



## **OAK BAY MARINE GROUP**

January 16, 2024

District of Oak Bay  
2167 Oak Bay Ave  
Victoria, BC  
V8R 1G2

Attn: Signe Bagh

### **RE: Oak Bay Marina Dock Assessment Review**

Dear Signe,

Thank you for the opportunity to review and comment on the “Oak Bay Marina - Dock - Condition Assessment” report completed by Herold Engineering (the “Herold Report”).

We are proud of our history of building and operating the marina and remain committed to it. While Oak Bay Marina Ltd. owns and operates other marinas and businesses, the Oak Bay Marina is its foundation and namesake.

The Herold Report concludes: *“The dock and its components generally appear to be in fair to good condition overall. The structure is exhibiting typical signs of deterioration as expected given its age and exposure in a marine environment. No major safety concerns were apparent during the review and areas of localized damage or decay have been identified”*. The report also concludes that the majority of the dock components are assumed to have residual service life of three to six years. These conclusions we feel are a positive reflection of our commitment to the marina, given the docks were originally installed over thirty years ago and show the expected depreciation that occurs in any salt-water marine environment. Marina staff carry out regular dock maintenance and on any given day you can find staff addressing repairs and maintenance.

Consistent with the Herold Report’s recommendations, the Marina’s annual maintenance plan includes:

- Monitor and/or replace deteriorated timber components such as deck boards and framing,
- Monitor and/or replace corroded steel connection plates,
- Monitor and/or supplement or replace existing billets with new encapsulated billets to maintain freeboard of the docks,
- Monitor and/or replace deteriorated mooring piles.

We are committed to a prudent dock maintenance program, while balancing the limitations under the current short-term lease arrangements. The marina employs the services of a professional engineer with



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marine experience to provide guidance as needed and will at all times ensure safety to our Crew, customers and the general public.

Yours truly,

**OAK BAY MARINE GROUP**

Brook Castelsky  
*Chief Executive Officer*