reference was made to previous analysis that operational management can mitigate. Noted that the JBNA would appreciate continuity in their discussions with the GVHA's new CEO. Comment that the cruise industry could do more to mitigate impact of cruise on the local neighbourhood as the industry avoids

\$150M in penalties if ships do not call in Victoria. Reference was made to the cost benefit analysis of the cruise industry on Venice. Point was made that the cruise industry should be supplying transportation.

M Anderson, JBNA president – Fisherman’s Wharf

- Question regarding sale of Mermaid Wharf for \$140,000 – was the property offered to the City of Victoria? Concern was raised over the sale of assets and request for assurance that Fisherman’s Wharf would not be sold at market value in the future
 - The COO responded that the sale ~~was~~ of Mermaid Wharf was for the assets not the water lot leased with Transport Canada
 - The Interim CEO advised that Fisherman’s Wharf is one of GVHA’s core properties and gave assurance that there are no plans for its sale now or in the future

B. Scarfe – James Bay resident

- Recommended that the Board read the World Monuments Fund in conjunction with the National Trust for Historic Preservation, and the Preservation Society of Charleston’s report entitled *“Harbouring Tourism, Cruise Ships in Historic Port Communities”* that details the impacts of cruise industry (available online: http://www.wmf.org/sites/default/files/wmf_publication/Charleston-Report.pdf)
Reference was also made to related study *“Quantifying Cruise”* by Giuseppe Tattara which provides a cost benefit analysis of the cruise tourism in Venice, Italy in addition to Mr Scarfe’s own report *“Victoria as a Port-of-Call: the Costs and Benefits of Cruise Ship Visits.”*

C. Doyie – James Bay resident

- Disappointment was expressed regarding the lighting direction at Ogden Point. Comment was made not to start over again with the Ogden Point planning. Comment made to transfer GVHA to the City of Victoria. Concern was raised over flight path of float planes and issue of business licenses.
 - Board Chair responded that the City of Victoria administers the business licenses and that float plane operators work within Transport Canada standards. GVHA are not involved in the float plan aerodrome

10. Motion to Adjourn – Moving In-Camera

PB/M-2015-02-19 #004 – 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 7:51 pm.



Bill Wellburn, Chair



Philomena Zegger, Recording Secretary

