



Integrated Planning for Greater Victoria Harbour Authority

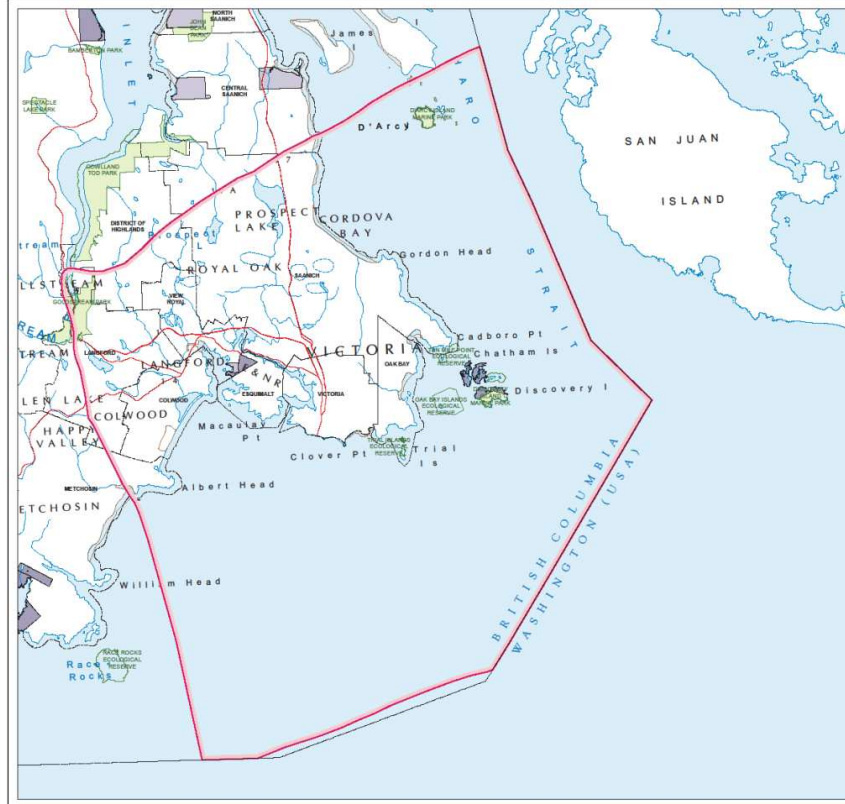
Information Session
January 31, 2025



GVHA operates on the traditional territory of the Lək'wəŋən People

Two First Nations are the rights holders and have been a part of GVHA's stewardship since its inception in 2002:

Xwsepsəm Nation and Songhees Nation



Introduction to GVHA

Robert Lewis-Manning CEO

IP Project Sponsor

Colleen Turner, VP Strategic Partnerships & Innovation

IP Project Advisor

Mark Crisp, VP Infrastructure & Resiliency

IP Project Advisor

Caralyn Laviolette

IP Project Administrator

Judith Ethier CAO/EVP Commercial

IP Project Manager



Agenda

- GVHA Overview
 - Vision and Mission
 - Key Priorities
 - Properties
- Integrated Plan
 - Objectives
 - Outcomes
 - Principles
- Q&A
- Reminder: Written responses will be posted on website and are the source of truth.
- For the Q&A at the end of the session, we will go through the questions submitted ahead of time. If time permits, we will open up for other questions. Please put your questions in the chat, so we can go through them in a systematic way.

This meeting will be recorded



GVHA Overview

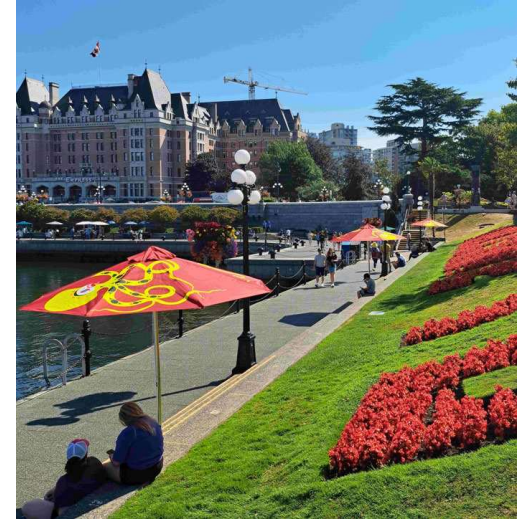
GVHA created in 2002 by federal divestiture.

A not-for-profit responsible for the harbour's management & preservation, balancing economic growth with environmental and community priorities.

Accountable to 8 member agencies: Destination Greater Victoria, Xwsep̓səm Nation, Songhees Nation, City of Victoria, Capital Region District, Victoria Chamber of Commerce, Township of Esquimalt, and Victoria Esquimalt Harbour Society.

Self-funded organization that contributes to the municipal tax base.

Fee simple ownership and stewardship over various properties.



Vision and Mission

Vision

- Canada's Most K'wamK'wəm (Vibrant) & Xwčičtəs (Harmonious) Harbour

Mission

- Ensure the long-term stewardship of Lək'wəŋən territory by creating Canada's first co-managed port.
- Galvanize support and investment in land, sea and people.
- Ensure a productive and inclusive working harbour leading in regional sustainability.



Key Priorities

Vision and Mission set the direction

Co-management with First Nations: Builds on history and partnership from divestiture.

Economic Development with First Nations: Goals are to support First Nations economic prosperity through capacity building, innovation and sustainable growth.

Integrated Planning: Outcome is an integrated, co-created holistic plan for harbour waters and lands throughout Greater Victoria that encourages innovation, investment and economic development.

Infrastructure and resiliency for future: Significant physical assets require significant investment to ensure future use and growth.

Sustainability and supporting regional prosperity: Focusing on sustainability (financial, environmental, social), supporting visitor economy and regional prosperity via cruise opportunities, expanding capabilities (such as shore power) as a catalyst for sustainable working harbour.



Properties

- Breakwater District at Ogden Point - the Breakwater, 2 deep water berths, upland areas, Camel Point, public boat launch
- Fisherman's Wharf - fuel dock, multi purpose marina, parking lot, Raymur Point Customs dock
- Inner Harbour - Ship Point Pier, the Lower Causeway and multiple marinas

Current lines of business include a cruise terminal with services such as waste removal, maintenance and transportation operators; shipping services, heliport, warehouse/storage/offices, parking lots, fuel dock, marinas for commercial, residential and tourism clients/operators.



Properties



Integrated Planning Project Objectives

- To take a regional, collaborative approach to development opportunities and visioning for the future.
- To support a working harbour with various capabilities and services such as, but not limited to, fueling, storage and vessel lifts, alongside other mixed uses.
- To identify opportunities for sustainability and economic development with the Xwsepsum Nation and Songhees Nation; and
- To identify constraints and/or risks to the long-term stewardship and economic development of the waters and land, and strategies to address constraints and risks.

page 4 of the SOQ



Project Outcomes

At the conclusion of this work, the IP will be integral to:

- Developing detailed development plans for GVHA properties
- Galvanizing investment and development opportunities
- Clearly identifying climate mitigation efforts, and
- Understanding financial and economic growth opportunities as well as model for self-sustainability of the harbour

page 4 of the SOQ

Project Principles

- **Vibrant working harbour** – by supporting working harbour businesses and activities, alongside other mixed uses to provide benefit to the greater community.
- **Inclusivity** – by create a shared vision through a collaborative, robust and comprehensive engagement process.
- **Reconciliation** – by acknowledging both Xwsepsum Nation and Songhees Nation as rights holders within the harbour and maintaining the goal of developing meaningful opportunities for economic development.
- **Climate resiliency** – by addressing climate adaptation initiatives against multiple hazards of climate change, including storm surge, tidal inundation, groundwater table rise, extreme precipitation, and heat waves.
- **Cohesive regional connectivity** – by aligning the regulatory frameworks from various stakeholder groups, which will be vetted and enhanced during the project. See Appendix B for a sampling.

Consultant Qualifications

- Complex interdisciplinary project teams, including but not limited to engineers, architects, professional planners, landscape architects, resilience planners, urban planners, and policy/legislative specialists.
- Experience with multimillion land and water-based projects
- Experience working with Indigenous communities.

Questions

The following Q&A will also be provided in an addendum to the SOQ and will be posted on the website

Questions on Project Management

1. What is the expected timeline for completion of the planning study?

We will look to the successful proponent to help us validate the timeline. However, we would like to see final reports March 2027 at the latest

2. Does the GVHA have a budget range available for this project ?

We have set aside funds for this work, but we will be looking to the proponents to validate what the appropriate budget is, based on the scope of work.



Questions on Team Makeup

3. Does our involvement in the RFSQ and RFP for the Integrated Plan preclude us from participating in any later stages of tender (e.g. Project management and/or advisory)?

No, each level of participation is viewed independently

4. Can additional subcontractors be added in the RFP response once detailed submission requirements are known? Or, do all subcontractors have to be clearly highlighted and limited in the RFQ process?

Yes, we expect and will allow for additional resources to be added to the RFP, as required. However, we encourage you to consider all requirements at this stage, if possible, to provide the fullest picture of your team for the review committee.



Questions on Stakeholder Engagement

5. How will the separate stakeholder engagement task be awarded and coordinated? Being a key part of the IP development, we expect to engage with working groups directly.

As the SOQ notes, firms can identify that they have strategic communications and engagement capacity and expertise in house. As needed, GVHA will be undergoing a separate RFP process for communication and engagement functions. Either way, there would be close interaction, coordination and alignment of the communications and engagement function and the broader IP consultant work.

Questions on Stakeholder Engagement

6. The RFQ clearly expresses the importance of community and stakeholder involvement in the process. On page 4 or 21, the outreach effort is either to be managed separately by a consultant or, at the option of proponent, can be integrated in the RFP response. A couple of questions here:

a. If an outside consultant, will selection occur post IP award to ensure there is alignment on the number and type of engagement activities and allow for a clear division of roles and responsibilities? *The selection of the strategic communications and engagement consultant may take place concurrently depending on the responses to the SOQ. Moving forward, there would be close strategic alignment between the consultants/firms. There would be an ongoing need to ensure strategic division of roles and responsibilities.*

b. Will the RFQ stipulate the number of key engagement sessions for outreach (as these can have a significant impact on cost)? *We expect the engagement proponents to propose how they would execute the Scope of work. One tactic would be the number of engagement sessions.*



Questions on Scope

7. Will all work will be at a planning level of detail (e.g., illustrative site plans, renderings)? Will the final RFP include a minimum drawing list given the number of GVHA properties?

Section 6.2 of the SOQ identifies not only planning details, which we expect would include illustrative site plans and renderings, but also other scope areas to be included.

There will not be a minimum drawing list requirement. However, proponents will be able to provide a recommended approach to achieve the objectives of the project.

Questions on Scope

8. As part of the IP, will the selected team be reviewing properties / areas that may be added to the GVHA portfolio over the next 10 to 20-years?

As the IP includes efforts to understanding the importance of adjacent harbour lands, waters and activities, we anticipate that there may be opportunities brought forward for various ownership models, expansion, contraction, land swaps, etc. that would support a vibrant and harmonious harbour of the future.

Questions on Regulatory Requirements

9. Are there any provincial or federal requirements mandating what this type of harbour IP needs to include. Will the IP be incorporated into any adopted local or provincial plans?

- *There is no mandate on what a harbour IP needs to include, in terms of form and content.*
- *We expect that IP proponents will gather and advise on all jurisdictional and regulatory requirements for operations and infrastructure, as part of the scope. Some considerations were included in Appendix E.*
- *GVHA's goal would be to have the IP incorporated into the various local and provincial plans, but we cannot guarantee adoption at this point.*



Questions on Risks

10. What do you see as main risks in delivering this study, to agree a new IP for the Harbour?

- *Inadequate stakeholder engagement.*
- *Competing opinions and priorities amongst various stakeholders (asset owners, operators, public) and our rightsholders.*
- *Lack of consideration for the current adjacent land and water uses and how that may impact or inform future opportunities.*
- *Barriers to providing a financially viable solution that allows a mix of commercial and public spaces, while addressing climate resiliency over the long term.*

Questions on RFP Process

11. Are the scores from the RFSQ intended to carry over to the next stage RFP evaluation?

No, there will be a new scoring matrix for the RFP.

12. How many firms will be short-listed for the RFP, from this SOQ stage?

We expect to invite 3-5 firms to participate in the RFP.

13. Expected final award date of the project contract (noting RFP issue in early April)?

Target is for mid-June for RFP award following with contract immediately thereafter.

Any other Questions?





Thank you

Reminder that written addendums and clarifications are the source of truth.

We appreciate your interest and look forward to submissions.

gvha.ca

