

Schellenberg, Jim

From: Prud'homme, Robert
Sent: May 7, 2008 11:21 AM
To: Featherby, David; Ogden, Rob; Schellenberg, Jim; Wilkinson, James
Cc: Lin, Irene; Marston, Wayne
Subject: FW: Times Colonist article - Victoria Marina

Please note it has not been approved by TC. We need to resolve the outstanding issues re hand powered boat access between the marina and the runway/taxiway. Final plans will also have to include the bridge at the west end of the marina to allow access for small boats.

Robert

----- Original Message -----

From: Schaefer, Cass
Sent: May 7, 2008 9:18 AM
To: Marston, Wayne; Prud'homme; Robert
Subject: Times Colonist article - Victoria Marina



print.htm

Good morning,

Enclosed is a copy of an article in today's Victoria Times Colonist regarding the proposed Marina on the northshore. Dave has asked me to let you know that the quote, "Approval has been granted by the federal department of Fisheries and Oceans, he said", is incorrect. He did not say that.

Bye for now,
Cass

Marina plan floated for Victoria harbour

Mega-yachts would dock in front of Songhees condos if proposal proceeds

A
Carla Wilson
Times Colonist

Wednesday, May 07, 2008

Multimillion-dollar luxury mega-yachts would dock at Victoria harbour under a plan to build a \$20-million marina with two ship-shaped buildings on pilings in front of posh Songhees condominiums.

The developer hopes to open for business at this time next year, with test pilings on two water lots likely starting in June or July.

"This is the first one [marina] in Canada that is designed for mega-yachts," said Bob Evans, who, as president of Pacific National Investments, was an original developer of Songhees lands. "There's no marina on the West Coast that can handle all of them because the slips are too small."

Original plans for Songhees included a marina, Evans said. "This finishes this area of the Songhees."

The area was also the focus of an 11-year fight over the city's decision to downzone the two water lots from three storey residential/commercial to one-storey commercial. Victoria changed the zoning in 1993 after residents complained the plans would spoil their water views.

Pacific National complained smaller buildings wouldn't be feasible and argued it should be compensated for work done based on the expectation the water development would proceed. The dispute went up to the Supreme Court of Canada, ending in 2004 when the city was ordered to pay Pacific National \$1.6 million.

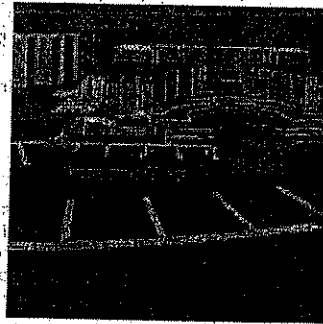
Be ready for more fireworks.

Wendy Grovestine, who lives in the adjacent 90-unit Royal Quays condominium, said the majority of residents are "all dead against it."



CREDIT: Darren Stone, Times Colonist

A developer wants to spend \$20 million to build a marina for mega-yachts along the shore the Songhees.



CREDIT:

The proposed marina includes 48 slips for mega-yachts and two buildings.

The area is windy, not protected and is unsuitable for a marina, she said. "It is a beautiful walking place ... He's proposing to put in a marina and a restaurant. We really don't need that."

Community Marine Concepts LP, a joint venture between Evans and Alberta-based Western Asset Management Development Group, wants to build a marina with 48 slips, some close to shore and others at a landscaped, beige-coloured floating concrete breakwater.



CREDIT:
The marina would be built along the shore of the Songhees development.

Mega-yachts typically range from 65 to 140 feet in length. Their value averages about \$10 million to \$15 million, and it costs about \$2.5 million annually to maintain and operate each one, Evans said. "They are a major, major economic advantage to the community," he said. Owners, guests and crew members would spend money on everything from fuel to alcohol to fashion to ship repairs and electronics.

"There's an explosion of these yachts being built around the world."

Marina buildings would include a high-end restaurant, coffee house, marine concierge service, offices for marine organizations, and an International Seakeepers Society interpretive facility showing real-time video of ocean life.

Architect Herbert Kwan designed the marina buildings to mimic lines of a ship, with stainless steel masts and rigging. A propeller design tops the roof of each 8,600-square-foot building. Colours match the two Royal Quays condominium buildings, initially developed by Evans.

Community Marine Concepts applied to Victoria last week for a development permit for the marina buildings. The water lots would be leased from the province.

Evans said he built extra-wide streets for marina parking and included 48 parking spaces in the Royal Quays parkade, at the city's request.

Grovestine said each of those parkade spots is filled.

Applications have gone to Transport Canada, where Victoria harbourmaster David Featherby said the marina is outside the float plane taxi lane. He's examining whether a separate lane can be created for craft such as dragon boats and canoes, which would normally travel in the area where the marina is planned. Approval has been granted by the federal Department of Fisheries and Oceans, he said.

The project would see 1.5 metres of wood waste on the seabed cleared away.

A bronze sculpture of a North Pacific Giant Octopus climbing out of the water, hanging onto a lamp standard, is planned as public art, Evans said.

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CLOSE WINDOW