



# MINUTES

## Public Meeting PB #100100-Q3

Held at 18:00 on Monday December 12th, 2016

Pier B, Ogden Point Terminal, 185 Dallas Road

### Directors:

Dave Cowen (Board Chair)  
Chief Andy Thomas (Vice Chair)  
Nils Jensen (Acting Secretary)  
Doug Crowder (Treasurer)  
Nick Banks  
Christina Clarke  
David Schinbein

Pete Hartman  
David Marshall  
Mark Mawhinney  
Gordon Tweddell  
Ben Isitt  
Starr McMichael

### Resources:

Ian Robertson, Chief Executive Officer (CEO)

### Recording Secretary:

Pam Meers, Board Administrator

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- 1 Call to order and approval of the Agenda**  
The Board Chair called the meeting to order at 16:00

#### Approval of Agenda

##### MOTION

**PB/M 2016-12-12 #001 MOVED and SECONDED THAT the agenda is approved as read.**

**CARRIED**

- 2 Approval of Minutes of Public Meeting – September 1st, 2016**

##### MOTION

**PB/M-2016-12-12 #002 MOVED and SECONDED THAT the Minutes of Public Board Meeting #99, dated September 1st, 2016 be approved as read.**

**CARRIED**

### **3 Board Correspondence**

The following email from Shirley Hunter was sent to Mayor and Council on October 5<sup>th</sup>, 2016.

“I am writing with respect to GVHA’s request that the City of Victoria give consideration to locating washrooms in Fisherman’s Park. While there is no question that the single washroom building on the dock is insufficient for the numerous food outlets and the volume of tourists and locals, I believe that encroaching on the park is not the answer. The heavy use (and long line ups in good weather) are on the wharf where people are eating and drinking or touring. Extra use will come with the addition of the pedestrian bridge at the east end of the wharf. Why then would we try to move people across parking and traffic to the park? Why also would we give consideration to financial partnership with GVHA with respect to the washrooms when they have substantial income from the tenants on the wharf? In 2014, the City and GVHA agreed that extra washrooms were sorely needed and a site adjacent to Heron’s cove and the proposed pedestrian was agreed on. I believe permission to build on the site expires in early 2017, but presumably this could be extended. The City did a wonderful job of redeveloping the park and it is well-used by the community. It is safe, the playground is abundantly enjoyed and neighbours use the metal furniture year-round. By placing washrooms in the park itself, we would not help the shortage on the wharf, we would open ourselves to campers and the sort of problems experienced in other parks. A facility on GVHA property could be more easily maintained and supervised by their on-site staff, not so on city property. Thank you for your consideration.”

Shirley Hunter

#### **MOTION**

**PB/M-2016-12-12 #003 MOVED and SECONDED THAT the correspondence from Shirley Hunter via email on October 5<sup>th</sup>, 2016 be accepted as read.**

**CARRIED**

### **4 Chair Rise and Report**

Chair (BoD) summarized the In-Camera meeting as follows:

- Jane Bird, Chair, The Core Area Wastewater Board (Sewage Treatment Committee of the Capital Regional District) gave an overview of the project as follows: J. Bird has had discussions with CEO, COO of GVHA and walked through the details of the sewage project and agreed to work closely going forward. The sub-sea pipe will leave GVHA property at the James Bay Angler’s Public Boat Launch and will cross the harbour and end at McLaughlin Point. GVHA is in early discussions with the CRD with regard to the impact of our operations and agreements that need to be in place in order to let the work move forward. The City of Victoria will manage the traffic during construction
- GVHA’s Director of Finance noted that we are in a good financial position at the end of the cruise ship season but mindful that we are a seasonal business and have a gap in our funding of \$20M going forward over the next several years to fund our infrastructure and make sure it is in good shape

- The Board will be going back into Camera to repopulate the Board as we have three (3) positions up for renewal which are Tourism Victoria, Victoria Esquimalt Harbour Society and the Chamber of Commerce. Pete Hartman (VEHS) will be leaving the Board, and he has been an Invaluable member of the Board and has recently completed his Institute of Canadian Directors course. Ben Isitt, City of Victoria will be stepping down and Margaret Lucas will be taking his place. Ben's contributions to the Board have been greatly appreciated.
- CEO has travelled to several Ports in the United States to look at other Port Cruise Ship Operations to take that learning and apply it to what we are doing here in Victoria
- Chair (BoD) and CEO continue to meet regularly with Member Agencies and Member Representatives, the main topic of discussion being GVHA structure, governance, accountability
- GVHA asset management: we are looking long term at all our assets such as Ogden Point, Ships Point, Fisherman's Wharf, Breakwater, Inner Causeway etc. and the cost to service a \$100M worth of assets. If we look out 10 to 20 years we have a \$20M funding gap and this is why Ogden Point Master Plan is so important for the region so as to sustain the harbour and key activities
- The Ogden Point Master Plan will be going in front of City Council starting January 2017 for rezoning and Staff are currently completing certificates of compliance (environmental assessment), transportation study, and economic impact study

## 5 CEO Report

CEO reported the following will be covered under his report: Q2 Financials, Cruise in Victoria, Electric Bus, Royal Visit and Public Input:

**Q2 Financials:** Revenues and forecast are ahead of plan and our expenses are under our plan. GVHA is on track to exceed our surplus targets for the year.

**Cruise in Victoria:** CEO was recently in Florida for Cruise Lines International Association (CLIA) for a conference that focuses on strategic business issues facing global cruise industry. The following was noted:

- Alaska itineraries are growing in popularity with four (4) new cruise lines are looking at deploying resources into the Alaska Theatre, these are higher end smaller ships cruise lines
- The trend is for significant ships in Asia. After the Asia market has travelled and experienced their own coast, the next frontier that they want to travel to is Alaska
- Our location gives Victoria the opportunity to partner with Seattle. The advantage we have had collaborating with Seattle is learning from them and how they have been able to secure long term agreements with cruise line in terms of docking and berthing. This helps us when it comes to fees, planning and ensuring our capital expenditures are in line
- In general, the Cruise Business is growing with \$49 billion being spent on 96 new builds to come on line by 2026. GVHA continues to work closely with Tourism Victoria to maintain and manage Victoria as a destination travel place

**CVS bus tours and other vehicles:** CVS has invested in a purpose built, all-Electric double decker bus that arrived in Victoria on September 19<sup>th</sup>. It will be part of the cruise ship season in 2017 and operate on Princess Shuttle, five days a week.

**Modernization of Bus Fleet servicing Ogden Point:** In addition, GVHA implemented user fees and charges that we brought into place in 2015-2016, we have been able to move the average age of the buses servicing the terminal by 17 years, from 1986 to 2003.

**GVHA Electric Car:** GVHA has also gone electric and retired the old minivan and purchased an Electric Car, the 2016 Nissan Leaf.

**The Royal Visit:** GVHA was pleased to welcome and host William, Kate & family to Victoria on September 24<sup>th</sup>, 2016. GVHA spent \$12,000 to host the Royals which included \$4,000 worth of flowers for the Welcome to Victoria sign. GVHA will try and recover some on that money from the City of Victoria. At the end of the day, we were very proud that the Royal Family chose Ogden Point for part of their visit.

## **6 Public Input**

Chair (BoD) opened the floor to the general public and welcomed anyone to speak and noted the five (5) minute timeframe for each speaker.

**Warren Welling** introduced himself as a resident of James Bay who is building a home on Montreal Avenue and currently living in an apartment on Superior Street. He said he enjoys living in James Bay and walking in the community, has been living in James Bay for three years and knows the area very well. He said: "I've got to know what is going on with the Master Plan and spend time with Marc Crisp at his office with other members of the James Bay Neighbourhood Association (JBNA). I live very close to Ogden Point and knew about the Plan when I bought but don't want it to get any busier than it already is. My house will be three blocks away and is affected by the noise and air pollution. I am concerned about the Plan, revenues and how this will be financed. I don't think we are charging enough money to the cruise ships coming in. There is a large impact to the community when there are five (5) cruise ships, especially when the ships leave at midnight instead of 10pm. We can't get out on our boats, are overwhelmed by taxis, pedi cabs and horse drawn carriages. Two ships in the harbour is fine but notice a huge difference when there are three ships. But when there is four or five, we want to leave. We want to gate around our community and go and say, "have fun people" because it is not our community because you have taken over. One thing I hear is that, "Does the Harbour Authority have a social license?" and "Has GVHA earned their chops to expand this place and make it an all year round place?". The year round facility would be a great advantage to everyone, it would be nice to have some other shops, facilities and things going on for everyone to enjoy but how will that affect the community. Managing the traffic on a year round basis will be challenging but happy to hear that you have a traffic plan for next year because we will be watching like a hawk. We want this to be the best Port in the world, and some of the things presented and developed in the Master Plan lead to that point." Warren continued by asking, "What happened to the Port Pottles over by the Breakbulk? They were very handy to have when going for a walk, now I have to back to James Bay and find the toilet by playground. My wife and I love it here, there are lots of seniors who like to walk and need clear and safe sidewalks for their wheelchairs. People want to be able to walk to Thrifty's, go for tea or eat fish and chips. In summary, does GVHA have a social license and if the community saw more of that, it would be easy to get approval, as it is now it is going to be tough."

Chair (BoD) as a point of clarification, said that regarding traffic management, his comments were directed around the construction phase of the sub-sea pipe for the McLoughlin Point Sewage Treatment Plant and that during construction the City would be managing Dallas Road traffic.

CEO thanked Mr. Welling for his comments and stated that GVHA is mindful of the 'four and five' ship days. During the 2016 Cruise Season there was two (2) days where this happened and it does pose a challenge for James Bay as well as the City. With regards to fees, GVHA is engaging an individual who has experience managing and providing feedback to Ports around the world. The majority of this individual's mandate is to identify strengths and hurdles to become a Homeport. Along with that, this individual will do an assessment of our Port fees compared to other ports around the World. CEO also stated that GVHA and The City of Victoria are working together regarding traffic and bus routes in the James Bay Neighbourhood.

**Don Prittie** introduced himself and stated that one of his hats he has been wearing for the past twelve months is Chair of the Maritime Museum of BC. With the changing of the two cabling ships, the Cable Innovator required more space in the Pier A warehouse which impacted the space that the Maritime Museum had been using that was graciously donated by GVHA for some of MMBC's bigger exhibits and artifacts. Mr. Prittie thanked GVHA and Western Stevedoring for assisting in storage movement of these items, and noted that The Cable Innovator came to the table and paid for some of those expenses for the move.

CEO noted that the first time in many years the warehouse at Ogden Point is officially full. The list of companies utilizing the warehouse is: Seaspan, Orca Spirit, Prince of Wales, Victoria Carriage Tours, Barb's gift shop, Atomic Production, Thomas Power, CVS Tours, Yacht Storage, Global Marine, 4 Private Boats, Cable Marine, BC Maritime Museum, Breakwater Café all support the Harbour and utilize the warehouse. CEO reaffirmed that GVHA is happy to help Maritime Museum of BC with storage and provide space for them to store their items.

**7 Motion to adjourn the Public Board Meeting**

**MOTION**

**PB/M-2016-06-02 #004 MOVED and SECONDED THAT 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 16:40.



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Dave Cowen, Chair



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Pam Meers, Board Administrator