



## MINUTES

**Public Meeting  
PB #10098-Q2  
Held at 18:00 September 1st, 2016**

**Hotel Grand Pacific, Center Ballroom  
463 Belleville Street, Victoria, BC, V8V 1X3**

**Directors:**

Dave Cowen (Board Chair)  
Starr McMichael (Acting Secretary)  
Doug Crowder (Treasurer)  
Nick Banks  
Christina Clarke  
David Schinbein

Pete Hartman  
David Marshall  
Mark Mawhinney  
Gordon Tweddell  
Ben Isitt

**Resources:** Ian Robertson, Chief Executive Officer (CEO)

**Recording Secretary:** Pam Meers, Board Administrator

**Regrets:** Chief Andy Thomas (Vice Chair), Nils Jensen (Secretary), Kyla Fiddick (DFA)

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**1 Call to order and approval of the Agenda**

- The Board Chair called the meeting to order at 18:00 and thanked the Public for their patience as the In Camera Board meeting was running a half an hour behind schedule.

**Approval of Agenda**

**MOTION**

**PB/M 2016-09-01 #001 MOVED and SECONDED THAT the agenda is approved as read.**

**CARRIED**

**2 Approval of Minutes of Public Meeting – June 2<sup>nd</sup>, 2016**

**MOTION**

**PB/M-2016-09-01 #002 MOVED and SECONDED THAT the Minutes of Public Board Meeting #97, dated June 2<sup>nd</sup>, 2016 be approved as read.**

**CARRIED**

### **3 Board Correspondence**

- There was no correspondence received by the Board prior to this meeting

#### **MOTION**

**PB/M-2016-09-01 #003 MOVED and SECONDED THAT the correspondence – “South Island Prosperity Project” be accepted as received.**

**CARRIED**

### **4 Chair Rise & Report**

The Chair (BoD) began the meeting by acknowledging the traditional territories of the Esquimalt and Songhees Nations.

He continued that the overview will include 4 key topics that will be covered today as follows:

**AGM:** Key GVHA staff have been meeting with Member Agencies and Member Representatives in preparation for the Annual General Meeting (AGM) happening at Ogden Point, Pier B on September 20<sup>th</sup>, 2016. GVHA have prepared the Annual Report which will look quite different from previous years but we are taking a different tact this year by using a narrative style. These meetings have included discussing the reports on the fiscal year, Governance, Operations, and Strategies.

**Ogden Point Master Plan:** GVHA and The City of Victoria have been reviewing the Ogden Point Master Plan (OPMP). In addition, we are asking our Directors and respective Member Agencies to meet with GVHA and make sure that they understand the OPMP, and go back to their council / board and make themselves available to answer questions. The Management Discussion and Analysis highlighting the 2015/16 year will be available electronically online.

**Upcoming Board Renewal and Nominations** this fall will include three (3) positions: Tourism Victoria, The Chamber of Commerce and Victoria Esquimalt Harbour Society. In the last two quarters, GVHA has reconfirmed its' Governance Skills Matrix and current Directors have had various experiences and skills vetted against a long list of skills that this Board needs in order to provide oversight to the Harbour Authority. The four (4) key areas that we will be looking for with regards to Director intake is as follows: Government Relations and Public Engagement, Cruise Industry at an executive level, Commercial Real Estate and Urban Planning, and Commercial Marine Experience

**Chair to Chair Meetings:** Board Chair, Committee chairs and all Co-Chairs will be meeting in September to review how GVHA Committees function and feed into the Board's strategic agenda and to clarify Committee reporting and work expectations. These meeting will include Enterprise Risk Management (ERM) designation from KMPG saying that we are paying attention to managing risk for the organization and the Board owns. It formerly residing in SSD Co but now each committee will take part of the Risk Register and referring things up that the Board need to pay attention to and will have an external audit done in a year or two to ensure risks are managed affectively

Chair (BoD) also noted:

- GVHA is excited the 2017 Initiative to improve the Inner Harbour Causeway. There was a Canada 150 grant available to GVHA and staff are working closely with the City to leverage up the money that we have to work with
- Chair (BoD) noted a successful GVHA community event held at Ogden Point throughout the summer on Fridays nights called, "Bites, Brews, Bands on the Barge" has been a great success. The evening feature local food, beers, wine and music and is open to people of all ages including families
- On August 26<sup>th</sup>, the First Nations Economic Development committee visited Blake Island, Tillicum Village in Puget Sound that is owned and operated in partnership with Argosy Cruises and the First Nations. Chief Thomas accompanied the visit and the group saw a perspective of First Nations tourism that could be worked well into the Ogden Point Master plan as it activates and we develop the plan
- Noted that there were four (4) presentations made to GVHA Board : Dennis Scott, Lighthouse Ministry, Gordon Gunn: Risk Management, KPMG, Greg Wirtz, CLIA NW & Canada and Mark Crisp with an update on Ogden Point, Phase 4

And finally, staff have been looking around the world at other Ports that are successful and bringing the best practises back and collaborating that effort with the help of Western Stevedoring.

## 5 CEO Reporting

CEO reported he would like to overview the following five (5) key topics that will be covered today as follows:

**Q1 Financials ending June 30<sup>th</sup>, 2016:** Revenues are ahead of budget and on track to achieve our annual plan. Expenses are below budget due to delays in the first quarter with regards to planned repairs and maintenance which will now be deferred to Q2. In summary, total revenue over expenses is 1.3 million versus a budget of 0.65 million.

**GVHA Stakeholder Survey and GVHA Employee Survey:** A request for proposal has been sent out for the Stakeholder Survey to potential proponents. The Stakeholder Survey is to take place in the fall of 2016 to all our stakeholders and ask how GVHA is doing and identifying opportunities and areas of improvement. The Employee Survey was launched today to get feedback from staff on how they like working for GVHA and noting areas of improvement.

**Port of San Francisco site visit:** CEO noted that there are eight (8) Ports that have been identified as places GVHA should tour as we consider developing Ogden Point. On August 24<sup>th</sup>, CEO and COO had the opportunity to visit the Port of San Francisco and meet with port staff for a familiarization of the new terminal at Pier 27 and their use of shore power. Key Learning: New terminal is 200,000 sq. feet and has two (2) floors, the design is simple and flexible, shorepower capable, and cruise handles eighty (80) calls per year with sixty (60) home port calls. CEO was struck by the openness of the Pier and when there is not a ship in port, the terminal is open to

the Public. CEO stated that the next port visits on the horizon are: Port of Charleston, Port Authority of New York and the Port of Chicago.

**Let's Chat:** CEO would like to invite the Public to the first "community forum" as follows:

**Let's Chat**

Tuesday September 20<sup>th</sup>

6:30pm to 8:00pm

Pier B Building, Ogden Point

185 Dallas Road (free parking)

\*to follow the GVHA's Annual General Meeting of the members from 05:00pm to 06:00pm\*

It was noted that this event is posted on the GVHA website, there has been a mail drop to James Bay area, advertising through community posters and social media.

**Marina Staff:** GVHA has received an overwhelming number of messages, letters and emails regarding the outstanding performance of our marina staff. CEO is pleased with the performance of this team under the leadership of the Manager of Marine Services. This makes for a great guest experience as they enter the front door via inner harbour to the City of Victoria.

In addition, the Chair (BoD) noted the today the Board voted to add one person from Esquimalt and one person from Songhees Nations to the First Nations Economic Development (FNED) Committee in order to give that committee broader insight and support Christina Clarke and Chief Andy Thomas as we proceed forward with the Ogden Point Master Plan (OPMP).

## **6 Public Input**

CEO noted that there is a correction to the Agenda as it only allowed for fifteen (15) minutes for Public Input. It was noted that Public Input at GVHA Board Meetings allows for thirty (30) minutes for individuals or reps of organizations and each person has up to five (5) minutes to speak.

### **Bernie Talbot, Vice President-Victoria Esquimalt Harbour Society (VEHS)**

B. Talbot asked the committee, "With regards to the Ogden Point Master Plan (OPMP), have you already gone to the City of Victoria for rezoning or is that coming up and do you have an idea of what you are putting in the plan?" He continued that this plan seems to be open market and there is no stamp on saying what you are putting in the plan.

Chair (BoD) answered that this is a long process of public consultation that follows a procedure and it will go to City of Victoria Council towards the end of October 2016. Currently, Ogden Point is zoned for things like Rubber Vulcanizing Plants and uses that do not apply today. GVHA is going forward with a more modern Master Plan that preserves flexibility going forward.

CEO reaffirmed that there has been "no lock down plan" and we are moving towards that process with and having a few open houses in September and October where GVHA will invite Stakeholders and the Public to look at the plan that we will be proposing to Council.

B. Talbot asked about the building that was proposed to go over by Helijet and thought this was supposed to be a marine facility of some type. B. Talbot noted that this causes concerns because there is a lot of “what ifs” out there and he is unable to answer questions. The plan is “so open” that there are concerns around heights and use spaces. CEO responded that we are still working through the Functions and Facilities plan that really only been around the masking of the building and wanted to be clear that the eventual Master Plan will not detail by specific location, specific usage of built out, that will be up to the developing community to decide. GVHA is obligated to provide to council all the possible and potential uses that could be considered on that sight over the next forty (40) years. In summary, it is a zoning exercise and process that we are going through.

**Hannah Horn, President-Victoria Esquimalt Harbour Society (VEHS)**

H. Horn asked the following question, “How are you going to define a Stakeholder that is going to be included in Stakeholder survey and what is the goal of this survey?”

CEO commented that the survey will be sent to all our Stakeholders, Member Agencies, Partners in the Harbour, some residents and others that we work with or come into contact with. This will give Stakeholders the opportunity to let us know how they feel GVHA is doing in key areas. This survey will be done on a periodic basis and compared year after year and treated as a report card.

**Marg Gardiner-James Bay Neighbourhood Association (JBNA)**

Marg Gardiner stated that JBNA should be considered the greatest Stakeholder as they are a neighbour resident to Ogden Point.

**Inner Causeway:** M. Gardiner heard from other Stakeholders that GVHA had a meeting a few months ago and they were all consulted but GVHA did not consult with either JBNA or the Downtown Residents Association. (DRA). GVHA constitution identifies our community associations as being primary people that should be consulted with and has not been the case throughout the process.

**Environmental Committee:** A few years ago, JBNA suggested that GVHA form an environmental committee so we could voice our concerns through this committee but feels that this most likely doesn’t exist.

**Meeting with Mark Crisp and CEO, Ian Robertson:**

A couple of points were addressed at this meeting and not sure if they have been addressed to the Board:

- **Bites, Brews, Band on the Barge:** Friday nights on the barge: a few people complained at the meeting regarding the noise from the band on the Barge. We do appreciate that GVHA closes the evening at 09:00pm instead of 10:00pm
- **Casino:** Concerns were raised at that meeting regarding a Casino as part of the Hotel in the Master Plan. JBNA does not want to see a Casino down on Ogden Point, a quick survey of 400 people from JBNA showed that 80 percent opposed the Casino. It was suggested that the Board make an announcement that there will not be a casino and that would be a “good start” to show that the relationship with JBNA is important
- **OPMP:** As this build out for Ogden Point is 25 years out, we need a process whereby development reviews go on as things come up so there needs to be a good neighbourhood agreement between JBNA with regards to Ogden Point and we need to build in that kind of review process

- **Functions and Facilities Plan Document:** concerns of downzoning of the rights of residents (performance zoning clauses) and impacts on neighbourhoods. Also, concerns that zoning be done in sub-zones the areas within the plan and the heights are already detailed as the building that B. Talbot is mentioning. M. Gardiner believes that these things are fixable, we just have to come to the table before the Master Plan is too far and we are into a confrontational situation
- **GVHA Attendance:** Would like to see GVHA involved and in attendance at all meetings, Stantec is present but not always someone from GVHA

CEO responded:

- **Bites, Brews, Band on the Barge:** there was some problem down on the Barge which happened the first weekend on the Saturday night which featured “Tall trees” band that was not the type of music that was appropriate for the barge and not consistent with the type of atmosphere that we wanted to create down there. Since that night, we have gone back to the Friday format which has been quite enjoyable for the community. However, the winds are unpredictable and sometimes shift the noise. There are two (2) security guards that do test the noise level twice during the evening
- **Inner Causeway:** In talks with the City of Victoria we were talking about a “short term plan” and a “long term plan”. We clarified that the work that is being done is repairs and maintenance and not changing the look or feel to the Inner Causeway. The Cities advice to us was to your application in and we will determine the kind of consultation that needs to occur. CEO clarified that the meeting that took place was an information session to businesses to let them know what repair work is being down and getting feedback on an appropriate timeline that works for them as that area is quite busy
- **Casino:** With regards to the Casino, the comment I made was from an Operational perspective the worst thing that we could do in a thriving cruise ship industry is put a Casino as the Cruise lines rely on that for a significant amount of income. It is not within my jurisdiction to say that for the next fifty (50) or sixty (60) years that there will never be a Casino at Ogden Point but from an Operational perspective, as long as there is a thriving Cruise Ship Terminal, the last thing I would want to put down there is a Casino. Chair (BoD) reaffirmed that the Board has not discussed a casino any way shape or form

**Chris Doyle, a local resident**

**Chris Doyle-James Bay Neighbourhood Association (JBNA)**

Chris Doyle wanted to correct the Chair (BoD) saying that no federal money had been spent at Ogden Point, when in fact, five (5) years ago there was federally money awarded through Victoria Harbour Transportation Gateway for enhancement to the Cruise ship terminal. C. Doyle also requested a copy of the Board Correspondence entitled “South Island Prosperity Project” and a list of Stakeholders.

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

**MOTION**

**PB/M-2016-06-02 #003 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 18:25.



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Dave Cowen, Chair



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Pam Meers, Board Administrator