

**Janice Appleby**

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**From:** Monica Dhawan  
**Sent:** Tuesday, December 01, 2015 4:01 PM  
**To:** Janice Appleby  
**Subject:** FW: THE MARINA NOBODY WANTS  
**Attachments:** 0011155810.PDF

Can you please attach this one as well?

Thanks,  
Monica

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**From:** Terry Milne [REDACTED]  
**Sent:** Friday, November 27, 2015 8:44 PM

[REDACTED]

**Subject: THE MARINA NOBODY WANTS**

Please find (below) a letter sent to Minister Steve Thomson, and also (attached above) an Open Letter to the Minister in the Sunday Victoria Times Colonist, sponsored by numerous local clubs, organizations and individuals.

**Victoria Harbor falls under three levels of government but neither former federal nor provincial authorities held a public meeting to address citizens' concerns. Representations and questions were ignored or given short shrift and it seemed personal connections and paid lobbyists ruled the day. All is described below.**

**The section of Harbour involved is heavily used by local people, visitors, tourists and many paddle boating individuals and clubs. The area will be swallowed up by a commercial marina with a profit motive, The people who use the water lot and walkway area are virtually all are opposed to this project. For this reason we urge Victoria's Mayor and Council to thoroughly review the latest marina design (which we have heard exceeds boundaries) and to hold a public meeting and hear citizen's concerns before any decisions are made.**

**PLEASE READ ON.**

**VICTORIA HARBOUR DEFENCE ALLIANCE (VHDA)**

**2777 Benson Plc**

**Honourable Steve  
Thomson**

**Victoria BC. V8N 1S5**

**Minister of Forests, Lands and Natural Resources  
(FLNR) 23 November 2015**

**Dear Minister Thomson,**

**We are a group of Victoria citizens, including former Victoria Mayor Peter Pollen, deeply concerned over an unfolding travesty, namely the mega-yacht marina in Victoria Harbour promoted by Robert Evans. We know, and you must know, this use of Crown Land is contrary to the wishes and benefit of the many Victorians who use and enjoy the area, and this in turn is contrary to the Crown Land Allocation Principles, of which you are the Steward designated to protect the public interest,**

**This project is rife with concerns over improper lobbying, and procedures, conflict of interest, lack of transparency, lack of due diligence and public accountability, disregard of riparian rights, and a failure to ensure the public benefit. Victorians have consistently declared overwhelming opposition to the project with a petition containing 7,000 signatures and many protest gatherings by hundreds of citizens and boaters. Despite this FLNR blessed the project, without identifying any meaningful public benefit or calling a meeting to address the many public concerns. When the City held the one and only government sponsored public meeting on the issue FLNR ducked out and assigned its speaking time to the developer to promote the project. Did this equate with public transparency and accountability?**

**To boating experts the proponent's business plan of selling off long term slip leases to store large luxury yachts in a highly exposed part of the harbour was doomed from the start, It seemed a dubious stab at making a quick profit at the expense of the only dedicated public recreational area in the harbor. FLNR was so advised but ignored our input. Obviously the plan failed and since then FLNR has been quietly rubber stamping a revolving door of lease owners and marina designs. With the latest design FLNR's Project Officer ruled a new application would be required. However after the developer's lawyer-lobbyist, Mr. Bruce Hallsor raised objections evidently, your Chief of Staff intervened and changed your own Project Officers ruling, Perhaps this resulted from Hallsor's erroneous claim that Victoria Mayor Lisa Helps fully endorsed the new marina plan. We question what due diligence was done to assess the proponent's first business plan before leasing away the public water lot, and ask whether FLNR is about to support a similar circumstance.**

**Since FLNR may have breached many of the Crown Land Allocation Principles under which it is supposed to operate an investigation by the Provincial Ombudsperson has been initiated. However as the developer has abandoned the original marina plan there is an opportunity to review the whole project. Victoria has a very small and busy harbour. It is packed with shipping activity and infrastructure, and is one of the busiest water airports in the world. There is no room for a Stanley Park here, only one small area left, one place reserved for people and non-powered boaters to enjoy the quiet ambiance of the North Shore of the harbour. Is this to be lost to an unneeded development in which an actual public benefit has**

**still to be identified? Design dithering by the developer has provided one last chance to return the North Shore walk ways, shoreline and water reserve to the people of Victoria, where they rightfully belong. Minister, we strongly urge you to do so.**

**Terrence Milne  
Secretary VHDA**

**Peter Pollen  
President VHDA**



VIA EMAIL:

October 10, 2015

To Whom It May Concern:

**RE: VICTORIA HARBOUR MARINA PROTEST**

I am an extremely concerned paddler from the Ocean River Paddling Club Society ("ORPC") who adamantly disapproves the proposed development of the Victoria Harbour Marina. The goals of our paddling club are to foster the development of recreational and competitive paddling sports in the Victoria area and to encourage and facilitate learning opportunities for all paddlers, which includes safe access to inner/outer harbour waters and the open ocean.

ORPC offers coached paddling programs six days a week. The only time we are not on the water is when it is not safe due to adverse weather conditions. On a daily basis, since 2000, ORPC has safely traversed paddlers through the proposed development area to train in the open ocean in preparation for competing in local, provincial, national and international races. Over the years, many of our paddlers have received accolades in our local media regarding their racing achievements including medaling at world championship events.

In order for ORPC to continue to provide paddling opportunities to Victorians of all ages, we require a safe environment to pursue our sport. The location of this marina, and in particular the newly proposed "paddling canal", will place our paddlers in an unsafe environment each time they traverse through these waters. The "paddling canal", being only seven meters in width, will not be wide enough to safely handle our six-person outrigger canoes or multiple solo canoes, especially when we often have four six-person outrigger canoes paddling through these waters. For example if a White Hull row boat, being 5.5 meters in width (including oars), attempts to pass through the paddling canal and meets an outrigger canoe, being 3 meters in width, the two cannot pass each other. One would need to hold up, or potentially back up. This would be further compounded by current, tide or waves providing an unsafe environment and leading to possible equipment damage. Lastly at low tide this route may not be safely passable due to lack of water and rocks.

The size and location of this new marina needs to be reconsidered, especially the location and width of the proposed "paddling canal".

Paddler Name Tin Houlahan

Address: Box 8692 Victoria BC V8W 3S3

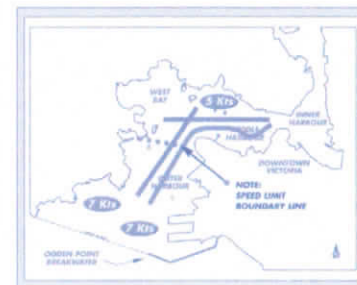
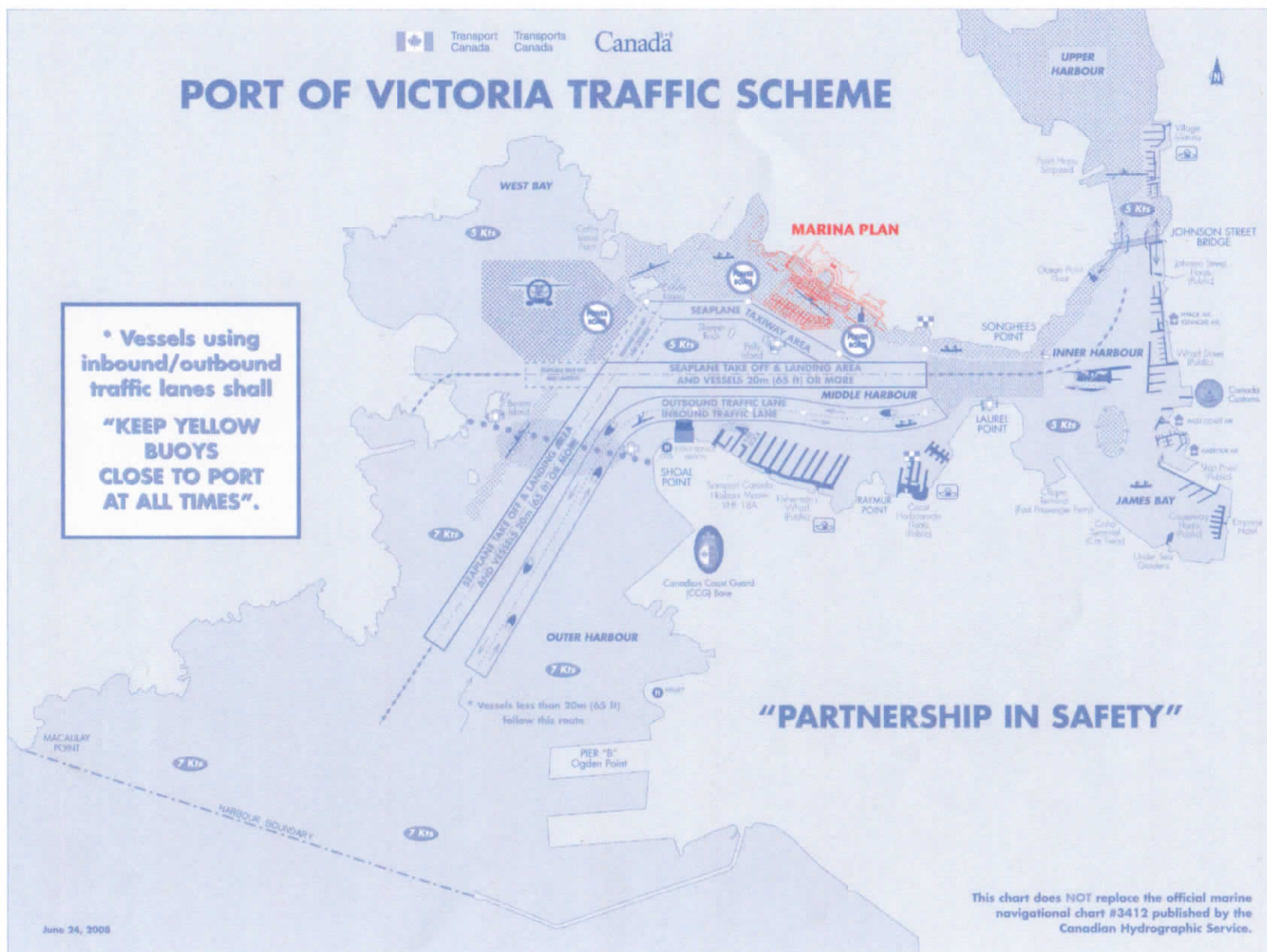
P.S. the attached plan shows the proposed marina located on the Port of Victoria Traffic Management Scheme, and the Non motorized space that paddlers, Rowers & SUP users will lose.

1627 Barksdale Drive, Victoria, BC V8N 5A8






















# PORT OF VICTORIA TRAFFIC SCHEME

\* Vessels using  
inbound/outbound  
traffic lanes shall  
**"KEEP YELLOW  
BUOYS  
CLOSE TO PORT  
AT ALL TIMES".**



## LEGEND

NOT TO SCALE

This chart does NOT replace the official marine  
 navigational chart #3412 published by the  
 Canadian Hydrographic Service.

# The Marina Nobody Wants

**To the Honourable Steve Thomson,  
Minister of Lands and Forests**

Dear Minister,

We are a group of Victoria citizens, including former Mayor Peter Pollen deeply concerned over the mega-yacht marina to be built on the North Shore of Victoria Harbour. We know, as you must, this assignment of Crown Land is against the wishes of countless Victorians and that ignoring the public interest violates the Crown Land Allocation Principles you are charged to uphold.

Victorians have declared overwhelming opposition to a marina that will disrupt walkers, displace boaters and infringe on resident's property rights. Hundreds of citizens launched protests and more than 7000 signed a petition opposing this project. However the Land Agency ignored all dissent, spurned a meeting to address citizen's concerns and leased the area to a developer, apparently without an adequate review of the business plan. Marina slip sales have totally failed, and since then your staff has been quietly rubber stamping a revolving door of lease owners and marina plans, all testifying to the Agency's lack of due diligence and public accountability in the first place.

From the start this project has been rife with concern over improper lobbying, conflict of interest, lack of transparency and accountability and disregard for property rights, all contrary to Land Policies, and all under investigation by the Provincial Ombudsperson. However since the developer has now abandoned the original marina plan you have an opportunity to reconsider the project.

Victoria has a small busy harbor packed with shipping and one of the busiest water airports in the world. There is no room for a Stanley Park here! There is however one small place left for people and non-powered boaters to enjoy the quiet ambiance and views of the North Shore. Is this to be despoiled by the travesty of an unneeded commercial development for which no actual public benefit has been identified? There is one last chance to return the North Shore walk ways, shoreline and boat water reserve to the people of Victoria, where they belong. Minister, we strongly urge you to do so!

**FRIENDS OF VICTORIA HARBOUR**