

**MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING**  
**BELLEVILLE TERMINAL TASK FORCE**  
**HELD THURSDAY, AUGUST 13, 2007, 1:30 p.m.**

**Committee Members Present:** Mayor Lowe in the Chair, Councillors Coleman, Fortin, Holland, Hughes, Madoff, Thornton-Joe and Young.

**On Leave:** Councillor Chandler.

**Staff Present:** R. Woodland - Corporate Administrator; D. Day – Director of Planning and Development; M. Mayhew – Executive Assistant; M. McCliggott – Assistant City Manager; C. O'Regan – Manager, Facilities and Operations; C. Havelka - Recording Secretary.

**1. CALL TO ORDER**

The Chair called the meeting to order at 1:30 p.m.

**2. APPROVAL OF AGENDA**

**Action:** Councillor Fortin moved that the Agenda of the August 13, 2007 Special Committee of the Whole meeting be approved.

CARRIED 07/412

**3. BELLEVILLE TERMINAL TASK FORCE PRESENTATION**

Committee received a presentation from Terry Farmer, Chair of the Belleville Terminal Task Force. The Task Force is comprised of fourteen members: *Terry Farmer, Starr McMichael, Chief Andy Thomas, Chief Robert Sam, Rob Hunter, Eric Donald, Robin Adair, Mohan Jawl, Matt MacNeil, Judith Scott, Don Prittie, Deane Strongitharm, Darrell Bryan and Tim VanAlstine*. The Mayor commissioned this Task Force which has reviewed past reports and held discussions with stakeholders regarding redeveloping the Belleville Terminal Site. These meetings have resulted in recommendations reached through compromise and consideration of the ramifications the Task Force was charged with.

Reference

- Must be delivered in private/public partnership model.
- Costs of all facilities must be self-supporting, paid by existing and potential commercial revenue sources – no grants available.
- Used to provide framework for Province in future Request for Proposal to develop the Belleville lands.
- Framework for future development of Belleville lands.

## Objectives

- New terminal to meet need for next fifty years.
- Create attractive, people-friendly plaza, protecting major view-scapes, connecting waterfront.
- Balance community aspiration with self-sustaining economic model.

## Critical Time for Development

- Current facilities far below industry standards.
- Canadian and U.S. Border Security threaten to close Victoria operation.
- Victoria must meet challenge – Asia Pacific gateway; world-class tourism destination; revitalize downtown.
- Time to take action.

## The Vision

- New terminal building.
- Public plazas and pathways, public access to Belleville St. Harbour front.
- Restore CP heritage building and make it accessible to the public for people orientated uses.
- Support quality retail shops; galleries; attractions; exhibitions; artisan shops.
- Relocate wax museum: entrance on Belleville, the attraction below grade.
- Provide public below grade parking.
- Landmark hotel built, with year round conference and entertainment services open to public
- Belleville street enhancements – create a grand boulevard.

## MV Coho

- Consumes a large part of constricted site and compromises public use and public access.
- Undermines financial viability of project, based on the Task Force's terms of reference.
- Not discontinue but relocate; requires further study.

## Economic Model

- To develop new terminal building and provide public amenities, without additional public moneys, will require more intensive development in west precinct.
- Federal Government dock upgrade monies utilized.
- Province to provide land on 99 year lease at nominal rent.
- Heritage restoration programs utilized for CP heritage building.
- Existing and potential revenue sources from site must go toward project.
- New terminal sized for present and future passenger vessel service.

## First Nations

Recognition of First Nations heritage.  
Want to support meaningful economic opportunities.

## Planning

- Introduce high standard of design, including innovation in energy, resource efficiency and sustainability.
- Need coordinated approach to look at other under-utilized public lands around harbour, capture significant economic, social and environmental opportunities.

## Process and Next Steps

- Opportunity to respond to discussion towards this vision and to initiate public input.
- Provide feedback to the province.
- Province must look at viability of proceeding to Request for Proposal and evaluation process.
- All future proposals subject to additional public review and local zoning and development permit controls.

Following the presentation, Committee members questioned Belleville Terminal Task Force Members about this proposal. The following issues were discussed:

### **MV Coho**

- Significance of relocating the MV Coho and if other locations have been explored.
- Transitional strategy for relocating the MV Coho so operations are not interrupted.
- This site not capable of handling both the MV Coho and other traffic in Inner Harbour.
- Economics and passengers this carrier provides and the impact of relocation.
- Other carriers will start up and provide substantial growth.

### **Economics**

- Lease revenue from various businesses, examples being the proposed hotel, underground parking (providing @300-350 spaces) and Undersea Gardens would fund capital building.
- A Request for Proposal where one firm would carry the responsibility for the entire project is the model the Task Force is proposing.
- The scale of the hotel to make this development viable was discussed.

### **Future discussions**

- Task Force has offered to go out to various organizations to share this report and make presentations.
- The province's response to this proposal is yet to be received.
- Opportunity to have a workshop to work on outstanding issues was discussed.

## **4. ADJOURNMENT**

**Action:** Councillor Holland moved that the Special Committee of the Whole meeting of August 13, 2007 be adjourned at 2:32 p.m.

CARRIED 07/411

---

Mayor Lowe, Chair