

**From:** [Wallace, Bonita FLNR:EX](#)  
**To:** ["czamora@aquaparian.com"](mailto:czamora@aquaparian.com)  
**Subject:** RE: Meeting with Bonita Wallace (FLNRO) December 18th, 2014- FLNR changes.  
**Date:** Monday, December 22, 2014 9:56:00 AM

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Chris:

It was a pleasure to meet you and Bob and to see how this project is proceeding. Were you able to find the correct spelling for the names of the other two attendees ? (it would be very helpful for my notes).

Unfortunately, our computer system was down most of Thursday and I was not able to respond on Friday as I was out of the office.

While I agree with most of what is stated below, please note that under Bob's proposed changes:

1. Item 4. **Change in available boat slips from 29 to 30 slips.** My understanding is that 3 moorage spaces fronting Lot 3 will be removed, which means that the available boat slips within the "marina lease" will be reduced from 29 to 26 boat slips within the "marina lease".
2. Item 5. **Addition of a floating paddle boat storage dock located at the end of Cooperage Place.** My understanding is that this will be located fully within Lot 3 and outside of the "marina lease".
3. Please include a statement with respect to the paddling corridor as it was our understanding that for the safety of the paddlers the paddling corridor will be relocated from its present position in the Development Plan to be closer to the seawall. The width of the corridor will remain the same (or become larger) and the paddlers will be able to use the corridor at all tides.

Regarding the FLNR feedback section of your notes:

1. Item 1. rather than "influence" I would simply state that with the exception of ensuring a safe paddling corridor, which was a negotiated condition of the lease, the changes within the fee simple lots are not within the jurisdiction of FLNR.
2. Item 2. There is a requirement to make a small size change to the floating paddle boat dock. A small seaward section of the dock presently extends onto untenured crown land. To avoid any changes to the lease and Licence of Occupation, the dock is to be shortened or pulled back by ~10-15ft towards shore to keep it within Lot 3.
3. Item 3. That the province should have no issues with the proposed changes however, when the plans are finalized, an amendment to the Development Plan (which must be signed off by both the proponent and the province) will be required and this in turn will impact the annual rental of the lease which is based on the total number of boat slips within the leasehold area. The type of changes discussed in our meeting will not require a formal amendment application.

Please don't hesitate to contact me if you wish to discuss.

**Bonita Wallace**

A MAJOR PROJECTS SPECIALIST

Ministry of Forests Lands and Natural Resource Operations

142 2080 Labieux Rd, Nanaimo BC V9J 69T

Phone (250) 751-7248

Fax (250) 751-7224

(<mailto:Bonita.Wallace@gov.bc.ca>)

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**From:** Chris Zamora [mailto:czamora@aquaparian.com]  
**Sent:** Thursday, December 18, 2014 11:58 AM  
**To:** Wallace, Bonita FLNR:EX  
**Subject:** VIM: Meeting with Bonita Wallace (FLNRO) December 18th, 2014  
Hi Bob

As discussed in the meeting with Bonita Wallace, Major Projects Specialist with the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) in Nanaimo at 09:00 am (142-2080 Labieux Rd) within the City of Nanaimo.

Bob Evans described proposed changes to the original design plan and layout for the Victoria International Marina. As of the date December 18, 2014, proposed changes to the marina design plan and layout are as such:

1. That the marina plan will now exclude construction of a building located at the end of Paul Kane Place (Lot 4; Fee Simple), resulting in only one building being constructed located at the end of Cooperage Place (Lot 3; Fee Simple).
2. The building within Lot 3 will be floating and no longer raised on piles. The removal of the building in Lot 4 and the floating building (lot3) will now move up and down with tides resulting in increased views for 1<sup>st</sup> floor occupants of the Royal Quays.
3. The building and the docks will be spaced forward from the sea wall to still allow space for a Paddle Boat Canal. Removal of the raised building on piles will allow for a safer route for paddlers with no overhead obstructions.
4. Change in available boat slips from 29 to 30 slips.
5. Addition of a floating paddle boat storage dock located at the end of Cooperage Place.
6. Removal of rip rap rock within Lot 3 and Lot 4 fronting the seawall. The armour rock will be re-used with constructing the 500m2 rock compensation reef to be located in from of Paul Kane Place roadway. The removed rock along the seawall will be replaced with concrete loc blocks to support the walkway and prevent erosion. The re-used armour rock will already have small marine animals and algae on it – suitable fish habitat for new colonizing animals.

FLNRO concluded feedback at meeting:

1. That the above changes to the marina design plan and layout are within the Fee-simple lots and predominantly have no influence to the Crown land lease.
2. There is a requirement to make a small size change to the floating paddle boat dock. A small seaward section of the dock presently extends into the crown lease area. To avoid any changes to the lease and Licence of Occupation, the dock is to be shortened or pulled back by ~10-15ft towards shore to keep it within Lot 3.
3. That the province should have no issues with the proposed changes and require no amendments to the Lease agreement with the proposed layout (less changes to above Point 2).

**Cheers and Thanks**  
**Chris Zamora, B.Sc., R.P.Bio**  
***Aquaparian Environmental Consulting Ltd.***  
**Nanaimo, BC**  
**Cell: 250-714-8864**  
**Office: 250-591-2258**  
**czamora@aquaparian.com**

## NOTE TO FILE

**FILE:** 1405848

December 18, 2014

Meeting to discuss proposed amendment to Licence of Occupation.

**Attendees:** Bob Evans, Chris Zamora (Aquaparian Environmental Consulting, Griener (Lawyer,) \_\_\_\_\_ (representing the financial interests) and Simone Engels, Section Head, FLNR and Bonita Wallace, A. Major Projects Specialist, FLNR.

Bob Evans advised that:

- over the past year he has engaged in meetings with the Royal Quays Strata Council President (Doug Evans) and Past President (Nelson Ruest).
  - Discussions have centered on items that Bob felt were within his realm to change and include:
    - Moving the paddling corridor closer to the seawall and out from under the buildings. This creates a safer better defined corridor.
    - Removing one of the buildings and making the remaining building a floating building with a large deck that could be built offsite and floated into place. Removing the construction from the site and making the site more attractive to the residents of the Royal Quays.
    - This will also result in an overall reduction of three moorage slips that are in the current development plan
    - He will be arranging to meet with the strata council in January and he provided a copy of an email from Nelson Ruest that confirmed the topics of discussion.
- Bob provided an update on the progress of the marina:
  - the dredging is about 95% complete and he believes only about 5 or 6 days of dredging remain and this should be completed prior to the end of January 2015;
  - there are some proposed changes to the RipRap seawall, however these are within the proponents private property and outside the jurisdiction of FLNR;
  - the wave attenuator and dock at the northern extent of the lease will be the first improvements to be in place. The marina should be installed by July/August and the floating building should be in place by approximately September of 2015;

- The changes to the paddling corridor have been discussed with Transport Canada; and
- Approval for the additional time to complete the dredging has been requested of DFO;
- He has commissioned a large octopus sculpture to be placed on the floating building to acknowledge that BC is home to the largest ever recorded octopus.

Overall, the changes will result in a safer paddling corridor and fewer moorages slips within the tenured area.

Bob was advised that when the proposed changes are confirmed he should contact us to update the Development Plan and to ensure that the rental schedule for the lease is updated to reflect 3 fewer moorage slips.

It was also recommended to Bob that he arrange to speak with the local paddling associations and or have an updated website to keep the public informed of the progress and or any changes and of course to keep ahead of the rumour mill.

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## Wallace, Bonita FLNR:EX

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***Aquaparian Environmental Consulting Ltd.***

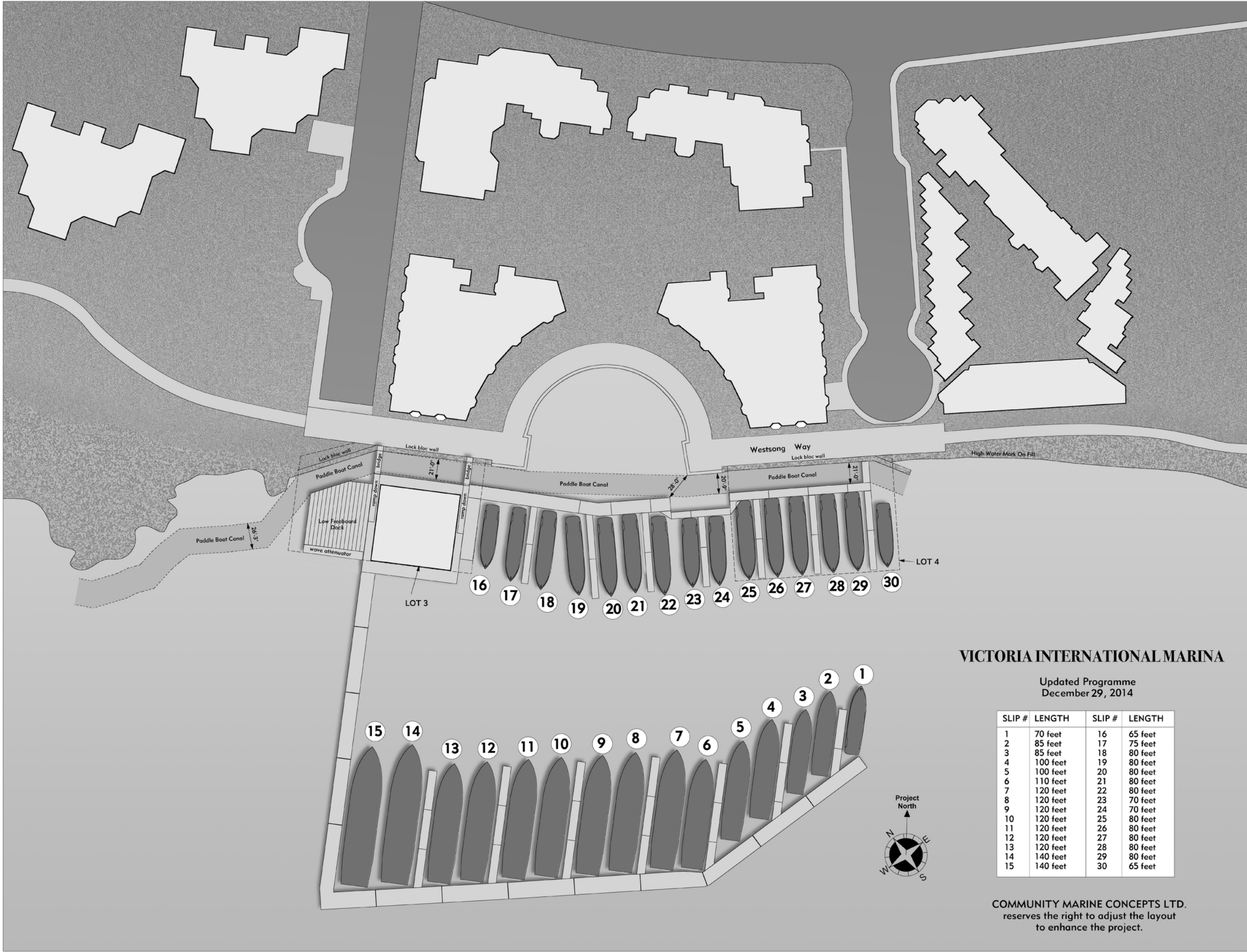
**Nanaimo, BC**

**Cell: 250-714-8864**

**Office: 250-591-2258**

**czamora@aquaparian.com**





VICTORIA INTERNATIONAL MARINA

Updated Programme  
December 29, 2014

SLIP #	LENGTH	SLIP #	LENGTH
1	70 feet	16	65 feet
2	85 feet	17	75 feet
3	85 feet	18	80 feet
4	100 feet	19	80 feet
5	100 feet	20	80 feet
6	110 feet	21	80 feet
7	120 feet	22	80 feet
8	120 feet	23	70 feet
9	120 feet	24	70 feet
10	120 feet	25	80 feet
11	120 feet	26	80 feet
12	120 feet	27	80 feet
13	120 feet	28	80 feet
14	140 feet	29	80 feet
15	140 feet	30	65 feet

COMMUNITY MARINE CONCEPTS LTD.  
reserves the right to adjust the layout  
to enhance the project.