



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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Office of the Mayor

March 4th, 2013

Core Area Liquid Waste Management Committee
c/o Councillor Denise Blackwell, Chair
625 Fisgard Street
Victoria, BC V8W 1R7

Re: Titus Infrastructure Service Limited Proposal

Please find attached a proposal presented to the Township of Esquimalt Council from Titus Infrastructure Service Limited regarding McLoughlin Point. It proposes a mixed-use environmental business cluster development focused on "turning waste into a valuable resource" and "planned to be the home to some of the most advanced integrated energy and resource recovery companies in the world".

Titus' proposal would, of course, require a full evaluation and it is forwarded for the CRD's consideration given its current acquisition arrangements for the property and development intentions.

The Township of Esquimalt neither officially endorses nor rejects the proposal. The Township is most encouraging of dialogue and public consideration of any proposal that would be in the public interest, particularly for Esquimalt's residents and businesses, and for the region as a whole, again the significant presence of this property at the gateway of Victoria Harbour.

Yours truly,

Barbara Desjardins,
Mayor

Attachment

WEST SHORE SPECIAL DEVELOPMENT MANAGEMENT ZONE OPPORTUNITY

ESQUIMALT'S FLAGSHIP SUSTAINABLE DEVELOPMENT

TITUS is proposing to work with the Township of Esquimalt and Imperial Oil to construct a new Coastal Destination Community that could (subject to the approval of all necessary parties) transform Imperial Oil's industrial site into Esquimalt's flagship sustainable development, welcoming all who enter Victoria and become one of North America's most environmentally and economically significant projects.

The goal of the Special Development Management Zone is transform the McLaughlin Point and the Coastal Destination Community into one of the most environmentally and economically significant projects in the region and, potentially, across Canada. A key enabler of this project will be its ability to meet, or exceed, the intention of leading edge environmental legislation through alternative means.

Esquimalt's new Coastal Destination Community will be a meeting place, celebrating local cultures, our common maritime history and community, with a mix of local markets, commercial and residential units. The Coastal Destination Community is planned to be the home to some of the most advanced integrated energy and resource recovery companies in the world, where the companies are both promoting and part of sustainability on a large scale. A key driver behind this project is demonstrating how the development of an integrated energy and water reclamation project can be done on a cash flow basis, minimizing the tax burden on the region's population, and harnessing an environmental business cluster to commercialize these technologies globally.

Recovering the water and energy from the region's population of 380,000 people, will use TITUS's integrated district energy and water recovery technologies referred to as a District Energy Sharing System (DESS), this project has the potential to reduce the thermal energy supply requirements in the community by over 90% and further reduce the potable water supply requirements by 40%. The balance of the energy for the Coastal Destination Community is planned to be made up of local renewables such as, wave and solar energy.

By turning waste into a valuable resource this project has the potential to provide sustainable rates for energy and water reclamation and reduce the tax burden to the region. Transforming what the Capital Regional District (CRD) had planned as a disposal site into a destination site and an environmentally significant flagship waterfront development for Esquimalt.

The Coastal Destination Community could generate the cash flow to offset the regions upfront costs to build a water and energy recovery plant enabling the Township of Esquimalt to help the CRD meet its Provincial Mandate. In this way, the Coastal Destination Community could minimize the total cost of the Core Area Wastewater Treatment Plant to the taxpayer, transfer the risk, reuse valuable resources in a way never been done before, with global significance.

The proposed Coastal Destination Community borrows a modern maritime theme with its cruise ship exterior that opens up into more traditional maritime themes on the inside, including its own waterway and lush vegetation nourished by the reclaimed water.

Situated right at the tip of McLaughlin Point the Coastal Destination Community would welcome all who enter the Victoria harbour from Race Rocks to Port Townsend. Everyone entering Victoria by air, ferry and cruise ships will pass by the Coastal Destination Community. Buttressing the bow of the Coastal Destination Community and the main entrance to the market place will be a monument to the First Nations. Overlooking the Salish Sea it will bid good fortune and fair weather to all who pass by.

Working in cooperation with Imperial Oil and the other advanced integrated energy and resource recovery companies at the Coastal Destination Community, globally significant energy and water technologies will be incubated and commercialized. A critical success factor for these new technologies will be demonstrating how new technologies can bring fresh water and energy to a population on a cash flow basis that minimizes the burden to the taxpayer.



At A Glance

Location

Esquimalt, BC

Project

Coastal Destination Community could transform the Esquimalt City Centre into a globally significant environmental and economically sustainable community.

Project Size

- 650,000 ft² total mixed use
- 100,000 ft² DESS water & energy recovery
- 500,000 ft² of commercial space
- 50,000 ft² of retail marketplace
- Potential to integrate DND Lands

About DESS

District Energy Sharing System is a backbone utility technology that enables renewable energy & water utilities to be integrated in an incremental & economical manner.

DESS Energy & Water Sources

- Water & energy reclamation from tertiary treatment facility;
- Renewable energy from wave and solar photovoltaic, and biosolids;
- Turning a waste into a resource

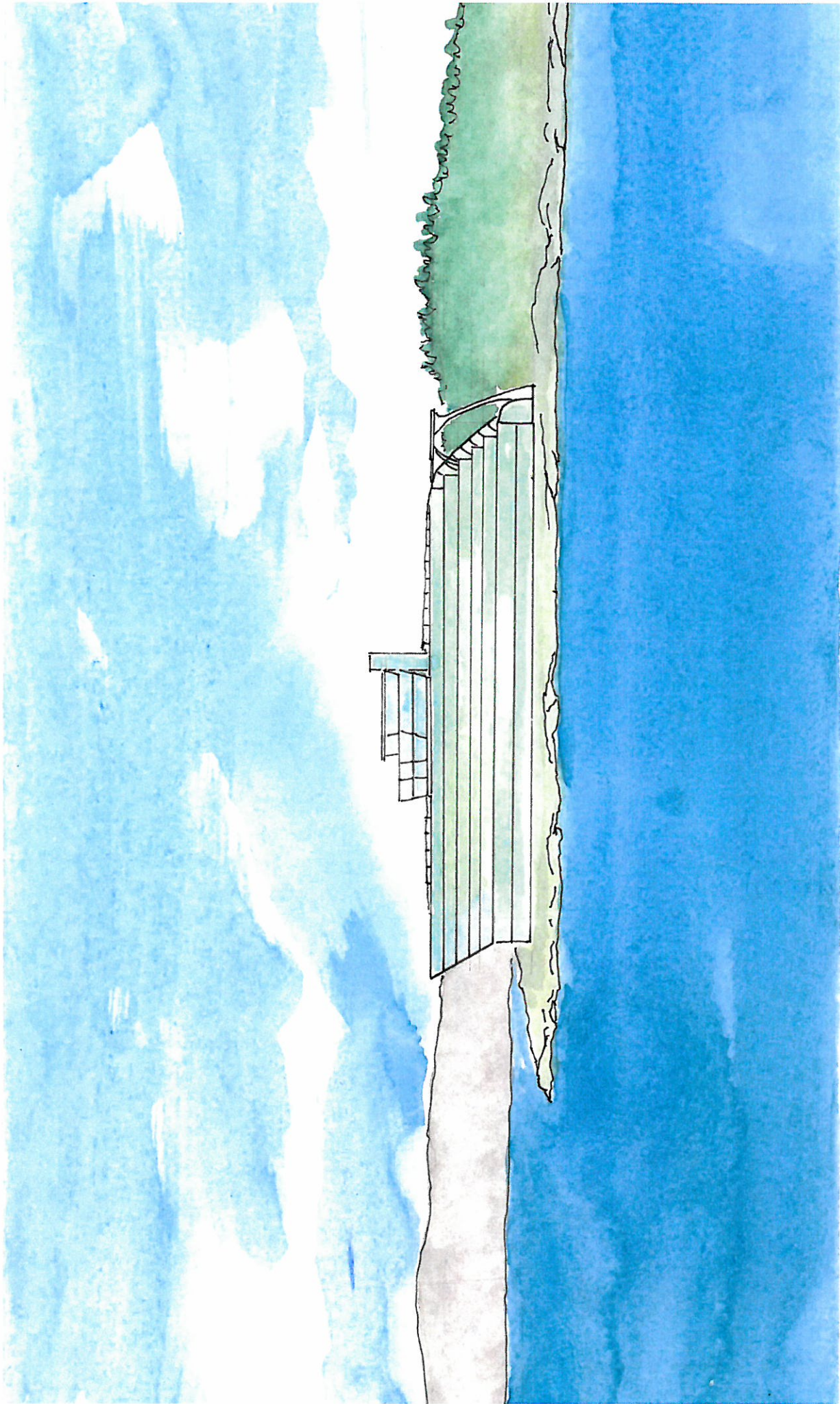
Putting DESS to Work

- 80% Reduction in GHG
- 40% Reduction in water supply
- 95% of energy supplied through local recovery and generation.









MCLOUGHLIN POINT FROM CAMEL POINT - JAMES BAY
APPROXIMATE SCALE TO SITE