

**From:** Marg Gardiner, JBNA **Sent:** Tuesday, Apr 14, 2015 2:30 PM  
**To:** Councillors  
**Subject:** April 16, 2015 - Planning & Land Use Committee - 89 Dallas (Ogden Point)

To: Mayor & Council  
Fr: Marg Gardiner  
President, JBNA

**Re: PLUC Consideration of 89 Dallas (Ogden Point) DP Application**

Upon reviewing the agenda for this week's PLUC meeting, we became aware of another development application relating to Ogden Point.

Below is the letter from the proponent as found in the PLUC agenda package followed by the web-site advertising for the facility which suggests several 'adventure" components to the operation in addition to the food.

Our concerns with the proposal relate to process. Over the past couple of years there have been other proposals relating to various business uses and/or structures at Ogden Point.

You will recall that Council recently renewed the MOU for the MasterPlan, accepting another extension for the submission of a MasterPlan.

Over the past many years, we have seen the beginning steps of an Ogden Point MasterPlan on a few occasions. On file, we have the 1987 Port of Victoria Ogden Point Development Plan. All to say, this process has been going on for many years, during which several small steps have been taken, some of which involve permanent structures which may become major roadblocks to change.

In other words, we are concerned that the MasterPlan may be done through "DP creep".

We also noted that the discussion around the MOU also referred to a Good Neighbourhood Agreement. The last few DPs have been processed without any neighbourhood discussion. These precedents are worrisome.

**Perhaps the MasterPlan process would be facilitated through the suspension of further DPs until the plan is completed.**

Food for thought as you consider the latest DP application.

Marg Gardiner

cc: JBNA Board  
Jim Handy