

COMMUNITY AMENITY PROPOSAL



DEC 2020

CONTENTS

- 4 Historical Context
- 6 20th Century History
- 8 Current Use
- 10 Community Feedback
- 12 Proposal

HISTORICAL CONTEXT

A historical photograph, tinted in a dark teal color, showing a river scene. In the foreground, a long, narrow canoe is positioned on the water, with several people inside. One person is standing at the stern, while others are seated or crouching. To the left, on a grassy bank, another person is standing near some wooden debris or a small structure. The background shows the river winding into the distance under a hazy sky.

Spewhung Point, now known as Turkey Head, was named for the fog that would roll in across the channel.

AREA HISTORY

Prior to the settlement and subdivision of the channel. This headland, set against an extensive backdrop of cultivated purple camas (kwetlal) fields, served as a canoe launch for the fishing community and as an access point to nearby Discovery and Chatham Islands (Tl'ches).
Point, now known as Turkey Head, was named for the fog that would roll in across

Young Family, image from Songhees archive, date unknown



Two boys in Canoe, image from Songhees archive, date unknown





20TH CENTURY HISTORY

The boathouse designed
by Sam Maclure, served
as a visitor's lodge.

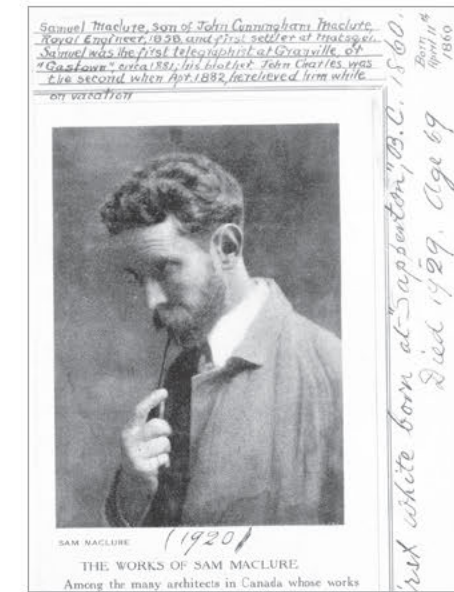
RECENT HISTORY

In the early 20th century, the sheltered bay north of the headlands became a popular recreational fishing launch, with a boathouse designed by Sam Maclure, serving as a visitor's lodge. The Oak Bay Marina's current context originated in the mid 20th century, with the construction of the breakwater and infill expansion of the headlands.

The 1960s saw the construction of the dock network, restaurant, marina offices, surface parking lot and Sealand aquarium, which controversially operated at the site from the late 60s until the early 90s. Most of the original infrastructure remains today, with the majority of Turkey Head (Spewhung Point) being occupied by a surface parking lot.



Newly constructed marina and restaurant, circa 1960s



Samuel Maclure, circa 1920



Newspaper clipping showcasing the construction of the new restaurant, circa 1960s

CURRENT ACTIVITIES

A photograph of three sailboats on a beam reach in the Salish Sea. The boats are white with dark hulls and are sailing on a choppy sea. The background shows a hazy coastline with hills. The image is overlaid with a semi-transparent teal filter.

Sailboats on a
beam reach in the
Salish Sea

WALKING SOCIAL GATHERINGS RUNNING ROWING COOP SAILING
KAYAK TOURS DINING STORM WATCHING FISHING BIRD WATCHING
COMMUNITY
BOATING COFFEE DRINKING WILDLIFE VIEWING
BIKE RENTALS FISHING CHARTERS

COMMUNITY FEEDBACK

In 2017, the district consulted with the community regarding the headlands and potential additional uses for the public. This is what the community had to say.

COMMUNITY

PUBLIC ART
PUBLIC TABLES

SOCIAL GATHERINGS

FARMERS MARKET

ROWING COOP

ECOLOGICAL RESTORATION

WALKING

COAST SALISH INSPIRED
ARCHITECTURE

DOGGY AMENITIES

KAYAK TOURS

DINING

STORM WATCHING

FISHING

BIRD WATCHING

BOATING

COFFEE DRINKING

WILDLIFE VIEWING

FISHING CHARTERS

BIKE RENTALS

PUBLIC SEATING

INTERPRETIVE SIGNAGE


SONGHEES REPRESENTATION

FISHING PLATFORM

FOOD TRUCKS

PLATFORM
PERFORMANCE

PROPOSAL

An architectural rendering of a modern, two-story building with a large, open balcony. The balcony is filled with people sitting and standing, suggesting a community space. The building has large windows and a flat roof. In the foreground, a group of people are walking, including a woman with a backpack and a man with a bag. The scene is set in a public space, possibly a park or plaza, with a car visible in the background.

The proposal maintains current activities, embraces the community feedback and proposes additional amenities





An aerial photograph of a coastal community. In the foreground, a marina is filled with numerous sailboats. To the left, a modern building with a large glass facade and a stone base sits on a slight rise. A paved path leads from the building towards a park area with several trees. In the background, residential houses are visible on a hillside under a soft, hazy sky.

THE PLAN

After careful consideration of community feedback, feedback from the Songhees Nation, and principles set out by the district in the RFP, we advanced our vision based on the following goals:

INCREASE FIRST NATIONS REPRESENTATION

IMPROVE COMMUNITY GATHERING SPACES

EXPAND MARINA AMENITIES

FACILITATE GREATER PUBLIC ACCESS TO THE WATER

Our plan envisions an immediate renewal of the existing structures and the phased construction of new structures to compliment the public realm and support economic development and diversity to the area.





OCEAN ACTIVITY CENTRE

Renovation of the Existing OBM Office, Gift Shop and Boat Works Yard

This renovation would transform the existing structures into a new 14,000 square foot energy efficient low rise building. This newly renovated structure would be home to the marina operations office. As well, the additional space not needed by the marina would be available for lease by private or public entities for uses such as a daycare, office, or marine based retail. Lastly, it is our intention to create an Ocean Sports Paddling Centre in the basement of this building, which would act as convenient storage, education and administrative space for watercraft including kayaks, canoes, and stand-up paddle boards. This building, while two storeys, will read as a single level given existing grades.



MARINA CAFÉ

New Café & Retail Building

To the East of the Existing Restaurant Building we plan to construct a 4,000 square foot Marina Café and Retail Building that will overlook the marina and open up to an enhanced park and walkway through a South-facing patio (shown on the site plan as Marina Café). This structure would be constructed to the highest building standards and would be designed with inspiration from Coast-Salish architectural traditions.



REVITALIZATION

Restaurant & Café Building

The existing restaurant and café will be renovated extensively while restoring the architecturally historic, mid 20th century architecture. The current café and office areas are envisioned to be transformed into a new Marine General Store, Market and Art Gallery.





THE LAUNCH

Floating Market Space

At sea level, we have developed a vision of floating marine retail space to connect the general public from the upland areas to the marine environment. These light weight floating structures are intended to become the home of marine based retail, culinary offerings, and tourism operators, including Songhees-led canoe eco-tours to Discovery and the Chatham Islands (Tl'ches).

Presently, the marina dock areas are inaccessible to the public and we feel there is an opportunity to expand the understanding and culture of the marina environment with the public through this approach.



BARRIER FREE WALKWAY

INTERPRETIVE WALK

OUTDOOR PERFORMANCE SPACE

INTERPERATIVE SIGNAGE AND PUBLIC ART

CONTINUOUS WALKWAY

INCREASED SEATING

ENHANCE WATER ACCESS

SPEWHUNG PARK

Pedestrian Infrastructure

We have committed to contributing ████████ to kick start and facilitate the renewal of these park and open spaces. Our desire is for these areas to be transformed into an inclusive place-making space that benefits residents of all ages and needs and strengthens community networks for the surrounding neighbourhood. This would include, but not be limited to, a widened, rebuilt, and rerouted perimeter walkway featuring interactive signage that educates visitors on

the ecological, and cultural significance of the area, in both Lekwungen and English. In addition, we believe this site should champion the arts, by way of newly constructed spaces for the installation of public art from the Oak Bay community and Songhees Nation. We envision the site as a happening place, where neighbours can socialize during weekly seasonal farmer’s markets, or grab lunch with a view from a resident food truck.



Public Art Installation



Outdoor performing arts



Infrastructure for family gatherings

THE LAUNCH - FLOATING
MARKET

OCEAN ACTIVITIES CENTRE

DEDICATED BUS STOP

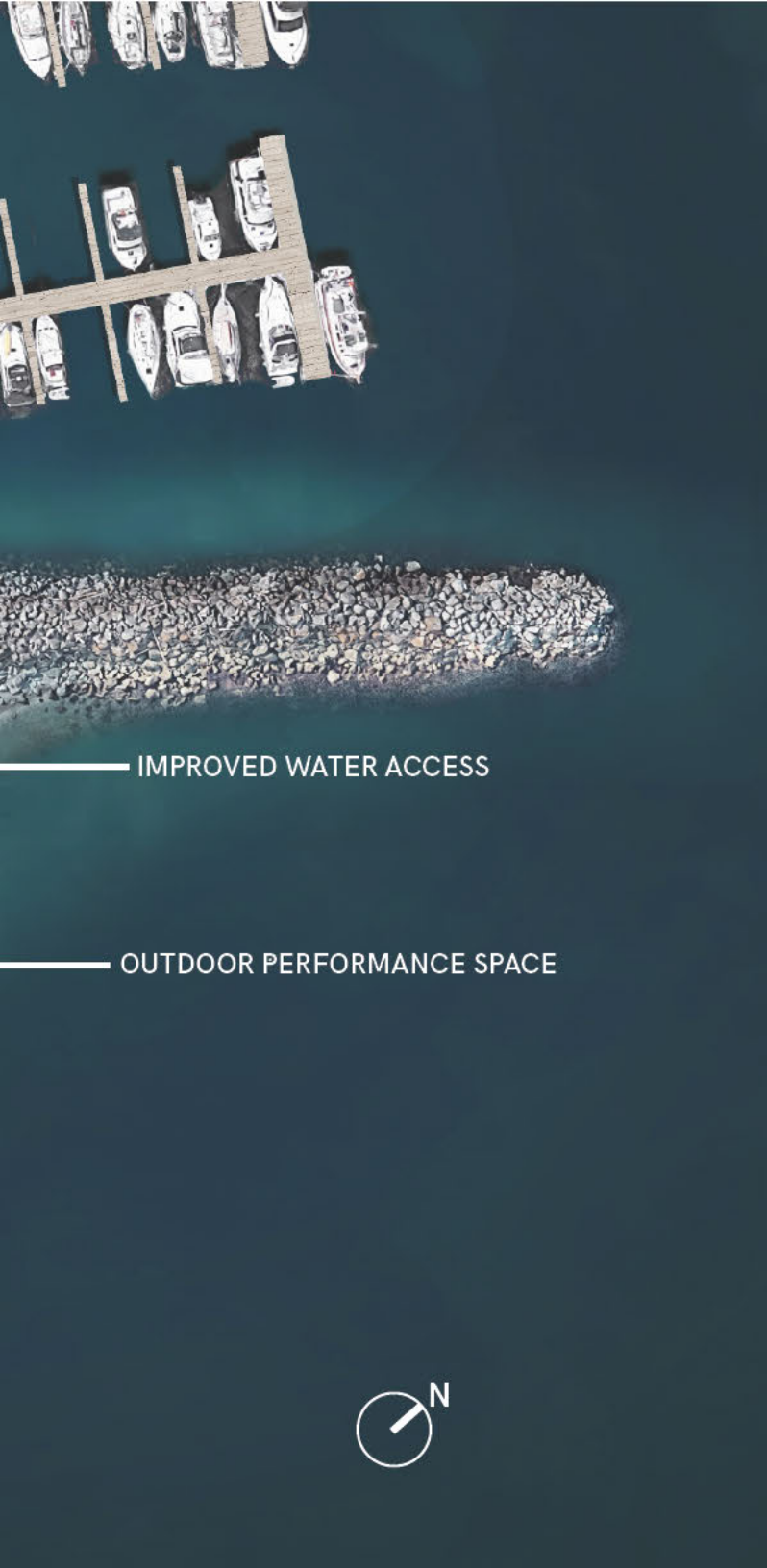
BARRIER FREE WALKWAY

RESTAURANT

MARINA CAFÉ

INTERPRETIVE SIGNAGE AND PUBLIC ART

PARKING



WORKS TO BE UNDERTAKEN

Our approach to reinvigorating the Oak Bay Marina and Turkey Head would be in phases. In the first year we would look to renovate the existing facilities, including revitalizing the restaurant, commissioning the new Marine General Store, Market and Art Gallery, and replacing the marine facilities including the washrooms, showers, and laundry. We would also begin refurbishment of the dock network.

In the following two years, we would construct the new 4,000 square foot Marina Café and Retail building and Floating Market Space to house the marine based businesses. Construction would include a new wharf, and several small floating buildings.



PARKING

Per Oak Bay's parking bylaw, 100 parking stalls will be required and supplied for marina operations, including auxiliary uses such as the restaurant and associated offices. For additional uses and users, a comprehensive site wide transportation demand management study will be undertaken to inform the correct balance of parking, while managing the District's existing

parking by-law. While this transportation study has yet to be completed, we can commit through this proposal that electric vehicle charging will be installed along with electric bike parking and bike charging spaces. Provisions have also been made to maintain the BC Transit bus stop location that currently exists in order to continue to support public transit in this proposal.



MARINE DOCK NETWORK

Revamped Infrastructure

We have undertaken a survey of the existing Dock and Marine Facilities and developed a Dock Capital Plan to administer needed repairs and maintenance to polystyrene floatation and dock decking. The intent is to reconfigure the dock network to accommodate the Dock Marine Retail Structures, while maintaining the same number of slips. Marine users will additionally benefit from a comprehensive video surveillance and monitoring network in order to increase security of the marina areas. As previously stated, new washroom, shower, and laundry facilities will also be provided for marine users.



PROTECTING THE ENVIRONMENT

Addressing local environmental hazards

It is our view that the most significant environmental risk facing the area is the derelict and abandoned boats polluting the bay. This is a problem that requires both funding and a coordinated effort at all levels of government. Our group will commit to fund The District of Oak Bay the money required to support its share of cost towards the removal of derelict boats from the localized area (at a rate per boat). This contribution would facilitate a working partnership with the District, related organizations, the provincial and federal governments, and our group. Efforts would also be made to remove boats that have sunk, yet remain on the sea floor, further impacting the natural aquatic environment. This is a

significant contribution, given the challenges with funding across multiple governmental levels that has historically occurred. With regard to spill response, we would immediately install at each dock a mobile marine spill kit equipped with absorbent pads, linkable absorbent booms and hazmat disposal bags. The installation of these kits would be done in conjunction with increased training and education of marina members, guests, and employed staff. The marina will look to have a dedicated work skiff to deploy the boom if required, and utilize aerial drone technology to scan the water ways in real time. We will also explore the possibility of a Satellite Base for a West Coast Marine Response Corporation vessel.

Closing Statement

The transition of the marina lands and marina proposed within this RFP response will address the lease objectives and guiding principals as set out in the RFP in a multitude of ways. Supported by the team of local professionals hired by our Group, this proposal will address the **Economy and Budget** of the District by diversifying the revenue streams through which the lease contribution to the District is made, while at the same time constructing new assets on leased land, that will enable the district to generate income beyond the term of the lease. The application will address **Climate Change and Energy** by applying a comprehensive Transportation demand management strategy to address how visitors, employees, mariners, and community members access the marina and marina lands. New and renovated buildings

will be constructed to more energy efficient standards. This approach, as part of the overall sustainability strategy of the application, will be applied to improve the area's **Natural Environment** through an innovative proposal to rid the marina area of derelict and polluting vessels illegally moored. Additionally, we will work with local wildlife professionals to make improvements to the land that foster improved support for migratory bird and local biodiversity.

Through collaborative partnerships and consultation, this proposal furthers the goal of **Reconciliation** with the Songhees Nation in a number of ways. It recognizes the Songhees' historical relationship with the land by integrating Songhees culture within the proposed architectural **Design** of new and renovated

structures and the integration of Songhees Art and language throughout the proposed site wide plan.

This proposal takes a community first approach to making the upland area an amenity and vibrant gathering place for the surrounding **Neighbourhood** by way of a significant monetary contribution for improvements to the **Community** and **Social** experience. This contribution to the District would initiate changes to the pedestrian walkways and facilitate the creation of **Park and Open Spaces**. Our overarching goal is to make these lands a gathering point for neighbours and the broader community of all abilities, ages and cultures.

COMMUNITY

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PUBLIC TABLES
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MARINER FACILITIES
NEW RESTAURANT
SOCIAL GATHERINGS
WALKING
COAST SALISH INSPIRED
ARCHITECTURE
DOGGY AMENITIES
KAYAK TOURS
DINING
BOATING
BIKE RENTALS
DAYCARE
NEW MARINA
CAFE
PUBLIC SEATING
FARMERS MARKET
MARINE BASED RETAIL
ART GALLERY
ROWING COOP
SAILING
ECOLOGICAL RESTORATION
SHOWER FACILITIES
TACKLE AND
GIFT SHOP
STORM WATCHING
FISHING
BIRD WATCHING
COFFEE DRINKING
WILDLIFE VIEWING
FISHING CHARTERS
ECO TOURS
OCEAN SPORTS PADDLING CENTRE
INTERPRETIVE SIGNAGE
SONGHEES REPRESENTATION
MARINE GENERAL STORE
FISHING PLATFORM
FOOD TRUCKS
OFFICE SPACE



COMMUNITY