



**Report to GVHA's Board of Directors  
Public**

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**Prepared by:** Sonterra Ross, Corporate Controller  
**Board Meeting Date:** June 18, 2010  
**Subject:** Ogden Point Master Plan Process

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**Reason for report**

✓ For information

**Management Actions**

- Confirm meeting with Esquimalt Nation to review Land Use Principles
- Confirm meeting with Songhees Nation to review Land Use Principles
- Analyze geotechnical information for impact to planning process
- Work with CH2M Hill on economic modeling of Land Use Principles
- Hold Public Open House on June 22, 2010 to gather feedback on Land Use Principles

**Issue/Project**

Attached is the Draft Land Use Principles site plan. This plan is as a result of the consultation that has been conducted to date with stakeholder groups, the advisory committee, and GVHA Board of Directors.

This site plan will be used to gather public feedback. It is an initial plan for assessing the viability of the master plan. As geotechnical work is finalized and feedback is gathered this principles-based plan may be amended.

**Consultation Process June - August, 2010**

- June 9, 2010 CH2M Hill and GVHA to present Land Use Principle to James Bay Neighbourhood Association
- June 22, Public Open House, 5pm to 7pm at Pier B Customs Building

July and August 2010 will focus on technical analysis.

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## Communications Strategy

- See stakeholder engagement strategy  
[http://www.victoriaharbour.org/ogdenpoint\\_masterplan.php](http://www.victoriaharbour.org/ogdenpoint_masterplan.php)

## Background

This Master Planning process is a commitment between GVHA and the City of Victoria as a result of a memorandum of understanding established in 2006 with a deliverable date of December 2010.

A master plan is an initial site plan that results in a feasibility analysis (based on economic modelling and geotechnical analysis) and design guidelines that focus on building features, view corridors, streetscapes and landscaping, environmental features and other details. These elements will directly lead into a rezoning application to the City of Victoria for the Ogden Point property.

The rezoning process will include extensive public consultation including the Community Association Land Use Committee (CALUC) process.

GVHA is currently reviewing opportunities to combine the master plan process with the zoning process to reduce costs. Prior to the end of June 2010, we will be asking the City of Victoria for an extension to the Master Plan deadline.

Once zoning is approved, a development plan will be devised.

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# OGDEN POINT MASTER PLAN

FOUNDING GUIDING PRINCIPLES

DRAFT

CH2M HILL +

M. E. R. R. O. C. K



JUNE 9, 2010

*Image illustrates a combination of preliminary ideas and uses and as such is subject to substantial further analysis and refinement*

- NO RESIDENTIAL USE
- NO HOTEL USE
- NO CASINOS

HIGHER DENSITY/ HEIGHTS  
DIVERSE NON-RESIDENTIAL  
MIXED-USE ZONE

CRUISE SHIP/ MEDIUM DRAFT MARINE

OPEN PIER FOR FUTURE FLEXIBILITY

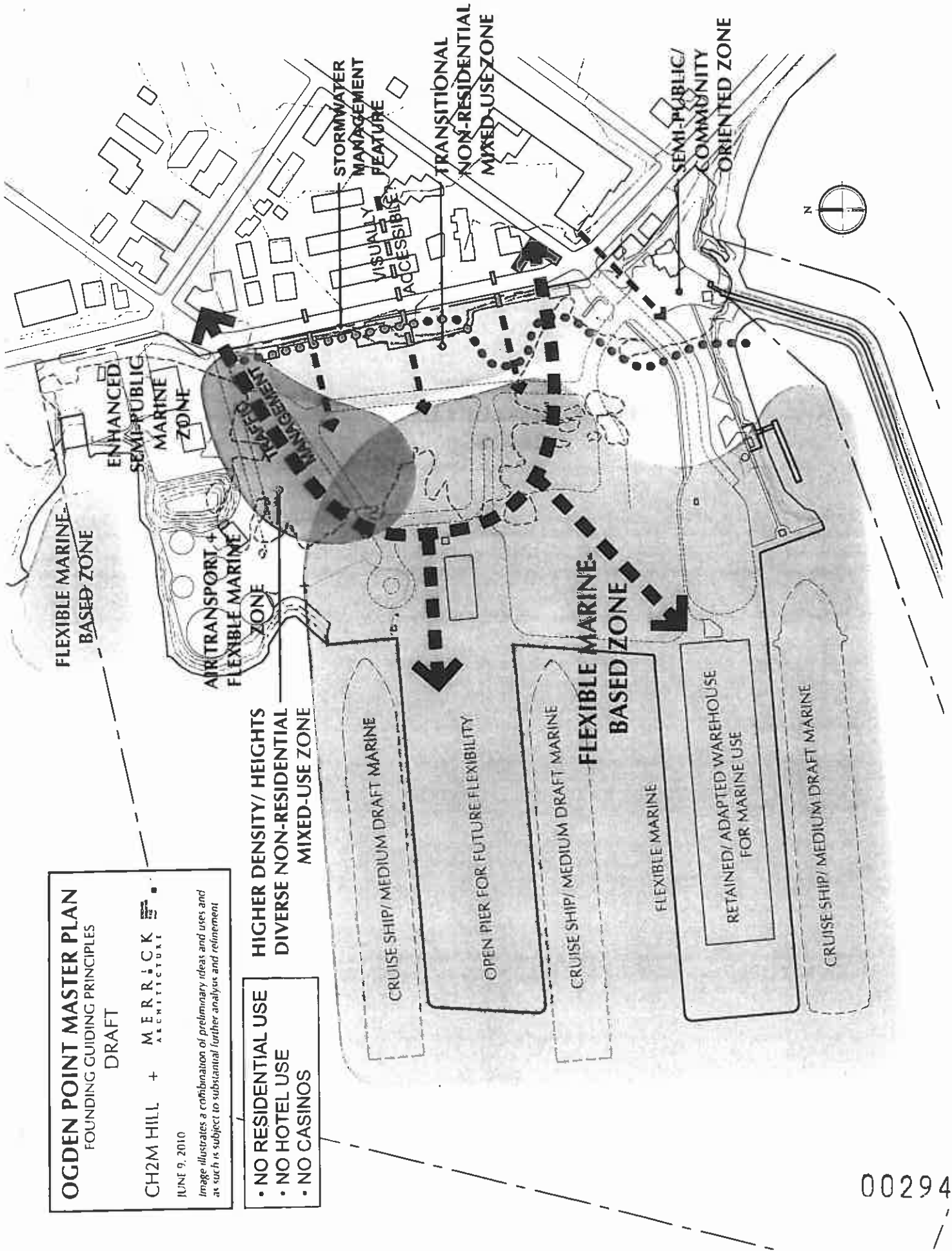
CRUISE SHIP/ MEDIUM DRAFT MARINE

FLEXIBLE MARINE-  
BASED ZONE

FLEXIBLE MARINE

RETAINED/ ADAPTED WAREHOUSE  
FOR MARINE USE

CRUISE SHIP/ MEDIUM DRAFT MARINE



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