

# Community Amenity Value Proposal

RFP No. OBMH 07-2020





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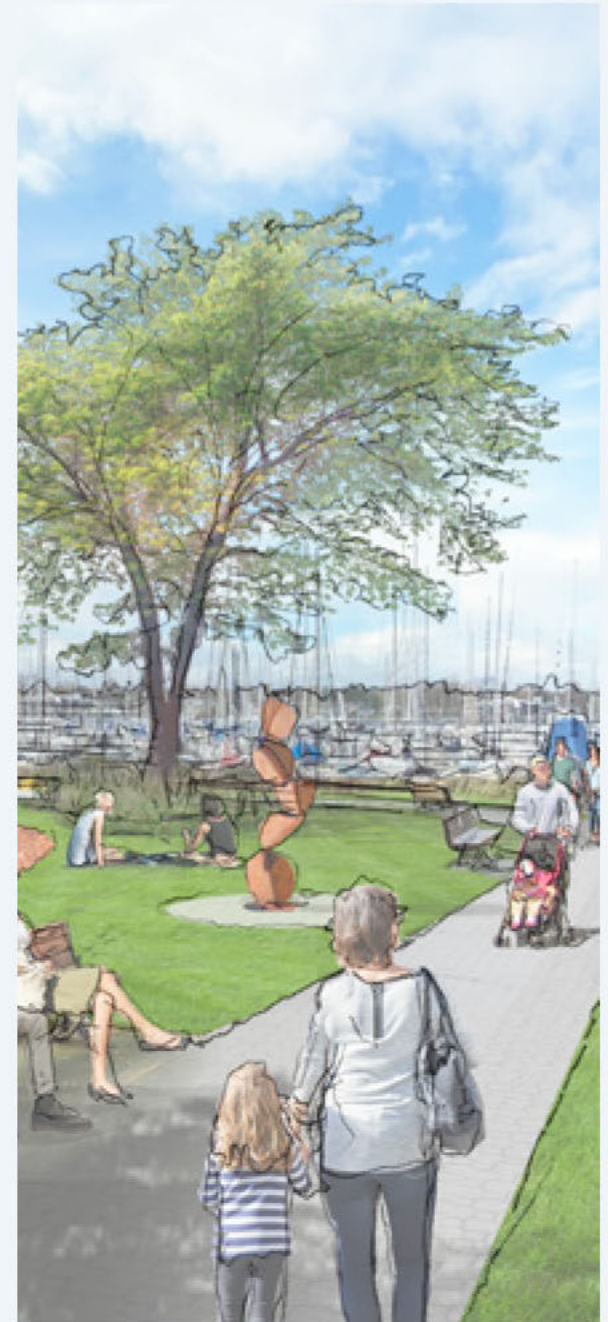
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Thank You for Taking the Time

## Vision & Objectives

The conceptual design for Oak Bay Marina Lands and Marina is guided by the vision that the site is a destination for a wider range of users, fostering community and accessibility, embracing environmental sustainability, and respecting the culture and history of the Ləkʷəŋən peoples. While recognizing its marine orientation, and mindfully maintaining the character of Oak Bay, we look to create an active and vital place with diversified uses that support greater community inclusion.

For clarity and for the purpose of this proposal, the Oak Bay Marina (which includes the marina and the marina improvements) shall be referenced as “the Marina”, the Oak Bay Marina Lands (which include the parking lot and related buildings) shall be referenced as “Turkey Head”, and the Corporation of the District of Oak Bay is referenced as “the District”.



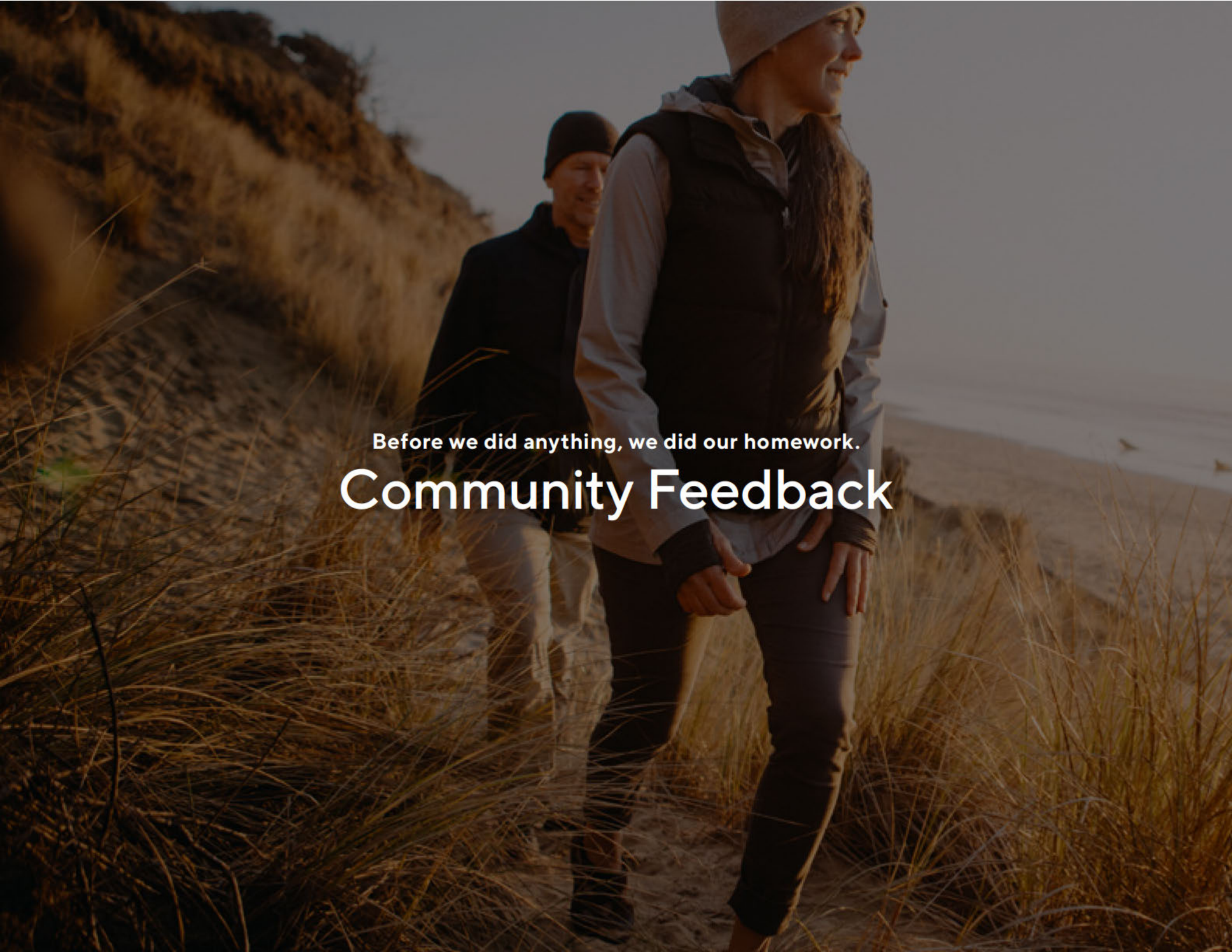
Thank You for Taking the Time

# Vision & Objectives

Guiding our vision for the proposal are the following objectives:

1. Strengthening relationships with our communities, all levels of Government and First Nations,
2. Observing policies outlined in the District's Official Community Plan (OCP),
3. Integrating feedback from a community survey,
4. Fulfilling the Lease Objectives (Guiding Principles),
5. Respecting and recognizing the Lək'wəṇən peoples, including further collaboration and partnerships moving forward,
6. Improving public access and enjoyment of the waterfront,
7. Developing facilities and infrastructure that can serve multi purpose functions,
8. Respecting the surrounding neighbourhood by protecting existing views and limiting the redevelopment of buildings,
9. Rebuilding marina docks to modern standards, utilizing environmentally sustainable materials and construction systems,
10. Creating new spaces and re adapting spaces that will bring greater activity and interest to Turkey Head and the Marina,
11. Enhancing and expanding on partnerships with community organizations,
12. Decreasing environmental impact from activities on the property,
13. Considering emergency management and safety measures in all aspects of building design and operations to mitigate against, prepare for, and respond to, potential natural disaster.



A man and a woman are walking through tall, golden-brown grass on a beach dune. The woman is in the foreground, wearing a grey beanie, a dark vest over a light-colored long-sleeved shirt, and dark pants. She is smiling and looking towards the right. The man is slightly behind her, wearing a dark beanie and a dark jacket. The background shows a sandy beach and the ocean under a clear sky. The overall tone is warm and natural.

Before we did anything, we did our homework.

# Community Feedback

# Power to the People

Informing our vision and ensuring alignment with the greater community, an anonymous community survey was conducted as a precursor to the development of this proposal.

The survey, which included 29 multiple choice questions and 2 open-ended questions, helped garner insight into the site's current modes of transportation, frequency of use, current use of the site, what people saw as important, and the future uses to be considered.

The following section is an overview of the information collected from the survey.







Who did we talk to in the community?

# Demographics Analytics

Who did we talk to in the community?

# Demographics Analytics

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY

**69%**  
are residents of the  
District of Oak Bay

Of those who  
responded,  
who lives in  
the District of  
Oak Bay?

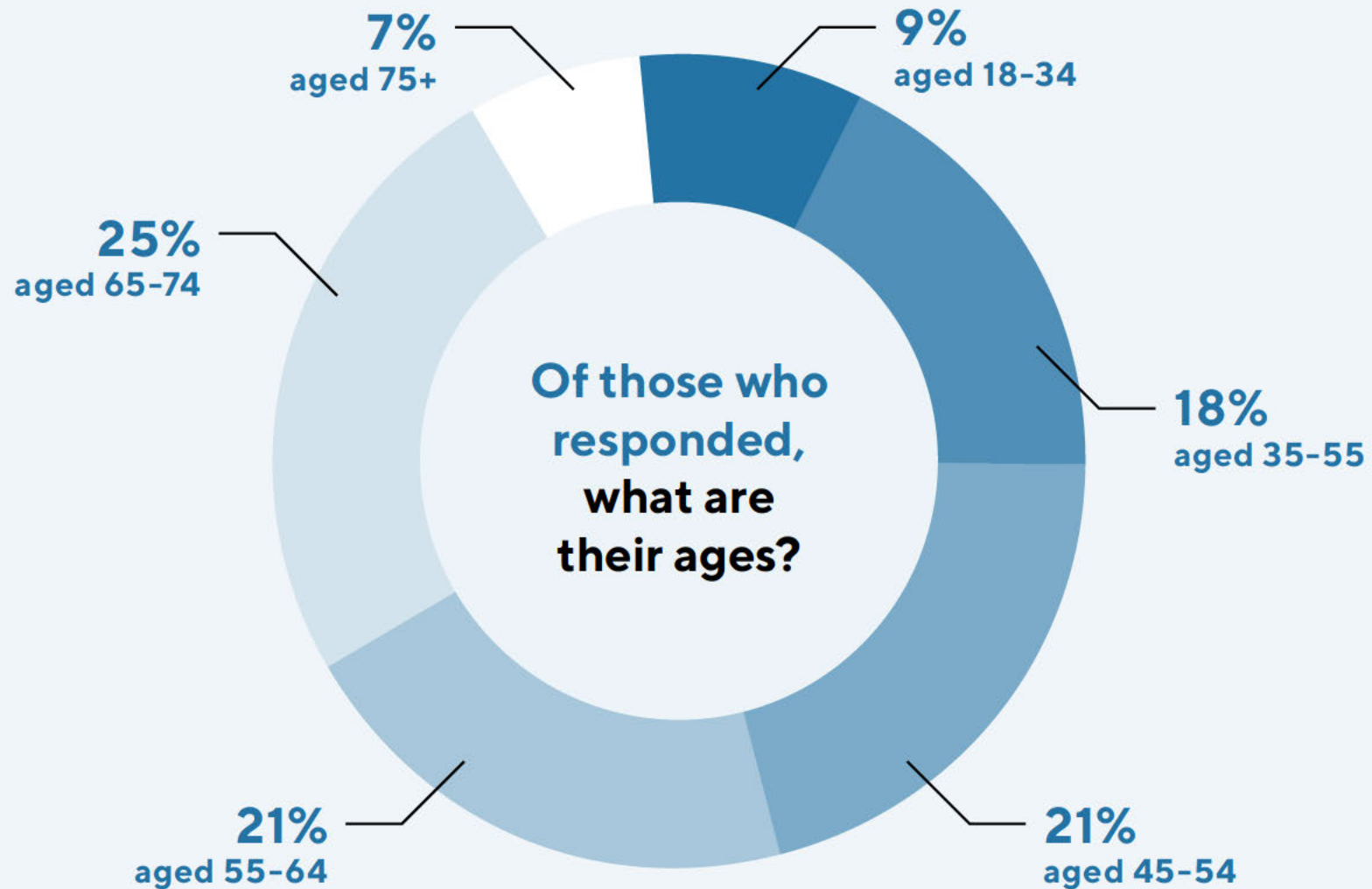
**31%**  
live outside of the  
District of Oak Bay



Who did we talk to in the community?

# Demographics Analytics

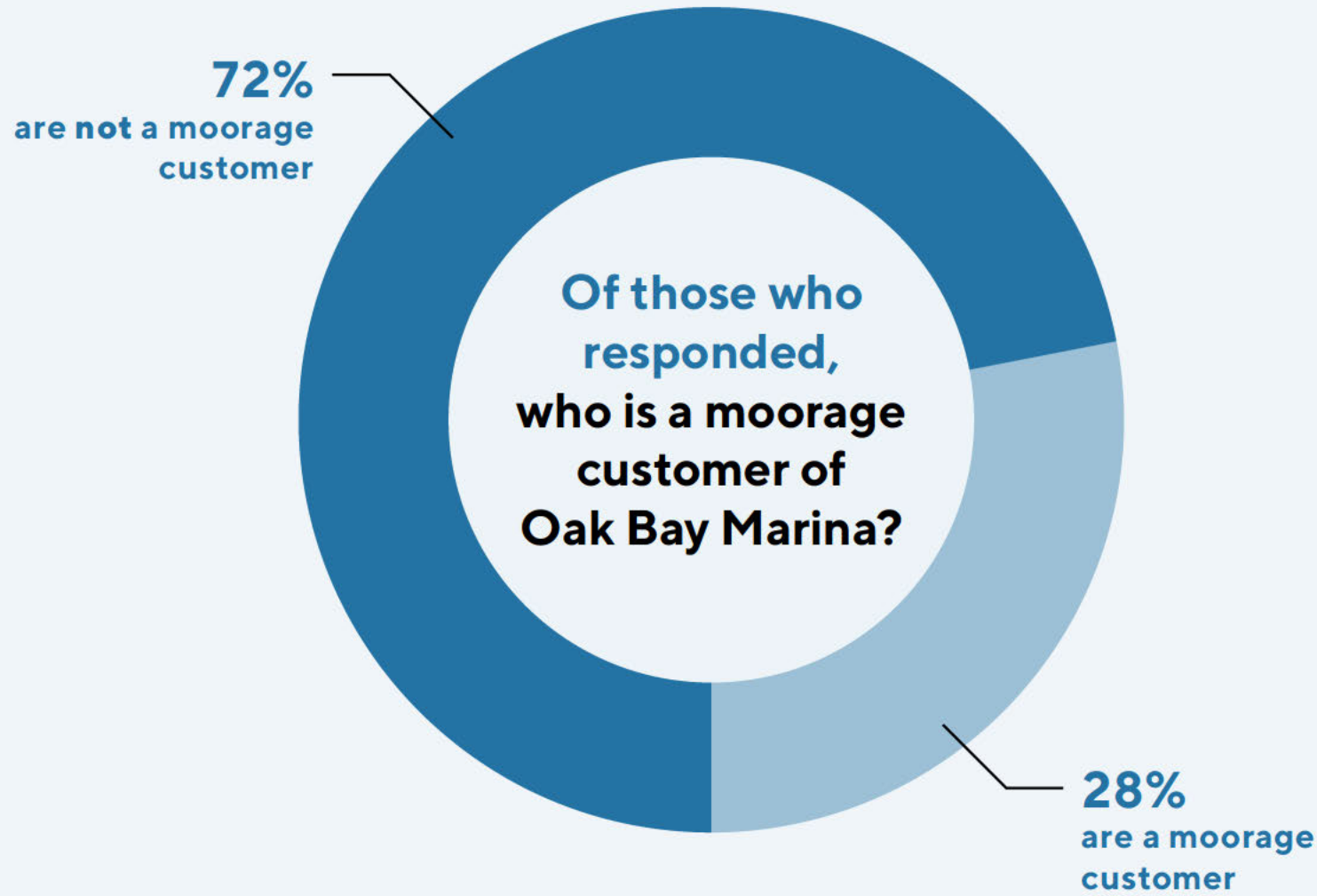
**699**  
PEOPLE RESPONDED  
TO OUR SURVEY



Who did we talk to in the community?

# Demographics Analytics

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY





A bald eagle is shown in flight, its wings spread wide, flying over a body of water. The eagle's head is white, and its body is dark. The water is a deep blue-grey color with some ripples. In the background, there is a dark, silhouetted shoreline.

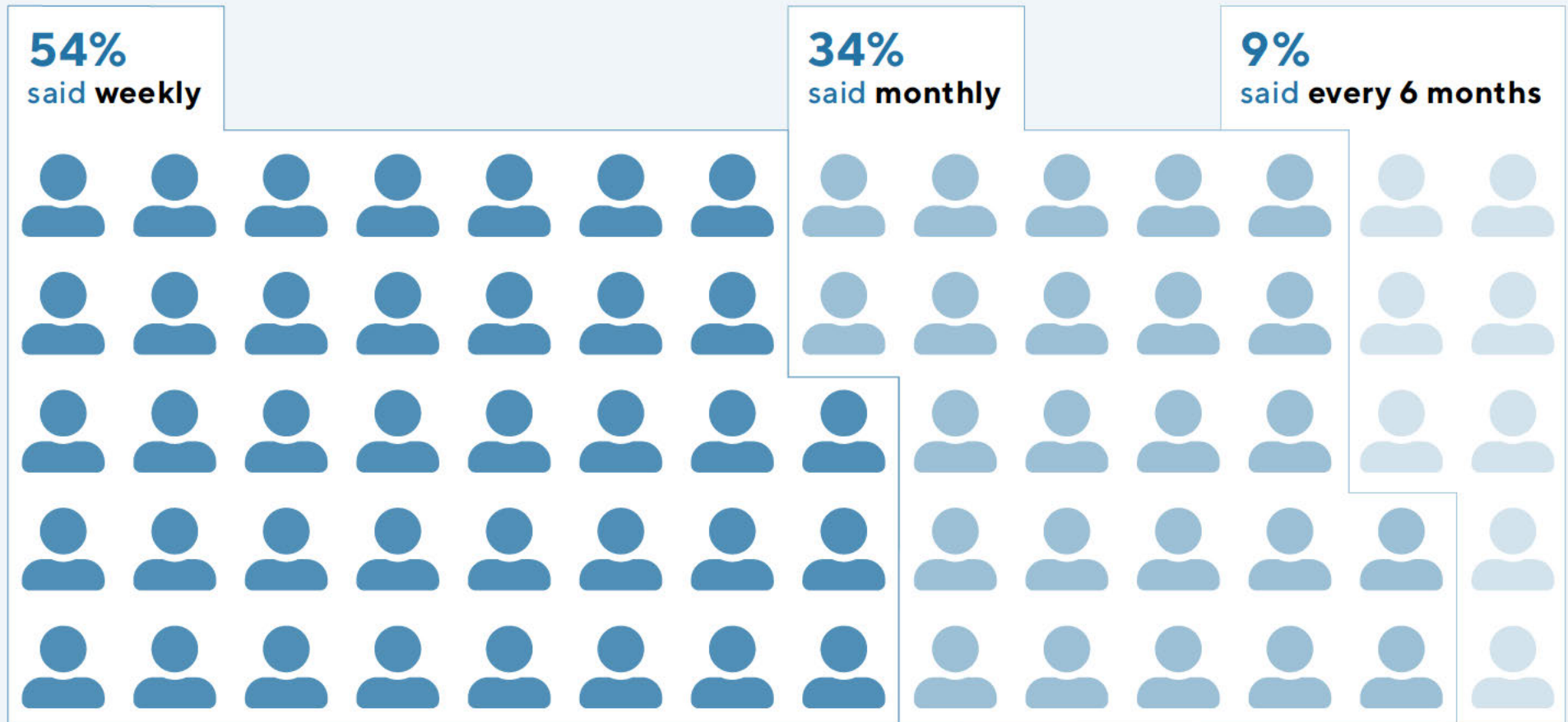
What does the community do now?

# Current Use Patterns

## Current Use Patterns

# How often do you visit Turkey Head and Oak Bay Marina?

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY



3% of respondents visit less frequently

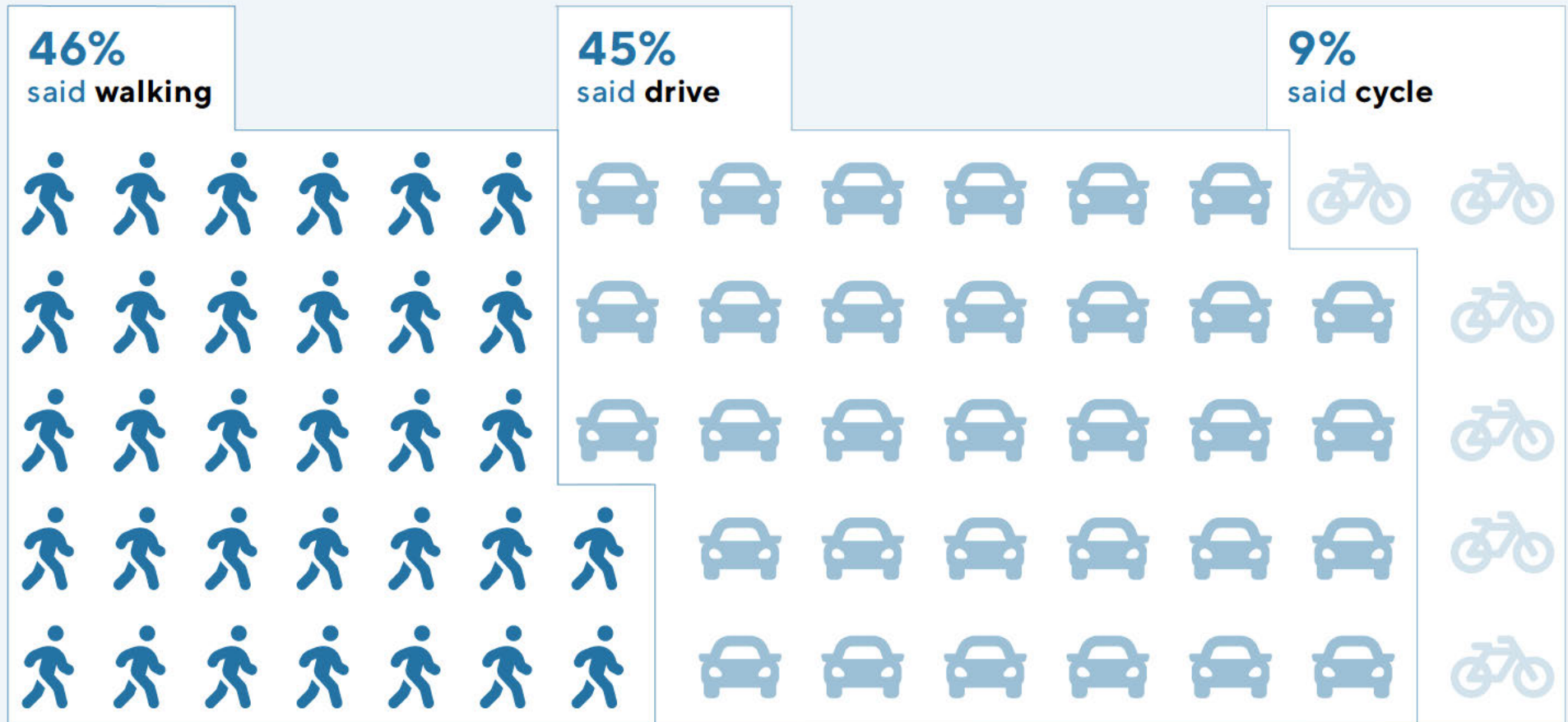
 = 10 People



## Current Use Patterns

# How do you travel to Turkey Head and Oak Bay Marina?

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY

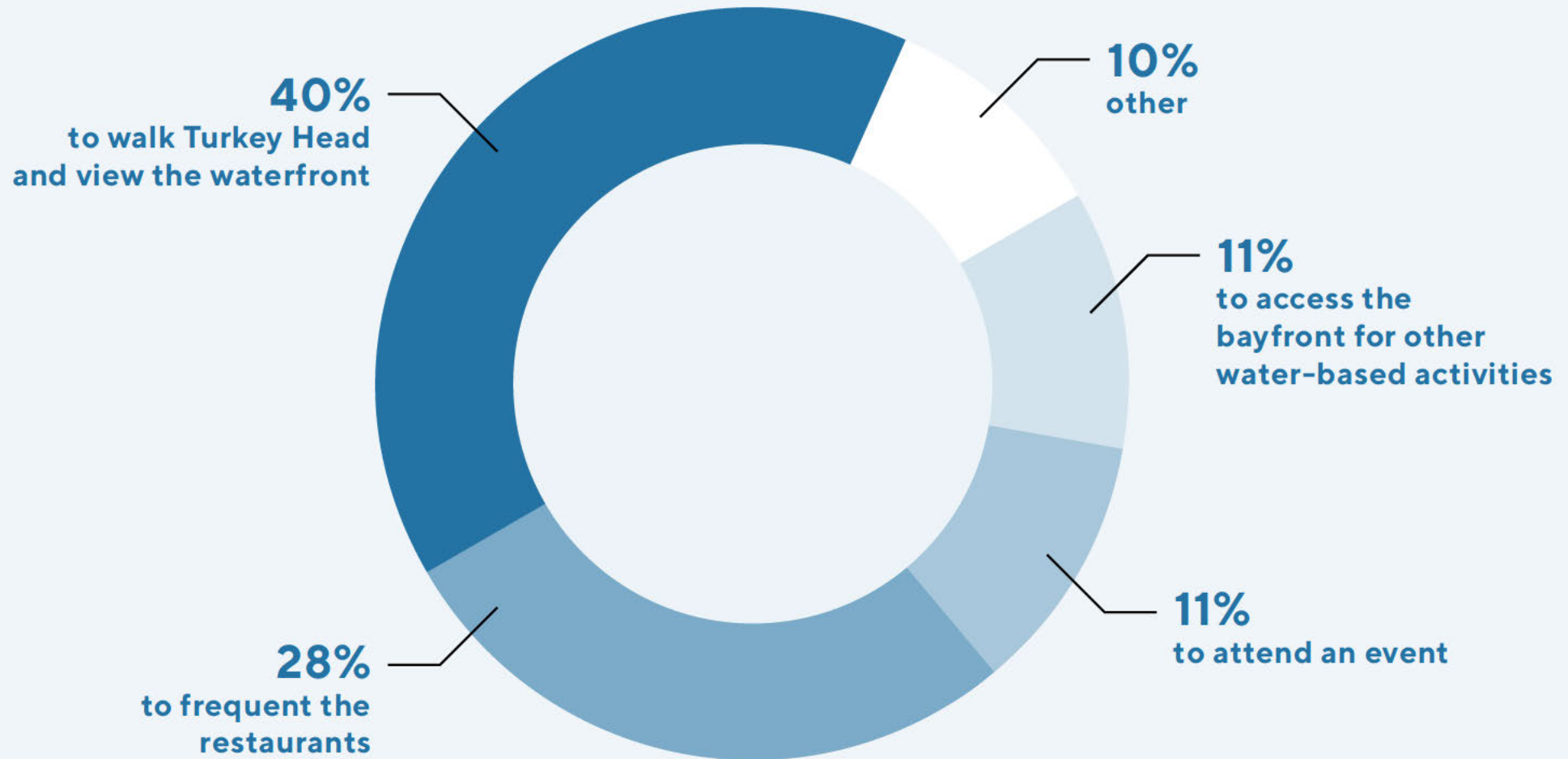


   = 10 People

## Current Use Patterns

# Why do you visit Turkey Head and Oak Bay Marina?

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY





An aerial photograph of a boat's wake in dark blue water, with white foam from the churning water creating a complex, swirling pattern. The text is overlaid on this background.

**Why do you visit Turkey Head and Oak Bay Marina?**

*"It is the only place in this area where I can feel a little bit like I am out on the ocean."*

Survey Respondent

*"To view the waterfront, ocean, wildlife, passing boats, Mount Baker, the Olympics, the storms and more from the comfort of my car."*

Survey Respondent



A woman in a yellow life vest is smiling and paddling a blue kayak down a river. A man in an orange life vest is also paddling in the background. The river is surrounded by lush green trees, and water splashes around the kayakers. The image has a semi-transparent dark overlay.

What does the community want?

# Desired Public/Marina Amenities

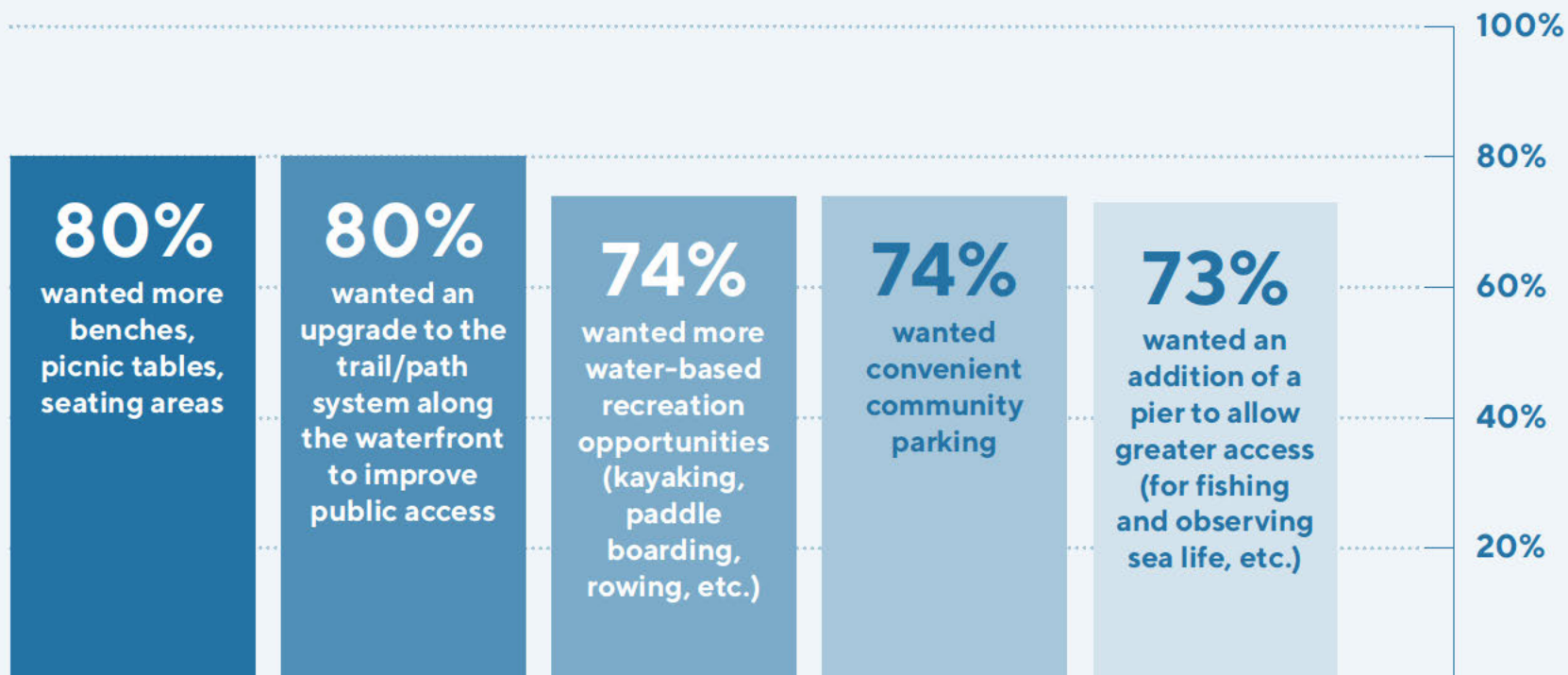


What does the community want?

## Top 5 Desired Public Amenities

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY

The survey included questions that asked the respondents to indicate the importance of various proposed public amenities. The top 5 proposed public amenities, rated as “important” from the survey respondents include:



**What does the community want? – Top 5 Desired Public Amenities**

*“Use the space to increase peoples’ access to and appreciation of the ocean.”*

Survey Respondent

*“Keep the natural beauty balanced with the need for parking for the restaurant and marina.”*

Survey Respondent



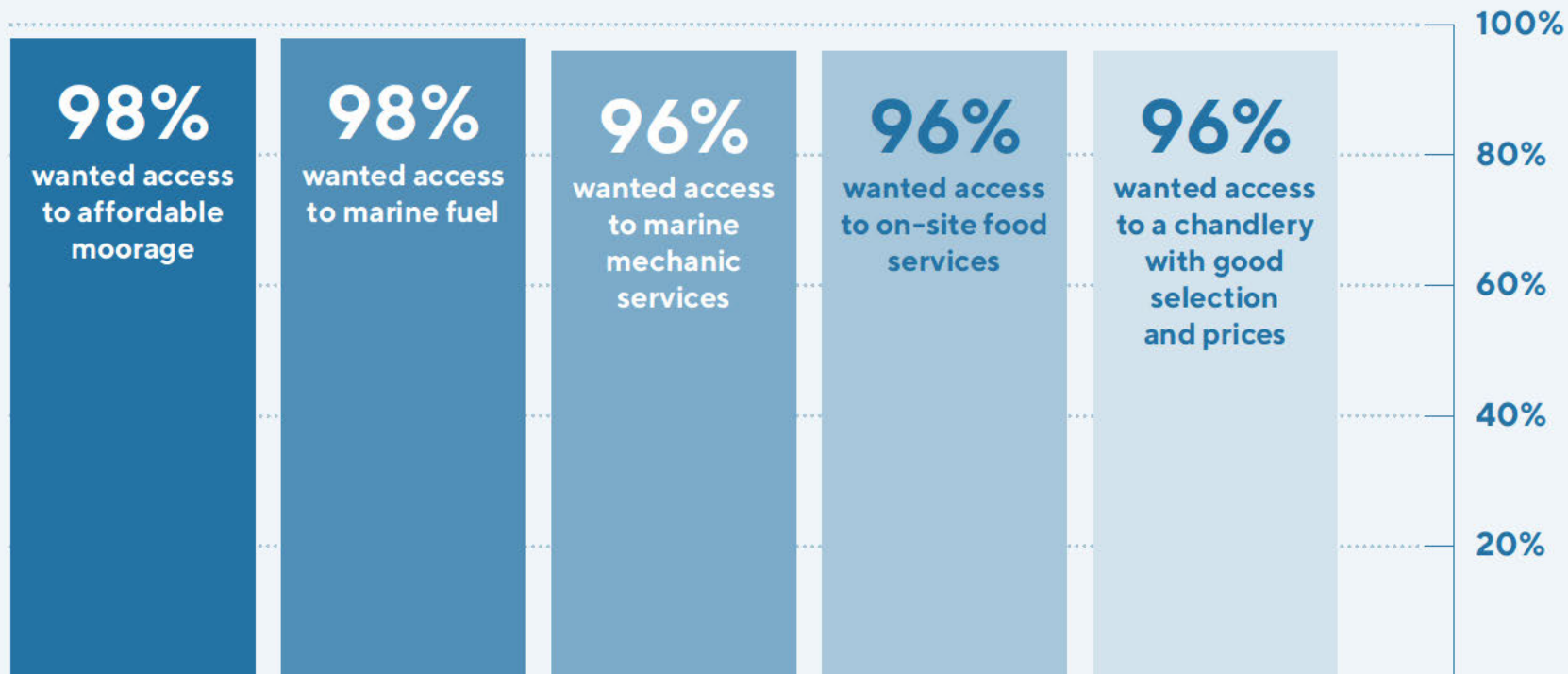
What does the community want?

## Top 5 Marina Related Priorities

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY

The survey asked respondents, who identified themselves as 'current moorage customers' of Oak Bay Marina, specific questions about the Marina's operations.

Of seven marina priorities queried, below are five which rated as the highest in importance:



We also asked two  
open-ended questions



What does the community want?

## Open-Ended Question 1

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY

“Do you have any other thoughts you would like to share with respect to what you **would like** to see at Turkey Head and Oak Bay Marina in the future?”

What does the community want?

## Open-Ended Question 1

699  
PEOPLE RESPONDED  
TO OUR SURVEY

“Do you have any other thoughts you would like to share with respect to what you would like to see at Turkey Head and Oak Bay Marina in the future?”

The top three themes emerging from this question are:

Small changes to Turkey Head and the Marina with a focus on enhancements to the natural environment and green spaces.

*“An innovative and thoughtful landscape design is essential to creating a space that is usable, interactive and durable enough for local conditions”*

- SURVEY RESPONDENT

A desire for adaptable event spaces for community events.

*“My wife and I have enjoyed the camaraderie of the ‘Euro Cars & Coffee’ group meetings at the Marina parking lot. It is a great location for the event and we enjoy combining our visit with a stroll along the shore and lunch at the Marina Restaurant.”*

- SURVEY RESPONDENT

A desire for water-based recreational facilities.

*“I would like to see a community centre with a focus on community access to water sports”*

- SURVEY RESPONDENT

What does the community not want?

## Open-Ended Question 2

**699**  
PEOPLE RESPONDED  
TO OUR SURVEY

“Is there anything you **do not** want to see  
at Turkey Head and Oak Bay Marina?”



What does the community not want?

## Open-Ended Question 2

699  
PEOPLE RESPONDED  
TO OUR SURVEY

“Is there anything you do not want to see at Turkey Head and Oak Bay Marina?”

The top three themes emerging from this question are:

### Additional buildings

*“I think it is important for it to be kept as a public open space, enhanced by more greenery/ landscaping. I do not think any permanent buildings should be erected on the site, but temporary uses would be ok.”*

– SURVEY RESPONDENT

### Loss of significant parking.


*“It’s important to retain parking space in that area, because it can also be used as a safe, flexible meeting and event space (e.g., car shows and club gatherings, farm markets, pop up events).”*

– SURVEY RESPONDENT

### Single-use recreation facilities such as waterparks and skateboard parks.

*“It needs to be something that is accessed by everyone and contributes to the whole community.”*

– SURVEY RESPONDENT

An aerial photograph of a harbor filled with numerous sailboats. The water is a deep blue, and the coastline in the background is densely forested with green trees. Some buildings are visible along the shore. The entire image has a blue color overlay.

All of this research  
led us to our proposal...





Before





After



A photograph of two seals on a sandy beach. In the foreground, a large, spotted seal lies on its side, facing right, with its head turned towards the camera. Its body is covered in dark spots on a lighter background. In the background, a smaller, brownish seal sits upright, also looking towards the camera. The beach is composed of wet, golden-brown sand. The ocean is visible in the background with gentle waves. The overall scene is calm and natural.

[More Details](#)

# What we have planned for Turkey Head





## TURKEY HEAD SITE MAP

1. Revised Parking Layout (+/- 220 Stalls)
2. Adaptable Parking / Event Space
3. Art Walk
4. Expanded Turkey Head Walkway
5. Spewhung Park
6. Bandshell (New Structure)
7. Welcome Circle
8. Songhees House Post
9. First Nations Interpretive Signage
10. Waterfront Pier (New Structure)
11. Public Viewing Area
12. Natural Play Area
13. Improved Beach Access
14. Electric Vehicle (EV) Charging Spaces
15. Expanded Outdoor Seating (Front of Restaurant)
16. Cycling Hub (New Structure)
17. Tourist Information Kiosk (New Structure)
18. Marina Access Plaza
19. Bus Stop
20. Bus Lay-by
21. Loading Zone
22. Rain Gardens/New Landscaping

## EXISTING BUILDINGS & FUTURE USES (SEE PG. 39)

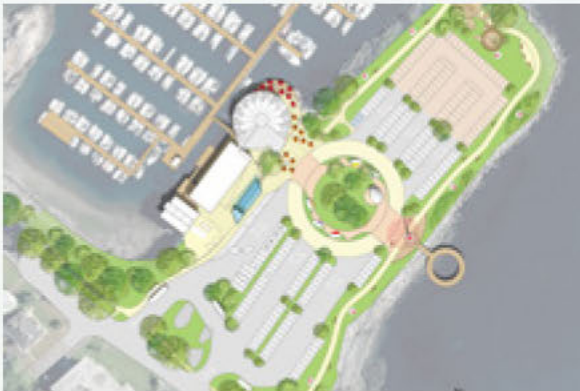
23. Restaurant & Café Building
24. Marine Service Centre
25. Sales & Service Building



## Our Proposal

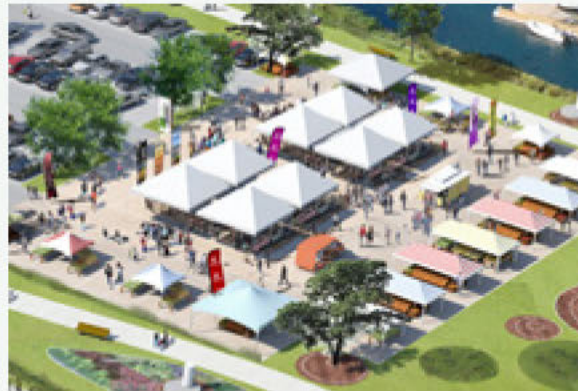
# Turkey Head Amenities & Site Enhancements

Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



### 1. Revised Parking Lot

*The parking configuration will be changed to provide for a more efficient layout of parking with a focus on reducing the amount of impermeable surface area. The Revised Parking Layout will provide a friendlier, accessible and more adaptable space.*



### 2. Adaptable Parking and Event Space

*The north end of the parking lot will be developed into an adaptable parking and event space permitting various festivals, car shows, accommodation for film crews and other seasonal celebrations. An adaptable parking and event space is an important feature to activate Turkey Head.*



### 3. Art Walk

*The Art Walk provides a platform for a series of public art pieces, located along Turkey Head Walkway. The Art Walk is intended to draw locals and tourists to Turkey Head and creates an opportunity for partnerships with the Coast Salish peoples, educational institutions, local artists, and other community organizations.*



## Our Proposal

# Turkey Head Amenities & Site Enhancements

Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



## 4. Expanded Turkey Head Walkway

*Turkey Head Walkway will be replaced and widened to improve the experience for families with strollers or people with mobility restrictions. The expanded walkway will create a seamless pedestrian connection from Oak Bay's existing walkway network along Beach Drive to the waterfront at Turkey Head.*



## 5. Spewhung Park

*Named after the Ləkʷəŋən word meaning "fog," Spewhung Park creates a central greenspace, visually breaking up the parking lot while preserving the most significant group of trees. The park creates a public amenity space that enhances the sense of community and social well-being for the District.*

## 6. Bandshell

*In partnership with The Rotary Club of Oak Bay, a small bandshell will be located within Spewhung Park, enhancing the District's rich arts and culture and increasing the vitality and liveliness of Turkey Head.*



## Our Proposal

# Turkey Head Amenities & Site Enhancements

Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



## 7. Welcome Circle

*The Welcome Circle is a small plaza incorporating First Nations interpretive signage and a Songhees House Post, respecting Coast Salish peoples culture, language and traditions. The final design will be developed through continued collaboration with Songhees Nation.*

## 8. Songhees House Post

*A Songhees House Post will be the centre piece of the Welcome Circle. A House Post is a traditional carving of the Songhees People. Discussions with representatives of Songhees Nation have taken place and will continue, helping to finalize the design.*

## 9. First Nations Interpretive Signage

*Educational and interpretive signage will be installed for people to learn about First Nations historic settlements, culture, language and storytelling.*



## Our Proposal

# Turkey Head Amenities & Site Enhancements

Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



### 10. Waterfront Pier

*The Waterfront Pier extends the Turkey Head Walkway onto the water, providing visitors a unique opportunity for viewing Mount Baker and the surrounding marine environment.*



### 11. Public Viewing Area

*An expanded green space at the north end of Turkey Head will include a public viewing area with picnic tables and benches where visitors can gather, socialize, and experience the natural features at Turkey Head. Existing donated benches will remain.*



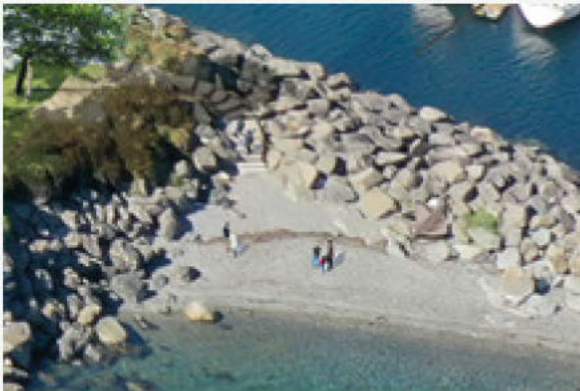
### 12. Natural Play Area

*A natural play area will increase the multi-generational activities offering children a place to play while families enjoy the scenery, a coffee, or perhaps attending a Saturday farmers market.*

## Our Proposal

# Turkey Head Amenities & Site Enhancements

Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



### 13. Improved Beach Access

*Access to the pocket beach at the north end of Turkey Head will be improved to ensure the beach is easily accessed. Safety enhancements to the stairs will include general improvements to the stairway and the addition of a handrail.*



### 14. Electric Vehicle (EV) Charging Spaces

*EV charging stations will be incorporated into the new parking-lot layout.*



### 15. Expanded Outdoor Seating (front of restaurant)

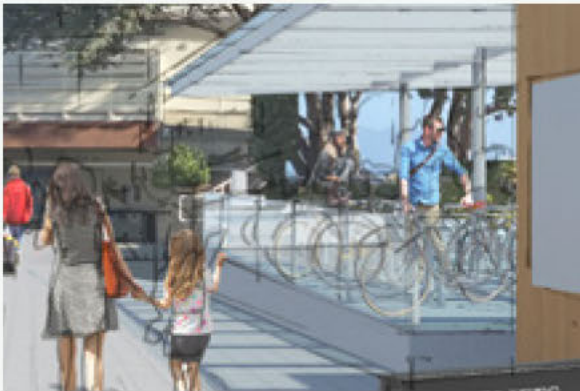
*An expanded outdoor seating plaza extends the public realm of the restaurant, creating a view corridor eastward across Spewhung Park to the seascape beyond.*



## Our Proposal

# Turkey Head Amenities & Site Enhancements

Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



### 16. Cycling Hub

*The addition of an architecturally distinct cycling hub includes bicycle racks, a bicycle repair station, and access to a power source for charging electric bicycles. Enhanced cycling infrastructure promotes active transportation, improving the health and wellness of the community.*



### 17. Marina Access Plaza

*This plaza will be the main entrance to the Marina and will be resurfaced with permeable interlocking pavers, creating an inviting and attractive entrance to the Marina and its amenities.*



### 18. Tourist Information Kiosk

*A tourist information kiosk will be a small structure (estimated at less than 10 m<sup>2</sup> or 107.6 sf) added to the entrance of the Marina Access Plaza. The kiosk aligns with the District's OCP and assists Oak Bay Tourism in marketing the area as a tourist destination.*

## Our Proposal

# Turkey Head Amenities & Site Enhancements

Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



### 19. Bus Stop

*The existing public transportation bus stop will remain in its current location, accommodating BC Transit Heavy Duty, Medium Duty and handyDART buses.*

### 20. Bus Lay-By

*The bus lay-by is added to enhance the circulation of vehicle traffic on-site. The bus lay-by will accommodate both BC Transit and tour buses.*



### 21. Loading Zone

*A short-term loading zone will be adjacent to the Cycling Hub allowing for boaters and paddle sports customers to load and unload their vehicles quickly, safely, and efficiently.*



## Our Proposal

# Turkey Head Amenities & Site Enhancements

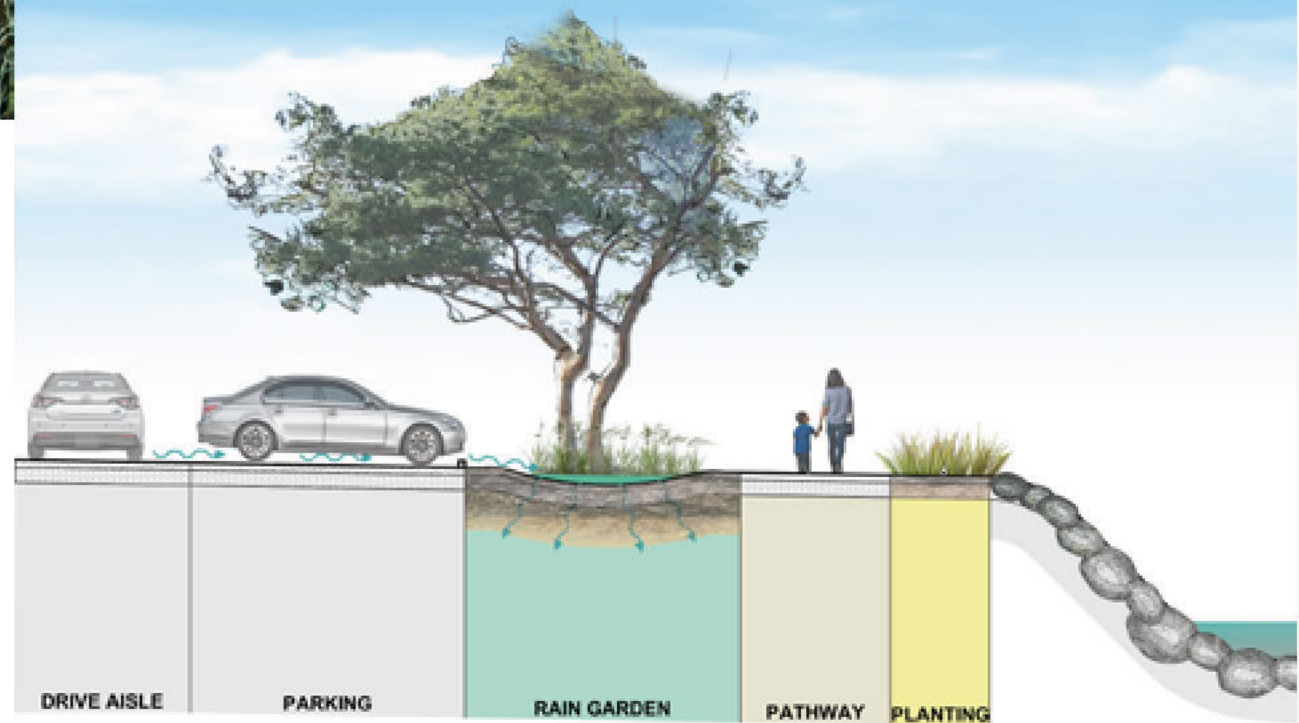
Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.



## 22. Rain Gardens and New Landscaping

*Environmentally friendly rain gardens have been strategically placed throughout Turkey Head to treat stormwater runoff. New landscaping has taken into consideration the harsh saltwater influence on the east side of Turkey Head and includes more than 3,800 m<sup>2</sup> (approximately 1 acre) of new or enhanced landscape planting areas.*

Parking Lot/Rain Garden Cross Section



## Our Proposal

# Turkey Head Amenities & Site Enhancements

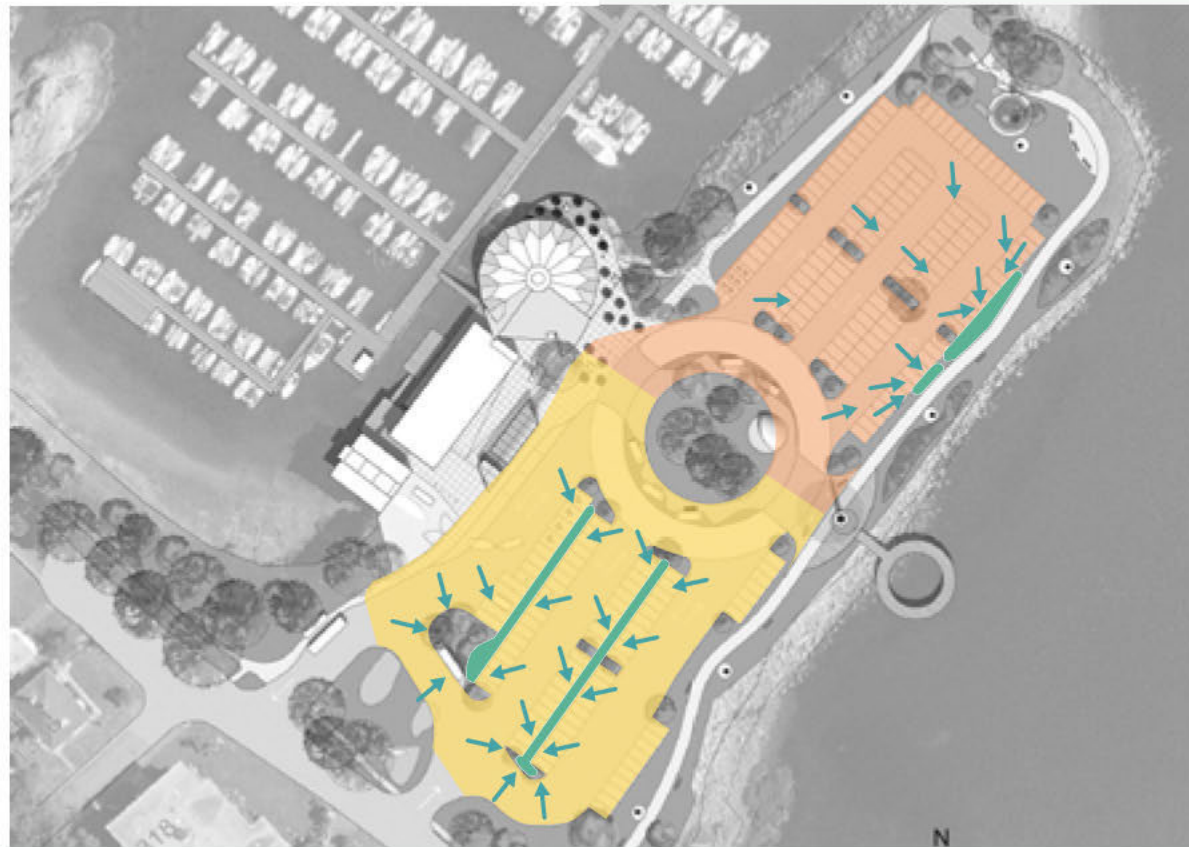
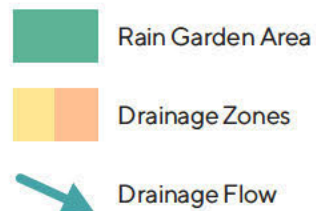
Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.

## 22. Rain Gardens and New Landscaping (continued)

### Concept Parking Lot Drainage Patterns

#### Strategy:

Disperse the required rain garden area between two zones. The southern zone graded towards the middle raingarden, while the northern zone graded towards the eastern edge.








## Our Proposal

# Turkey Head Amenities & Site Enhancements


Please reference Turkey Head Site Map (page 29) for a visual overview of the facilities and amenities to be provided at Turkey Head for the Design Concept.

## 22. Rain Gardens and New Landscaping (continued)

### Turkey Head Concept Landscape Plan

-  **Lawn**
-  **Invasive Species Management**  
Remove invasive plants
-  **Shrub / Tree Planting**  
Ornamental planting to enhance and delineate areas of vehicular movement
-  **Rain Garden**  
Water, adaptive plants to filter, clean, and slow down stormwater runoff
-  **Seaside Planting / Salt Tolerant Plants**  
Native plants adaptive to coastal environments such as salt spray





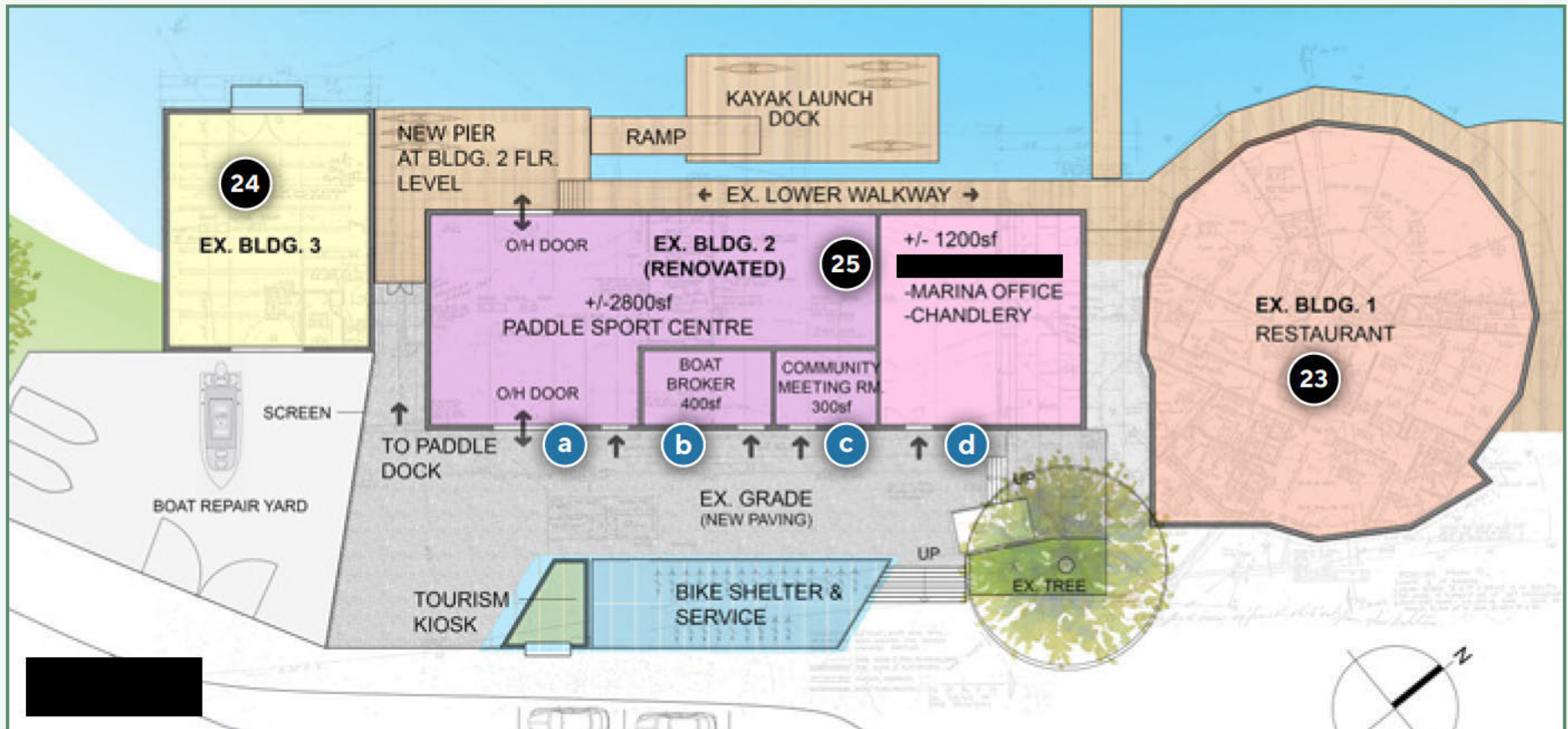
More Details

# What we have planned for the Existing Buildings



## Our Proposal

# Existing Buildings & Future Uses



## EXISTING BUILDINGS SITE MAP

23. Restaurant & Café Building

24. Marine Service Centre

25. Sales & Service Building

a. Paddle Sports Centre

b. Boat Brokerage

c. Community Meeting Space

d. Marina Office & Chandlery

## Existing Buildings & Future Uses



### 23. Restaurant & Café Building

*A landmark destination in Oak Bay, the restaurant and café, with its refreshed interior and innovative redesign, will continue to offer customers memorable culinary experiences. Important to the users of Turkey Head and the Marina, this building will house showers, laundry facilities and public washrooms on the lower level.*



### 24. Marine Service Centre

*The Marine Service Centre, a significant amenity to moorage customers, will be enhanced through the addition of a fenced-in work-yard, improving security for the tenant and increasing safety for visitors.*



## Our Proposal

# Existing Buildings & Future Uses

## 25. Sales & Service Building



### a. PADDLE SPORTS CENTRE

Central to our vision of making the Marina a destination to wider range of users, the Paddle Sports Centre will be a community amenity featuring convenient storage space for various paddle sports equipment, a small retail area, repair services, and rental equipment. Accessed by overhead garage style doors, providing a public thoroughfare from the Marina Access Plaza to a paddle sports pier. This space will encompass 260 m<sup>2</sup> (2,800 sf) of the Sales & Service Building.

### b. BOAT BROKERAGE

Renovations to this building will see a boat brokerage located in a space fronting marina access plaza.

### c. COMMUNITY MEETING SPACE

A community meeting space will be located adjacent to the Paddle Sports Centre and made available as an education and training space for paddle sports users and community groups for complimentary use.

### d. MARINA OFFICE & CHANDLERY

Providing service to the Marina customers, the Marina office will be renovated to include a marine chandlery to support nearly 700 vessels moored between the Marina and Royal Victoria Yacht Club.

## Our Proposal

# Turkey Head Activities Available to the Public

- ✓ Free e-bike charging
- ✓ Park your bike and rent a paddle board
- ✓ Check the weather using the marina web-camera
- ✓ Attend a community group meeting
- ✓ Access free parking to sit and enjoy the view
- ✓ Purchase a 'much needed' part for your boat
- ✓ Hop off the tour bus and explore Turkey Head
- ✓ Attend a car show, farmer's market, or artist event
- ✓ Access pocket beaches on a beautiful afternoon
- ✓ Stop and fill your water bottle or use the bicycle repair station when cycling in the area
- ✓ Charge your electric vehicle while meeting a friend for coffee at the café
- ✓ Enjoy an outdoor performance in Spewhung Park
- ✓ Achieve your daily step count by walking Turkey Head
- ✓ Enjoy nature and play at the natural playground
- ✓ Learn about local First Nations through the interpretive signage and art
- ✓ Feel the ocean breeze from the waterfront pier
- ✓ Watch the local wildlife, migratory birds, and sea life, from additional bench seating
- ✓ Learn about local tourism opportunities through the tourist information kiosk
- ✓ Access public washrooms or showers
- ✓ Enjoy a meal, inside or in an expanded outdoor seating area
- ✓ Celebrate with family or have a special night out at the full-service restaurant
- ✓ Pick up a picnic lunch and enjoy the sights of Turkey Head



## Our Proposal

# Parking

There are currently 275 parking stalls at Turkey Head that are used for or by:

- Marina customers.
- A gathering point for many forms of passive recreation including walkers and bird watching groups.
- Patrons of the restaurant and café.
- Paddle sports, chandlery and gift shop customers.
- Rental boat and charter customers.
- Community events such as the *Euro Cars & Coffee* group.
- A marshalling area for local movie productions.
- Members of the public who park to simply enjoy the scenery.



Although the parking lot will be utilized year-round, peak demand is anticipated between May and September. An estimated 220 to 235 parking stalls will be required for the uses proposed, of which approximately 1/3rd are adaptable stalls, available as space for community events. The lot will be primarily used during day light hours with lesser volume expected in the evening.

### Regarding Parking

*"Part of the reason I go there is because I can rely on finding a parking spot and know I can go for a nice walk or head to the marina for lunch/dinner."*

Survey Respondent

*"It's important to retain parking space in that area, because it can also be used as a safe, flexible meeting and event space (e.g., car shows and club gatherings, farm markets, pop up events.)"*

Survey Respondent



An underwater photograph showing a dense field of brown seaweed with long, narrow leaves and small, round, dark-colored fruits or seed pods. The seaweed is set against a backdrop of clear, blue water. The lighting is soft, creating a serene and naturalistic atmosphere.

More Details

# What we have planned for the Marina





## MARINA SITE MAP LEGEND

1. Paddle Sports Pier, Ramp & Launch Dock
2. Oak Bay Parks, Recreation & Culture - Dock for Recreational Programs
3. Marine Sewage Pump Out
4. New Fuel Dock and Infrastructure
5. RCM-SAR Station 33, Oak Bay Sea Rescue
6. Seabin Project - Floating Waste Collector
7. Poralu Dock System
8. Oak Bay Police Moorage
9. Songhees First Nation Moorage
10. Boat Sales Dock
11. Refuse and Recycling, Child Life Jacket Station, Fish Cleaning Table
12. Marine Electrical and LED Lighting
13. NFPA 303 Fire Protection, Standpipe System
14. Kayak and Stand-Up Paddle Board Rentals & Training
15. Whitehall Spirit® Rowing Dock
16. Canada Customs Clearance Dock
17. Purple Martin Nesting Boxes
18. Reef Balls
19. Boats Moored in Nearby Bay



## Our Proposal

# Marina Amenities & Site Enhancements

Please reference the Marina Site Map (page 48) for a visual overview of the services available to members/boaters on the site in various seasons for the Design Concept of the marina.



### 1. Paddle Sports Pier, Ramp & Launch Dock

*Convenient and free public marina access will be provided by a paddle sports pier, a wide aluminum ramp, and a low freeboard launching dock that is purpose-built to accommodate paddle sports equipment.*



### 2. Oak Bay Parks, Recreation & Culture - Dock for Recreational Programs

*Designed to accommodate small sail boats, the new marina will include a 22' x 50' low freeboard dock for complimentary use by Oak Bay Parks, Recreation & Culture's community recreation programs.*



### 3. Marine Sewage Pump Out

*Available to moorage customers and public boaters, a sewage pump out system will be installed and connected to municipal sewer system.*

## Our Proposal

# Marina Amenities & Site Enhancements

Please reference the Marina Site Map (page 48) for a visual overview of the services available to members/boaters on the site in various seasons for the Design Concept of the marina.



### 4. New Fuel Dock and Infrastructure

*Meeting fire protection, spill response and environmental regulations, a new fuel dock and supporting infrastructure will be installed.*



### 5. RCM-SAR Station 33 / Oak Bay Sea Rescue

*Royal Canadian Marine Search & Rescue (RCM-SAR) Station 33, Oak Bay Sea Rescue (OBSR) has made their home in the marina since 1977. Providing a critical service to the users of the waters surrounding Oak Bay, OBSR will receive complimentary moorage for their boathouse.*



### 6. Seabin Project – Floating Waste Collector

*The Seabin, a floating waste collector that gathers up to 1.4 tons of waste annually will be installed at the Marina. Removing plastics and petroleum-based oils, the Seabin helps keep our waters clean.*



## Our Proposal

# Marina Amenities & Site Enhancements

Please reference the Marina Site Map (page 48) for a visual overview of the services available to members/boaters on the site in various seasons for the Design Concept of the marina.



### 7. Poralu Marine Dock System

*Environmentally friendly and 100% recyclable, the new Poralu Marine dock system features an aluminum frame and a rotomolded encapsulated foam floatation. The slip-resistant, light permeable deck surface encourages the growth of sensitive marine flora and fauna.*



### 8. Oak Bay Police Moorage

*The Oak Bay Police Department has indicated a desire to have a vessel available for policing Oak Bay's waterfront. Upon request, the Oak Bay Police Department will receive complimentary moorage.*



### 9. Songhees First Nation Moorage

*Songhees Nation has been offered a complimentary moorage slip to help support their conservation efforts on Tl'ches (Chatham and Discovery Islands).*

## Our Proposal

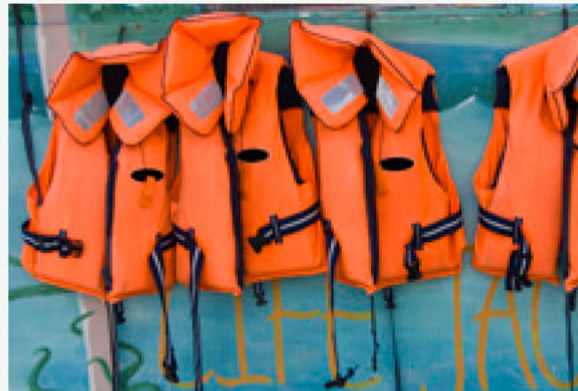
# Marina Amenities & Site Enhancements

Please reference the Marina Site Map (page 48) for a visual overview of the services available to members/boaters on the site in various seasons for the Design Concept of the marina.



### 10. Boat Sales Dock

*A boat sales dock supports a boat broker in marketing vessels for sale in the marina.*



### 11. Refuse and Recycling, Child Life Jackets, Fish Cleaning Table

*Located at the base of the marina is a refuse and recycling station, a fishing cleaning table, and, in partnership with Oak Bay Sea Rescue, a children's life jacket station.*



### 12. Marine Electrical and LED Lighting

*The marina docks will be installed with new electrical pedestals, which include LED down lighting designed to reduce light pollution for the surrounding neighbourhood. An individually metered electrical connection, approved by Measurement Canada, will be installed at each slip.*



## Marina Amenities & Site Enhancements

Please reference the Marina Site Map (page 48) for a visual overview of the services available to members/boaters on the site in various seasons for the Design Concept of the marina.



### 13. NFPA 303 Fire Protection / Standpipe System

*The marina docks will be compliant with NFPA 303 Fire Protection Standards, which includes a fire standpipe system installed throughout the marina to assist Oak Bay Fire Department in emergency management.*



### 14. Kayak and Stand-Up Paddle Board Rentals & Training

*Ocean River Sports, a leader in paddle sports and education will provide paddle sports equipment storage and rentals to the community.*



### 15. Whitehall Spirit® Rowing Dock

*Whitehall Spirit® Rowing, a Victoria-based leader in ocean rowing activities, will offer rowboats for rent. Either single or double in size, rowing enthusiasts will have the chance to experience the local waters first-hand.*

## Our Proposal

# Marina Amenities & Site Enhancements

Please reference the Marina Site Map (page 48) for a visual overview of the services available to members/boaters on the site in various seasons for the Design Concept of the marina.



### 16. Canada Customs Clearance Dock

*Forming part of the fuel dock, the Marina will provide a Canada Border Services Agency (CBSA) Clearance Dock for boaters to clear customs when entering Canadian waters.*



### 17. Purple Martin Nesting Boxes

*Assisting the BC Purple Martin Nest Box Recovery Program, nest boxes will be located throughout the marina, providing a safe habitat for migrating Purple Martin birds.*



### 18. Reef Balls

*Enhancing the marine habitat, a network of artificial Reef Ball structures will be placed on the eastern side of Turkey Head. Reef Balls are shaped to optimize protective void spaces for fish, and their rough surface texture enhances invertebrate settlement.*



## Our Proposal

# Marina Amenities & Site Enhancements

Please reference the Marina Site Map (page 48) for a visual overview of the services available to members/boaters on the site in various seasons for the Design Concept of the marina.



## 19. Boats Moored in Nearby Bay

*The District has requested proposals for management of boats moored in the nearby bay. Encompassing roughly 50 unregulated moorings, the Proponent has completed a survey of the bay between Haynes Park and Queens' Park and discovered 8 sunken vessels on the seabed, ranging from 24'-60'. To preserve the area for recreational purposes and protect the environment, a comprehensive report and recommendation has been submitted as part of our Technical Proposal.*

## Our Proposal

# Marina Activities Available to the Public

- ✔ Use a paddle board or kayak to explore local waters
- ✔ Get close to nature by joining a kayak tour
- ✔ Learn paddling techniques or safety through lessons and training
- ✔ Take a rowboat for exercise
- ✔ See local wildlife on a nature cruise
- ✔ Rent a boat to explore the area or go fishing
- ✔ Attend a boat show to see current industry trends
- ✔ Participate in a regatta with your crew
- ✔ Take a fishing charter and watch your child reel in their first salmon
- ✔ Receive training on marine navigation or safety protocols
- ✔ Join the Turkey Head Sailing Bunch for an afternoon of fun
- ✔ Raise the sails on board a sailing charter
- ✔ Serve your community and volunteer with Oak Bay Sea Rescue
- ✔ Watch your child learn to sail in an Oak Bay Parks, Recreation & Culture program
- ✔ Learn about ocean conservation through dock talks and education
- ✔ Simply, walk the docks and enjoy Oak Bay's waterfront



## Our Proposal

# Marina Services Available to Boaters

In addition to the public activities at Turkey Head, Marina members/boaters will also have access to the following Marina services in all seasons:

- ✓ Use complimentary reciprocal moorage at other marinas
- ✓ Benefit from revenue sharing of transient/guest moorage fees
- ✓ Schedule marine mechanic service / haul-out / repair
- ✓ Peace of mind with video camera security and after hours gated & locked access
- ✓ Stay connected with complimentary Wi-Fi service
- ✓ Get plugged in; individually metered electricity at every slip
- ✓ Stay informed with local fishing information / DFO Notices
- ✓ Clean your catch at the fish cleaning table
- ✓ Stay safe with the children's life jacket loaner program
- ✓ Swap your gear through the buy and sell community forum
- ✓ Dine on your boat with food delivery to your slip
- ✓ Participate in seasonal events e.g., Christmas light up, boating events, fishing leader board
- ✓ Radio 66 Alpha for dockside assistance
- ✓ Catch "two-footitis" and visit the boat broker
- ✓ Top up your tank at the fuel dock
- ✓ Keep our waters clean and use the sewage pump out
- ✓ Refresh your boat linen at the laundry facilities
- ✓ 24/7 washroom and shower access
- ✓ Efficient loading/unloading with dock cart service
- ✓ Convenient, accessible free parking
- ✓ Complimentary used oil and refuse recycling depot

## Our Proposal

# A New Marina

**All docks at the marina will be replaced with a 100% recyclable product from Poralu Marine.**

Producing dock infrastructure for hundreds of marinas worldwide, Poralu Marine is a global leader in environmentally sustainable marinas.

In support of the Municipal Zoning Bylaw, which prohibits the storage of boats in Residential Use Zones, the marina will maintain a similar layout including a compliment of smaller slip sizes.

### Features & Benefits:

- 50+ year lifespan. Less waste vs. traditional wood docks.
- Aluminum frame construction and non-slip decking. All components can be recycled.
- Modular and customizable. This structure can be re-configured at any time to meet changing market demands.
- Light Permeable “Eco-style” Decking. Increasing ocean health and helping to protect sensitive marine flora and fauna by allowing light to pass through it.
- Encapsulated Foam Billets. Eliminating the potential spread of dangerous micro polystyrene particles into the environment.
- No Leachable Chemicals. Wood structure docks use chemical treatments and creosote as wood preservatives. These chemicals leach into the environment.
- Anchoring system. Congruent with environmental best practices, steel piles will be used throughout, rather than more common creosote treated wood piles.

### Design Elements:

- Sewage pump out facility open to customers and public boaters, safeguarding the water quality of Oak Bay.
- All LED pedestal lighting designed to reduce energy consumption and light pollution.
- Accessible friendly, non-slip decking surface ensuring safe access for all users.
- All new double-walled fuel distribution equipment meeting all environmental and safety requirements.
- Convenient, free public access to paddle sports launch dock.



When you ask?

Here is our Timeline



## Timeline

# Upfront and Ongoing Work

| UPFRONT WORK                                     | 2022 |    | 2023 |    |    |    | 2024 |    |    |    | 2025 |    |    |    |
|--|------|----|------|----|----|----|------|----|----|----|------|----|----|----|
|  | Q3   | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 |
| EXECUTE LEASE WITH DISTRICT OF OAK BAY           |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| WORKING DRAWINGS, PERMITTING & APPROVALS         |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| MARINA IMPROVEMENTS                              |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| a Dock Installation                              |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| b NFPA 303 Fire Protection / Standpipe system    |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| c Electrical Upgrades                            |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| d Fuel Float Replacement                         |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| e Sewage Pump Out Installation                   |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| TURKEY HEAD IMPROVEMENTS                         |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| a Expanded Walkway / Bench Seating Areas         |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| b Welcome Circle                                 |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| c Natural Play Area                              |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| d Songhees House Post Installation               |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| 3 First Nations Interpretive Signage             |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| f Art Walk Installation                          |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| g Landscaping / Rain Gardens                     |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| h Improved Beach Access                          |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| i Parking Lot Improvements -Phase 1              |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| j Spewhung Park                                  |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| k Electric Vehicle (EV) Charging Spaces          |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| l Rotary Bandshell                               |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| m Waterfront Pier                                |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| n Parking Lot Improvements -Phase 2              |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| BUILDING IMPROVEMENTS                            |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| a Sales & Service Building Improvements          |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| a.1 Paddle Sports Centre Improvements            |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| a.2 Paddle Sports Pier                           |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| a.3 Community Meeting Space                      |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| a.4 Marina Office & Chandlery Improvements       |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| b Restaurant & Café Building Tenant Improvements |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| c Marina Access Plaza Improvements               |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| d Cycling Hub                                    |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| e Tourist Information Kiosk                      |      |    |      |    |    |    |      |    |    |    |      |    |    |    |
| f Marine Service Building & Yard Improvements    |      |    |      |    |    |    |      |    |    |    |      |    |    |    |


## ONGOING OPERATIONAL WORK

Landscape & Grounds Maintenance of Turkey Head, including tending to public refuse and recycling bins  
Maintenance & Provisioning of Public Washrooms

Maintenance of Dock Infrastructure  
Operational Maintenance of Restaurant Building  
Operational Maintenance of Sales & Service Building

Operational Maintenance of Marine Service Building



A photograph of two dolphins leaping from the ocean surface, creating a large splash. The dolphins are dark-colored with lighter underbellies. The background is a calm, greyish-blue sea under an overcast sky. The text is overlaid on the image.

Who will we work with?

# Proposed Partnerships

## Proposed Partnerships

# Working with our Community

The following represent confirmed and proposed partnerships associated with this proposal for Turkey Head and the Marina. Ongoing collaboration with the District and other public, private or non-profit entities ensures a community-based project and this approach will remain ongoing throughout redevelopment.

### Proposed Partnerships with the District of Oak Bay and Community as a Whole:

- Oak Bay Parks, Recreation & Culture. Complimentary dock provided for recreational programming use.
- Oak Bay Police. Complimentary moorage to support policing Oak Bay's waterfront.
- Oak Bay Tourism Committee. Complimentary tourist information kiosk to help assist marketing the District of Oak Bay as a tourist destination.
- District of Oak Bay. Access to a complimentary meeting room for community groups.

### Confirmed Non-Profit Partnerships:

- Rotary Club of Oak Bay. Performing arts bandshell for Spewhung Park (MOU).
- Oak Bay Sea Rescue / RCM-SAR 33. Complimentary moorage for rescue station boathouse.

### Confirmed Private Partnerships:

- Ocean River Sports Outdoor Equipment Ltd. Collaboration to create the Oak Bay Paddle Sports Centre (MOU).
- Gartside Marine Engines Ltd. Proposed tenant.
- Whitehall Spirit® Rowing. Proposed tenant.

### Proposed First Nations Partnerships:

- Songhees Nation. Conversations continue regarding planning and development of Turkey Head and the Marina, including:
  - Welcome Circle, interpretive art and education, and House Post .
  - Complimentary moorage to support conservation efforts on TI'ches (Chatham and Discovery Islands).
  - Support of Songhees Nation's tourism initiative to develop the Songhees Indigenous Marine Trail.





An Open Letter

# Dear People of Oak Bay

An Open Letter to the  
People of Oak Bay

November 30th, 2020

Thank you for your time in reviewing this proposal and for providing your valuable feedback to our online survey. It's clear that Turkey Head and the Marina are vital community amenities.

The amenities, enhancements and services envisioned were carefully selected based on your thoughtful response to our online survey and were designed to achieve the District's Lease Objectives and Guiding Principles.

District of Oak Bay residents have a strong sense of place and social well-being.

The proposed enhancements to Turkey Head will further support and strengthen community well-being and the surrounding neighbourhood. We commit to improving access for people of all ages and abilities, promoting an active and healthy lifestyle and give opportunities for education and greater appreciation of the marine environment.

Amenities such as the inclusion of a tourist information kiosk, bandshell and art walk will drive tourism to the area which will support the local businesses and provide opportunities for the District to enhance their budget and generate additional revenue.

The people of Oak Bay care about managing their impact on climate. Our proposal delivers on this principle through building improvements that limit greenhouse gas emissions and using dock materials that are light permeable and recyclable at the end of their useful life. It also encourages visitors to use active modes of transportation when coming to the marina to enjoy the amenities.

Our survey told us the community wanted the area to support the natural environment. We have included in our proposal the development of a system of rain gardens to filter storm water, provide pump out services to improve water quality, include natural plants in our landscaping and manage invasive species.

From time immemorial, Turkey Head has been home to Lək'wəḡən peoples. Their culture will be respected and represented in our proposal. Under the guidance of the Songhees Nation we will have a welcome circle that includes a traditional



House Post, interpretive signage to educate visitors on historical and culture influences, and provide spaces for traditional storytelling.

To encourage and support arts and culture our proposal will incorporate innovative design and strategic partnerships to welcome performance art to the Rotary Club of Oak Bay bandshell and provide space for local artists to showcase their work on an art walk.

Opportunities to enjoy parks and open spaces are enhanced by our proposal. The building of Spewhung Park, expanding the Turkey Head walkway, and creating the Paddle Sports Centre are central to our vision. The inclusion of a natural play area, ocean viewing opportunities and the ability to turn the parking lot into an event space align with the community feedback.

Oak Bay is a walkable community. Our proposal encourages active transportation and other environmentally friendly modes of transportation by providing improved bus access and a cycling hub which includes a repair station and access to power for e-bicycles. Locals will be able to store their kayaks at the Paddle Sports Centre eliminating the need to drive or park their vehicles on Beach Drive.

We've done our homework.

We've consulted with our neighbours.

We are aligned with the community.

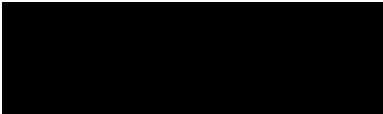
We ask for your support and we would be honoured to build this vision together.

*Thank you.*

An aerial photograph of a waterfront development, likely a marina or harbor area. The foreground shows a large, paved parking lot with several cars. To the right of the parking lot is a large, rectangular building with a flat roof. Further right is a large, curved pier or breakwater structure. The water is filled with numerous sailboats and yachts, indicating a busy marina. In the background, there are several multi-story buildings, possibly residential or commercial, situated along the waterfront. The overall scene is a mix of urban development and natural water features.

# Appendix



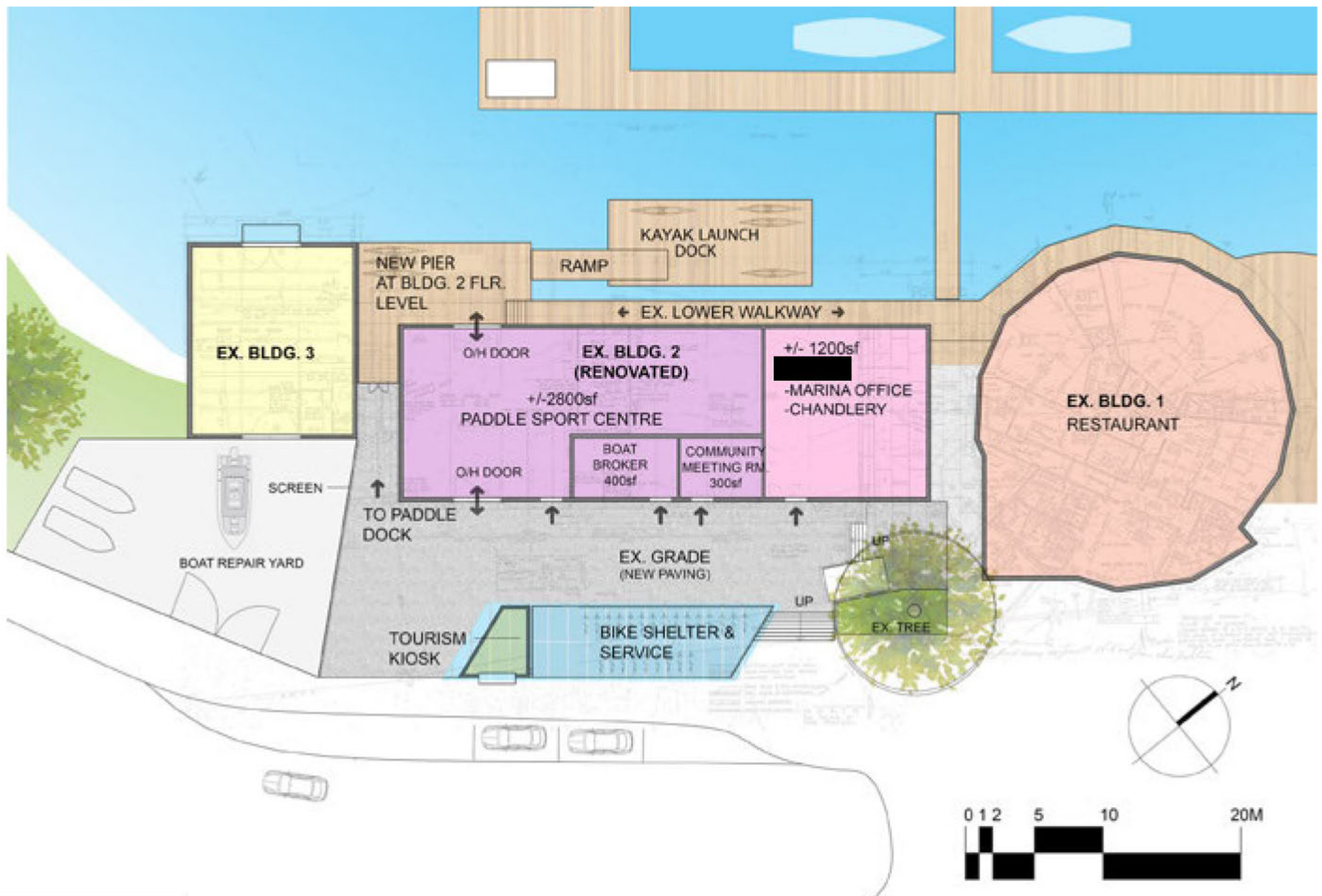




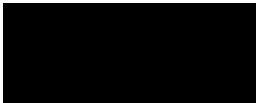




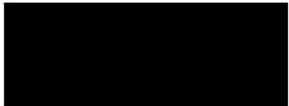






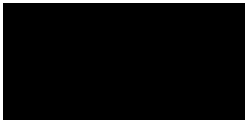














Thank you  
for your consideration!