

Technical Proposal
**LEASE OF OAK BAY MARINA
LANDS & MARINA**
RFP No. OBMH 07-2020

**Redacted to Remove
Sensitive Commercial
Information**



**OAK BAY
MARINE GROUP**



TABLE OF CONTENTS

1. Delivery on Lease Objectives & Redevelopment	3	
1.1 Introduction	4	
1.2 Community Feedback/Survey	4	
<i>Current Use Patterns</i>	5	
<i>Responses to Open-Ended Questions</i>	7	
1.3 OBMC's Design Concept	9	
1.3.1 Vision & Objectives.....	9	
1.3.2 Turkey Head Design Concept.....	10	
1.3.3 Marina Design Concept.....	19	
1.4 Economy & Budget.....	23	
1.5 Climate Change & Energy.....	24	
1.6 Natural Environment	25	
1.6.1 Turkey Head Natural Environment	25	
1.6.2 Marina Natural Environment	25	
1.7 Reconciliation	30	
1.8 Neighbourhood, Community & Social Well-Being	32	
1.9 Arts & Culture.....	32	
1.10 Parks & Open Space.....	33	
1.11 Transportation.....	33	
1.12 Emergency Management	34	
<i>Turkey Head Emergency Management</i>	34	
<i>Marina Emergency Management</i>	35	
1.13 Other Lease Requirements	36	
1.13.1 Marina Docks	36	
1.13.2 Management of Boats Moored in Nearby Bay.....	37	
1.13.3 Parking	39	
1.13.4 Staffing.....	41	
1.13.5 Management Plan.....	41	
1.13.6 Security Bond	41	
2.		43
		43
		43
		43
		46
		46
		46
		47
		48
		49
		49
		50
3.		55
		56
		56
		57
		57
		58
		58
4.		59
		60
		61
		62
		63
		64
Appendix		65
Appendix A. Survey		66
Appendix B. Design Images		129
Appendix C. Managing Boats Moored in Nearby Bay		138
Appendix D.		163
Appendix E. Storm Water Management Plan		165

1.
Delivery on Lease
Objectives & Redevelopment

1.1 Introduction

Oak Bay Marine Group (OBMG) is pleased to submit this proposal for the lease of the “Oak Bay Marina Lands and Marina” (RFP no. OBMH 07-2020). OBMG has been privileged to be a vital part of the Oak Bay community for the past 58 years. As the incumbent lessee, we look forward to the opportunity of continuing our relationship with the Corporation of the District of Oak Bay (the District), and the community, along with our long-standing non-profit and private partnerships. Because we have been an integral part of this community, we feel a keen sense of the wants and needs of our neighbours. We believe our proposal reflects Oak Bay's strong community spirit.

In an effort to seek input and perspective from the local community for our proposal, OBMG conducted an independent, anonymous survey. To reflect and respect community sentiment, the survey results contained herein were used to guide the development of this proposal.

With more than 14 kilometres of waterfront within its boundaries, the District is characterized by its relationship to the Salish Sea. The combined Oak Bay Marina Lands and Marina are an important community asset that have been enjoyed for generations, and they provide opportunities for boaters to directly access world class cruising, sailing, and fishing. Locals and visitors alike enjoy the waterfront, while walking along Turkey Head Walkway or resting on a bench to view the rich natural environment surrounding Oak Bay.

Our innovative proposal seeks to increase overall vitality of the Oak Bay Marina Lands and Marina, while enhancing, supporting, and improving the important pre-existing features, without detracting from the very things that matter most to the citizens of Oak Bay.

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

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

~ Survey Respondent

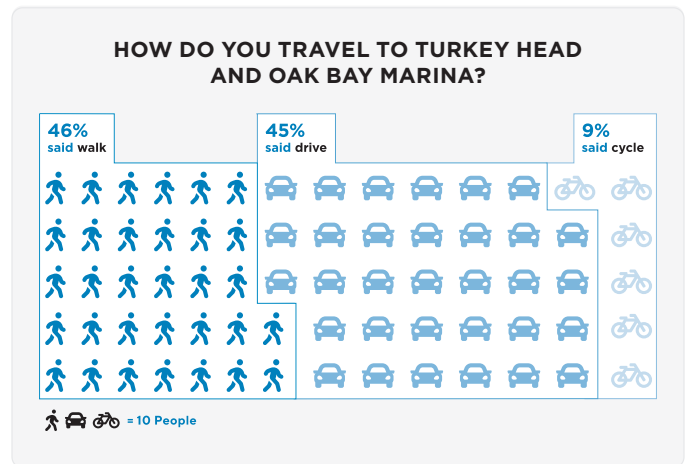
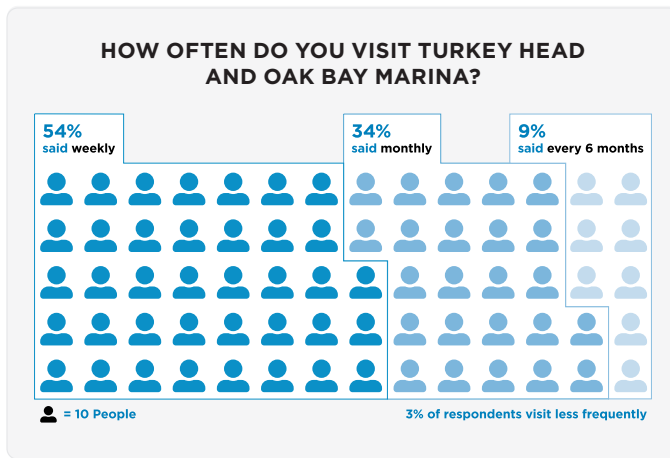
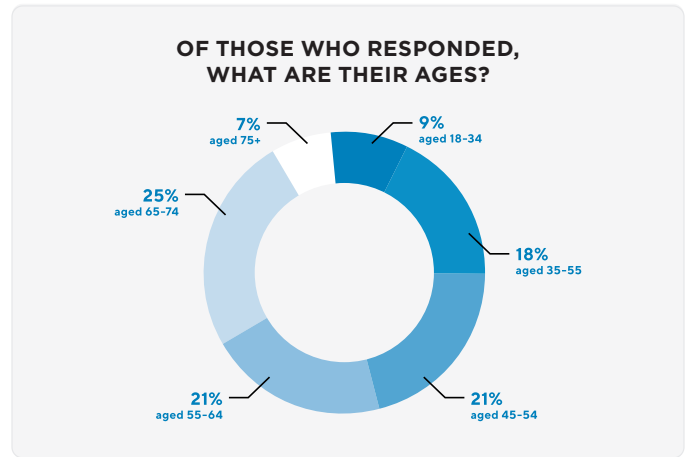
1.2 Community Feedback/Survey

As a precursor to the development of this proposal, OBMG conducted an anonymous community survey (see Appendix A). In total, 699 people responded to the survey of which 69% were residents of Oak Bay. The survey, which included 29 multiple choice questions and two open-ended questions, helped garner insight into the site's current uses, frequency of use, and modes of transportation. The survey also gave respondents the opportunity to share what they

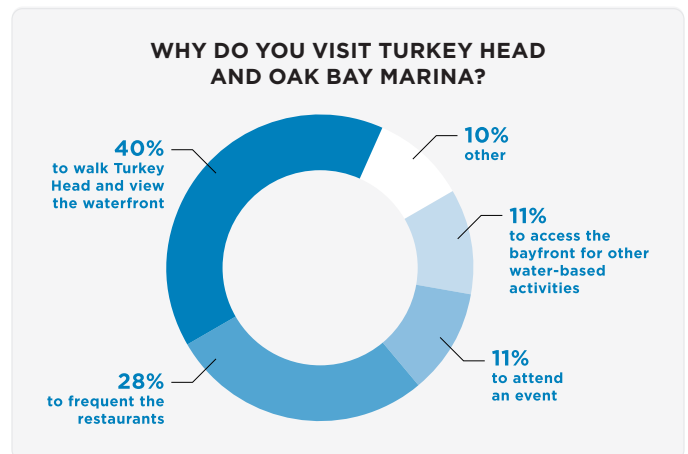
see as important about the site, and what future uses could be considered. A summary of the survey results is included below.

CURRENT USE PATTERNS

Questions related to current use trends helped identify respondents preferred modes of transportation, their frequency of use, and their reason(s) for visiting Turkey Head and the Marina.



More than 50% of respondents indicated they visit Turkey Head and Oak Bay Marina weekly, and most indicated they walk to get there (46%), while 45% indicated they drive. Transportation patterns suggest the importance of accommodating both vehicular and pedestrian traffic to Turkey Head and Oak Bay Marina. When respondents were asked why they visit Turkey Head and Oak Bay Marina, most indicated they visit “to walk Turkey Head and view the waterfront (40%),” while 28% said they visit “to frequent (the) restaurants.”



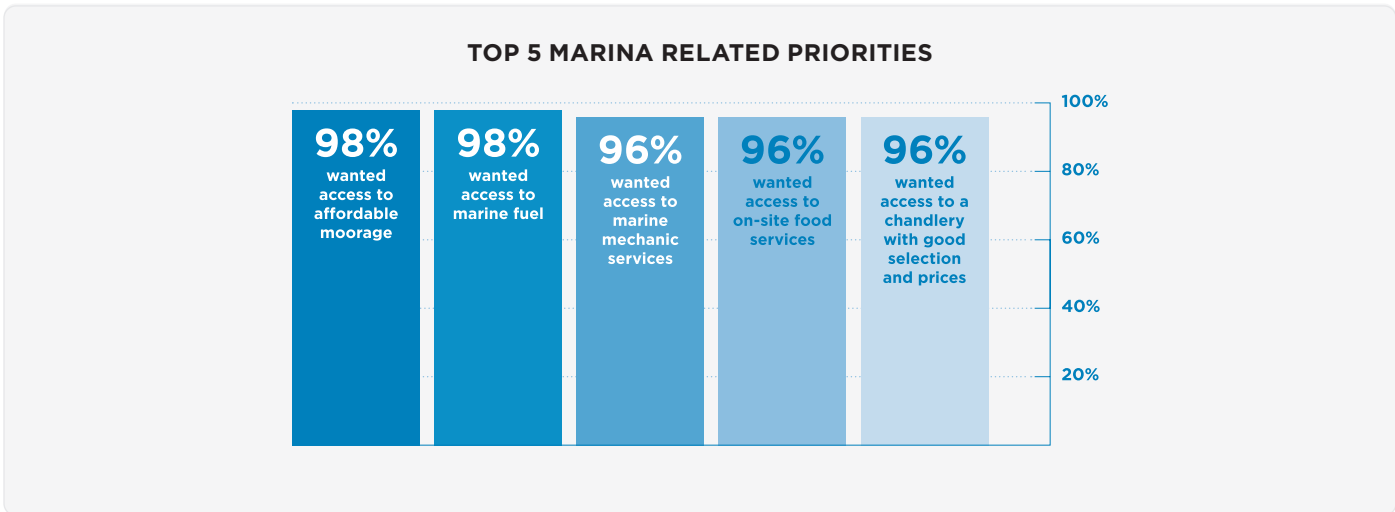
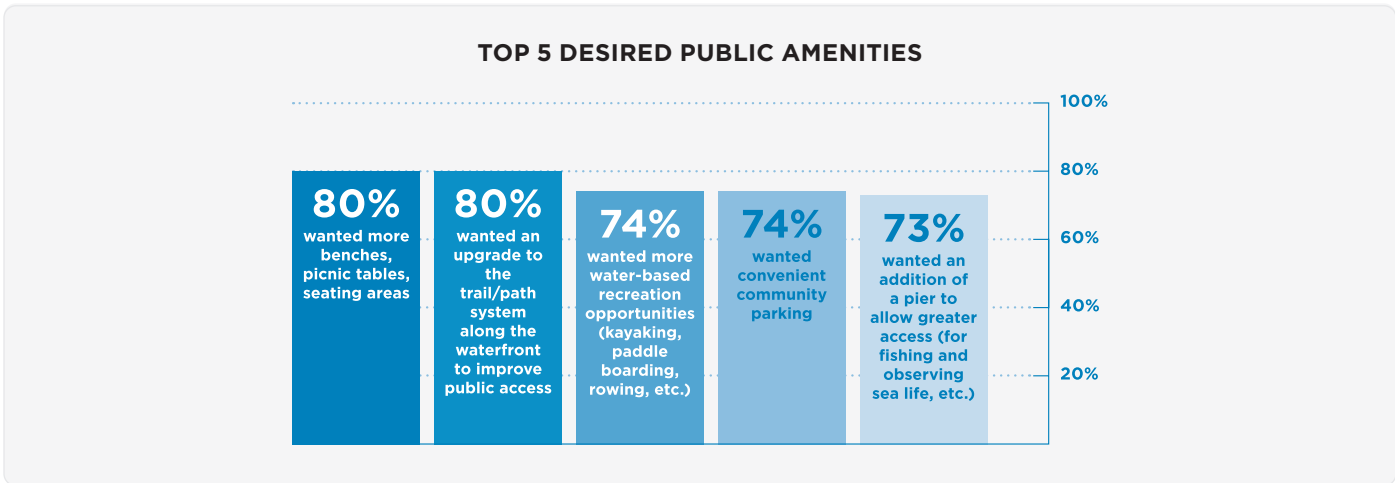
The survey asked respondents to indicate the importance of various proposed public amenities, and those rated as “important” include:

1. “More benches, picnic tables, and seating areas” (80% of respondents). Additionally, some comments reflected this sentiment with statements like, “Have a space for the community for people to enjoy the beautiful views.”
2. “Upgrade the trail/path system along the waterfront to improve public access” (80% of

respondents). Additionally, some comments reflected this sentiment with statements like, “Use the space to increase peoples’ access to and appreciation of the ocean.”

3. “More water-based recreation opportunities in terms of kayaking, paddle boarding, and rowing” (75% of respondents) with comments like, “I support using the marina for activities such as boating, kayaking and support for water activities”.
4. “Convenient community parking” (74% of respondents). One specific comment (with many others in agreement), read “Keep the natural beauty balanced with the need for parking for the restaurant and marina.”
5. “Addition of a pier to allow greater access to the water, fishing, and observing sea life” (73% of respondents). In the survey’s open-ended comment section, one respondent said: “Maximize the beautiful water views and natural habitats by building a pier”.

Turkey Head “...needs to be something that is accessed by everyone and contributes to the whole community.”
~ Survey Respondent



RESPONSES TO OPEN-ENDED QUESTIONS

A total of 630 people responded to the following open-ended questions:

1. 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?
2. Is there anything you **do not want** to see at Turkey Head and Oak Bay Marina?

Three major themes emerged in response to open-ended **Question #1**. Respondents **would like** to see:

1. Respondents provided comments reflecting small changes to Turkey Head and the Marina, with a focus on enhancements to the natural environment and green spaces, such as:
 - Increased green space with enhanced landscaping throughout the site.
 - Additional outdoor seating, such as picnic tables, benches, and outdoor patios.
 - Retention of public access to the waterfront and views, both for pedestrians and people in vehicles.
 - Widened/upgraded pathways.
 - Inclusion of Indigenous culture/signage.
 - Educational nature signage.
2. A desire for adaptable event spaces for community events:
 - Additional places to meet and socialize.
 - The ability to use the parking area for events and clubs.
 - An indoor meeting area for community groups.
 - A bandshell or performance area.
3. A desire for water-based recreational facilities:
 - Public access to the waterfront.
 - Increased capacity for water-based recreational activities.
 - A storage facility for water-based activities.

Three further themes emerged in response to **Question #2**. Respondents **do not** want to see:

1. Additional buildings, including:
 - Residential developments.
 - Commercial developments.
 - Any additional buildings that would block the view or access to the waterfront.
 - The privatization of the site as a whole.
2. Loss of significant parking:
 - A reduction in parking for site uses that would add undesired parked cars and traffic to the surrounding neighbourhood.
 - Loss of parking area would decrease the space available for community events and film productions.
3. Single-use recreation facilities, such as:
 - Waterparks.
 - Skateboard parks.

All of this research led us to our design concept...



1.3 OBMG's Design Concept

1.3.1 VISION & OBJECTIVES

OBMG's vision is for Turkey Head and the Marina to be a destination for a wider range of users, while still fostering community, embracing environmental sustainability, and acknowledging and respecting the culture and history of the Ləkʷəŋən peoples. In addition, we look to create an active and vital place with diversified uses, while recognizing its marine orientation. Our ideas and proposed enhancements provide for greater community inclusion, while mindfully preserving the character of the District of Oak Bay.

Our vision is guided by the following objectives:

1. "Strengthening relationships with our communities, all levels of government, and First Nations" (one of OBMG's strategic goals).
2. Observing policies outlined in the District's Official Community Plan (OCP).
3. Integrating feedback from OBMG's community survey.
4. Fulfilling the Lease Objectives (Guiding Principles).
5. Respecting and recognizing the Ləkʷəŋən 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 adapting existing spaces to 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 disasters.



1.3.2 TURKEY HEAD DESIGN CONCEPT



TURKEY HEAD SITE MAP

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

EXISTING BUILDINGS & FUTURE USES

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

1.3.2 TURKEY HEAD DESIGN CONCEPT

1. Revised Parking Layout

Though the existing parking lot is spacious, OBMG envisions a friendlier, more accessible and adaptable space. The parking layout will be reconfigured to provide a more efficient layout, with a focus on reducing the amount of non-porous surface area. The specific changes planned, parking requirements, and rationale are described in Section 1.13.3.

2. Adaptable Parking/Event Space

The north end of the parking lot is presently underutilized, and will be developed into an adaptable parking/event space that can be closed off from vehicles to allow for various markets and festivals, car shows, and other seasonal celebrations. In addition, this area will provide space to accommodate film crews working within the District. OBMG will provide management and administration of the event space, creating a vital and happening place.

3. Art Walk

Oak Bay is known for its outdoor public art displays. Our proposal includes the Art Walk that provides a platform for a series of public art pieces, to be located along Turkey Head Walkway. The Art Walk is intended to draw locals and tourists to Turkey Head, and create an opportunity for partnerships with the Coast Salish peoples, educational institutions, local artists, and other community organizations.

4. Expanded Turkey Head Walkway

As informed by our survey, the existing Turkey Head Walkway is a very popular community amenity. Our plan includes replacing and widening the walkway to improve the experience for families with strollers, or people with mobility concerns. The widening of the walkway will allow people to pass one another while having sufficient space to safely navigate the area. 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.

“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



Expanded Turkey Head Walkway

5. Spewhung Park

A signature element of the design is a central greenspace. The addition of Spewhung Park (named after the Ləkʷəŋən word meaning “fog”) will visually break up the parking lot, while preserving the most significant group of trees. The park increases the amount of permeable greenspace, which assists in stormwater management, and enhances the sense of community and social well-being. The paved perimeter forms sculpted parking bays for shuttle buses or food trucks, and would be available for special events. Comprising nearly one-half acre, Spewhung Park is the central element in a corridor of public amenity spaces that bisect the parking area, connecting on the west side with the expanded restaurant outdoor seating, and the east side, with the bandshell, Welcome Circle, and Waterfront Pier.



Bandshell in Spewhung Park

6. Bandshell (New Structure)

In partnership with The Rotary Club of Oak Bay, OBMG is proposing a small bandshell within Spewhung Park for live programmed and informal performances with spectacular ocean views. The addition of a bandshell increases the vitality and liveliness of Turkey Head by complementing other onsite activities, while enhancing the rich arts and culture already found in the District.

7. Welcome Circle

The Welcome Circle proposes to respect and highlight the Coast Salish peoples culture and lands. Seating is provided at the base, offering easy observation of the Songhees House Post and a small plaza that will have First Nations interpretive signage to allow for a visual telling of the Songhees story. Engagement with Songhees Nation remains ongoing, with the future design to be developed through continued collaboration.

8. Songhees House Post

Respecting the history and culture of the Ləkʷəŋən



Songhees House Post in the Welcome Circle

peoples, 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 foster mutual acceptance of the design.

9. First Nations Interpretive Signage

Educational and interpretive signage will be installed for locals and visitors to learn about First Nations historic settlements, their culture, and their language. The signage will also provide a venue for storytelling, including those about Takaya, a story of spiritual significance. Further input and engagement with Songhees Nation is planned.

10. Waterfront Pier (New Structure)

A waterfront pier, aligning with the Welcome Circle and Spewhung Park, will provide excellent views of Mount Baker and the surrounding marine environment. The Waterfront Pier will continue the Turkey Head Walkway out onto the water, providing visitors with the unique opportunity to experience the extended waterfront.



Waterfront Pier

11. Public Viewing Area

The current green space at the north end of Turkey Head will be expanded and enhanced with prominent public seating and a viewing area. This area is envisioned as a place where visitors can gather, socialize, and experience the beautiful natural features and views at Turkey Head. The public seating area will provide picnic tables and benches in a natural oceanfront setting. Existing donated benches will remain.



Public Viewing Area

12. Natural Play Area

A natural play area within the green space will increase the multi-generational activities available at Turkey Head. The natural play area will blend with the oceanfront setting, offering children a place to play while families enjoy the café, the restaurant, or perhaps a Saturday farmers market.

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

Electric vehicle charging stations will be incorporated into the new parking lot layout

15. Expanded Outdoor Seating (front of restaurant)

The driveway surrounding Spewhung Park extends the public realm of the restaurant building's entrance eastward, creating an expanded outdoor seating plaza for public enjoyment. Additionally, this expanded seating area will create a vista looking eastward, across Spewhung Park and the Bandshell, while capturing views of the Songhees House Post, the Waterfront Pier, and the seascape beyond.



Expanded Outdoor Seating

16. Cycling Hub (New Structure)

Cycling has become an increasingly popular recreational activity and transportation option. The Oak Bay Active Transportation Strategy (2011) and the OCP both encourage active transportation, and identify Beach Drive as an important recreational cycling route. The inclusion of a cycling hub promotes cycling as a vital part of the community. The Cycling Hub will include an architecturally distinct glass structure that will be backlit to create an attractive evening glow. Features of the Cycling Hub will include bicycle racks, a bicycle repair station, a water bottle filling station, and access to a power source for charging electric bicycles.

17. Marina Access Plaza

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



Marina Access Plaza

18. Tourist Information Kiosk (New Structure)

A tourist information kiosk will be a small structure (estimated at less than 10 m² or 107.6 sf) added to the entrance of the Marina Access Plaza. The kiosk aligns with Oak Bay's OCP, and assists the District in marketing the area as a tourist destination.

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 will be added to enhance the circulation of vehicle traffic on-site, and will accommodate both BC Transit and tour buses.

21. Loading Zone

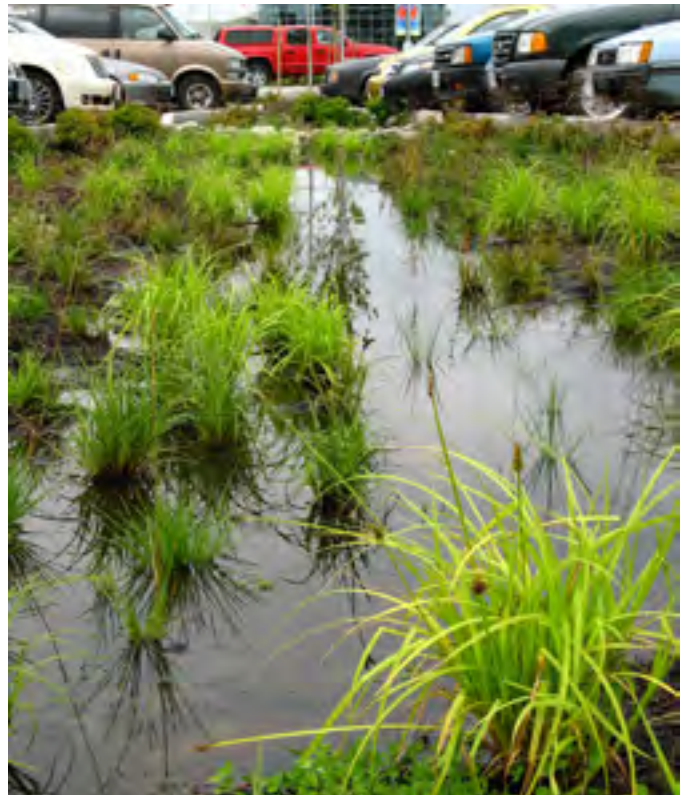
A short-term loading zone will be located adjacent to the cycling hub, allowing boat owners and paddle sports customers to load/unload their vehicles quickly, safely and efficiently.

22. Rain Gardens & New Landscaping

OBMG has engaged the services of Murdoch de Greef Landscape Architects to assist with a strategy to incorporate environmentally friendly rain gardens into the revised parking layout, and enhance the landscaping around Turkey Head. A preliminary examination of storm drainage patterns has been completed, and rain gardens will be incorporated in the overall parking and landscape plan. New landscaping concepts will consider the harsh saltwater influence on the east side of Turkey Head, and include more than 3,800 m² (approximately one acre) of new or enhanced landscape planting areas. New planting elements will include shrubs, lawn, invasive species management, rain gardens, plantings, and approximately 50 new trees (see Appendix E).



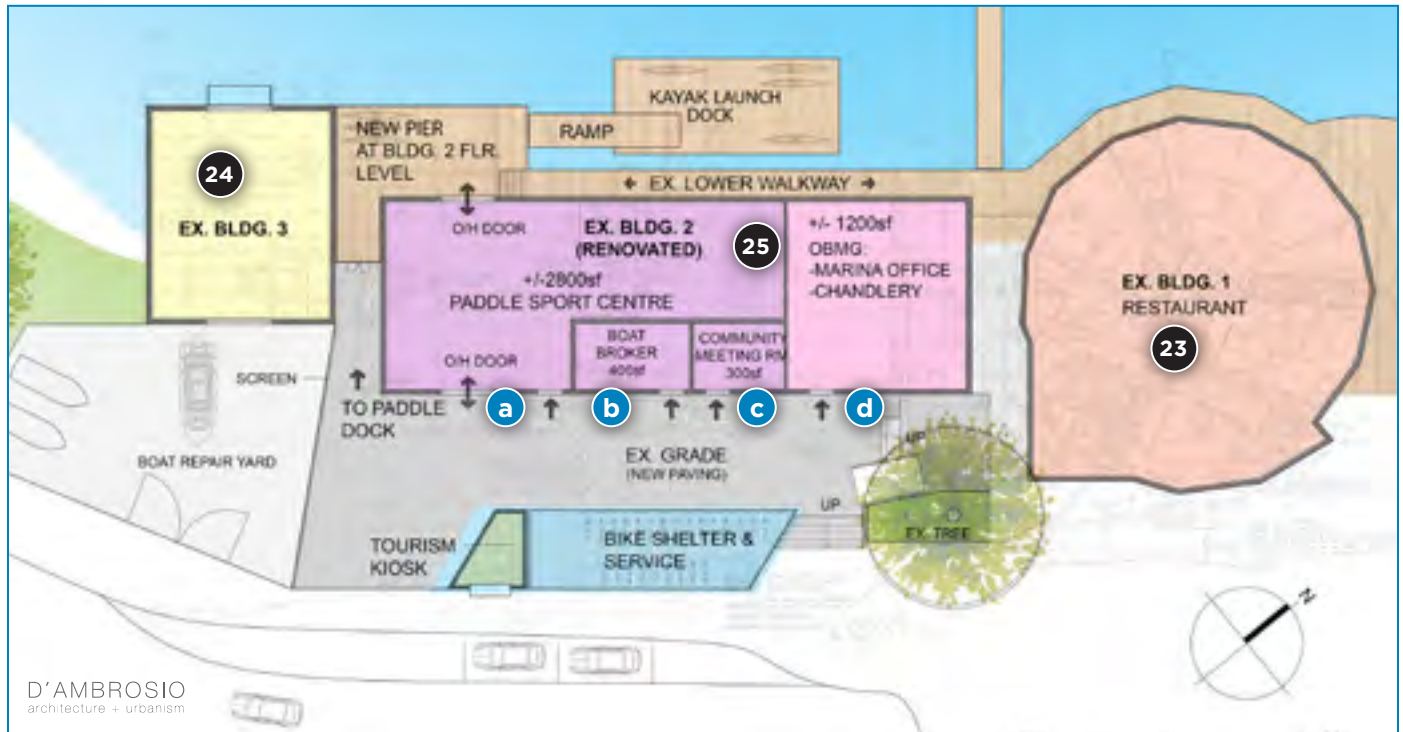
Rain Gardens & New Landscaping



Rain Gardens & New Landscaping

EXISTING BUILDINGS & FUTURE USES

The RFP has a specific requirement restricting buildings only to non-filled areas which limits building development to a narrow finger of natural land, where the existing buildings are located. Given the significant site constraints, public acceptance of the siting of the existing buildings and the potentially harmful environmental and neighbourhood impacts related to demolition, our proposal will re-use, refresh and adapt the existing built form. This decision is consistent with our design objectives.



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

23. Restaurant & Café Building

One of the most identifiable and distinct buildings in Greater Victoria, the restaurant and café building has long been a landmark, and is described by local architect Franc D'Ambrosio as “west coast interpretation of mid-century modernism, influenced by the British Festival, seaside resort traditions”.

Like the physical structure, the “Marina Restaurant” and lower-level dockside café have been destinations for Oak Bay residents and visitors for nearly 60 years. They provide an important

amenity to the community, and our proposal is to continue operating these outlets as a full-service restaurant and café. However, customer preferences for dining experiences and food service operations have changed significantly in recent years. A new interior design concept will be developed, and all tenant improvements will be refreshed to reflect modern food service standards. The approximate seating capacity will remain the same.

Important to the users of Turkey Head and the Marina, this building will continue to house showers, laundry facilities, and public washrooms on the lower level.



Restaurant & Café Building

24. Marine Service Centre

The existing Marine Service Centre building provides marine engine and repair services. As part of operating a full-service marina, the Service Centre is an important amenity to the local boating community. OBMG's proposal includes enhancing the facility with a fenced-in workyard to improve tenant security, and increase safety for visitors of Turkey Head and the Marina. The current refuse and recycling structures will be relocated to the southeastern side of the parking lot to allow for a wider, more welcoming entrance to the Marina Access Plaza and the Paddle Sports Centre.

25. Sales & Service Building

OBMG's plan is to retain, upgrade, and repurpose the central building that is historically referred to as the Sales & Service Building. This building will be renovated and enhanced to create more interest, diversity of activities, and make Turkey Head and the Marina more of a destination for a wider range of users.

a. Paddle Sports Centre

A paddle sports centre will encompass 260 m² (2,800 sf) of the current Sales & Service Building. The facility will provide safe and convenient public storage space for various paddle sports equipment, and will also include a small retail space, repair services, rental equipment, and facilitation of tours and training programs. The building will be renovated with new overhead garage style doors, providing a public thoroughfare for large paddle equipment, such as kayaks, from the Marina Access Plaza to a paddle sports pier. New windows along the building will give a modern and inviting appearance. An existing shed, located on the south end of the building, will be removed to create a larger area for the public to access the water on the south exterior of the building.

b. Community Meeting Space

A community meeting space will be located adjacent to the Paddle Sports Centre. This complementary meeting space will be available upon request to community groups, Oak Bay Parks, Recreation & Culture programs, and the operator of the Paddle Sports Centre.

c. Boat Brokerage

Renovations to this building will see a boat brokerage operation in a space fronting the Marina Access Plaza.

d. Marina Office & Chandlery

The Marina Office provides customer service for marina customers, and presently includes a gift shop. OBMG's proposal will see this area retained as the Marina Office, and renovated to become a marine chandlery to provide service to nearly 700 vessels moored between the Marina and the Royal Victoria Yacht Club.



SALES & SERVICE BUILDING

- a. Paddle Sports Centre
- b. Boat Brokerage
- c. Community Meeting Space
- d. Marina Office & Chandlery

1.3.3 MARINA DESIGN CONCEPT



MARINA SITE MAP

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

1.3.3 MARINA DESIGN CONCEPT

1. Paddle Sports Pier, Ramp & Launch Dock

The Paddle Sports Pier will be added to the Sales & Service Building. The Pier will provide streamlined access for the public and Paddle Sports Centre customers. Convenient marina access will be provided by a wide aluminum ramp leading to a low freeboard launching dock that will be purpose-built to accommodate paddle sports equipment.

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

The new marina docks will include a low freeboard, 22' x 50' dock designed to accommodate small sail boats, and will be provided for complimentary use by Oak Bay Parks, Recreation & Culture community recreational programs.

3. Marine Sewage Pump Out

A sewage pump out system will be installed and connected to the municipal sewer system, and be available to moorage customers and public boaters (see Section 1.6.2).

4. New Fuel Dock & Infrastructure

A new fuel dock and ancillary infrastructure will be installed to meet or exceed all fire protection, spill response, and environmental regulations. A small office for processing transactions will be part of the overall fuel dock design.



Marine Sewage Pump Out

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

Since 1977, Oak Bay Marina has been home to Royal Canadian Marine - Search and Rescue (RCM-SAR) Station 33/Oak Bay Sea Rescue (OBSR). OBSR provides critical service to all users of the water surrounding Oak Bay. OBMG will continue to support Oak Bay Sea Rescue by providing complimentary moorage to the station boathouse.

6. Seabin Project Floating Waste Collector

As part of its commitment to the environment, OBMG installed Western Canada's first Seabin at the Marina in 2019. The Seabin is a floating waste collector that removes debris, including plastics, from our ocean. Each Seabin can collect up to 1.4 tons of waste each year, and includes an oil absorbent pad to remove petroleum-based surface oils from our waterways. A Seabin will be included as part of the dock renewal project of the new marina (see Section 1.6.2).



Seabin Project Floating Waste Collector

7. Poralu Marine Dock System

OBMG will install a 100% recyclable, environmentally friendly dock system from Poralu Marine (poralu.com). Poralu docks are constructed with an aluminum frame, and utilize rotomolded encapsulated foam flotation. The light permeable, slip-resistant deck surface encourages sensitive marine flora and fauna growth on the seabed. Poralu Marine is the industry leader in providing alternative material docking systems, and has installed docks at hundreds of environmentally friendly marinas around the world. (see Section 1.13.1).



Poralu Marine Dock System

8. Oak Bay Police Moorage

The Oak Bay Police Department has previously identified the desire to have a vessel available for policing Oak Bay's waterfront. A complimentary moorage slip will be made available to the Oak Bay Police Department upon its request.

9. Songhees First Nation Moorage

In discussions with Songhees Nation, OBMG has recently offered a complimentary moorage slip to support conservation efforts on Tl'ches (Chatham and Discovery Islands), which is part of the Nation's traditional territory. OBMG will continue to provide this moorage as part of a new lease.

10. Boat Sales Dock

The boat brokerage will be supported with a boat sales dock, which will be used to market vessels for sale in the Marina.

11. Refuse & Recycling, Child Life Jacket Station, Fish Cleaning Table

A refuse and recycling station, and fish cleaning table will be located at the base of the ramp to the Marina. Additionally, a children's life jacket station will be included, in partnership with Oak Bay Sea Rescue.

12. Marine Electrical & LED Lighting

The marina docks will be installed with new electrical pedestals that include LED downlit fixtures and individually metered marine electrical connections that are approved by Measurement Canada.

13. NFPA 303 Fire Protection/Standpipe System

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

“I am part of a sailing club so I go there to socialize, work on various club boats, have meetings and sail.”

~ Survey Respondent

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

A leader in paddle sports, education, and rental programs, Ocean River Sports has partnered with OBMG to provide rental boats and boards to the public in a safe and controlled setting.

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.

16. Canada Customs Clearance Dock

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

17. Purple Martin Nesting Boxes

The BC Purple Martin Nest Box Recovery Program is operated by the Georgia Basin Ecological Assessment and Restoration Society. Nest boxes will be located throughout the Marina to assist in the species recovery by providing a safe habitat for the 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 the rough surface texture of the balls enhances invertebrate settlement.

19. Boats Moored in Nearby Bay

The District has requested proposals for management of boats moored in the nearby bay. OBMG has completed a survey of the bay between Haynes Park and Queens Park, which encompasses roughly 60 unregulated moorings. The survey revealed eight sunken vessels on the seabed, ranging from 24' to 60' in length. To preserve the area for recreational purposes and protect the environment, a comprehensive report and recommendation has been submitted as part of this Technical Proposal (see Section 1.13.2 and Appendix C).



Canada Customs Clearance Dock



Reef Balls



Boats Moored in Nearby Bay

1.4 Economy & Budget

The proposed upgrades, enhancements, and capital improvements to Turkey Head and the Marina will offer continued diversification of the District's revenue streams. The effect of the proposed improvements will include increased property taxes (resulting from higher assessed property values), and overall increased rental rates. In response to the OCP, and its designation of Turkey Head and the Marina as a "Specialized Commercial Area", our proposal (which includes a tourist information kiosk) will support Oak Bay tourism and the objective to, "ensure visitors have access to a community welcome, information, and other visitor services via a variety of sources". As OBMG works to market Turkey Head and the Marina as a desirable tourist destination, economic spill-over will bolster other neighbouring businesses, further increasing and diversifying the District's revenues.

Many features of the proposal will result in a desirable destination for tourists. Turkey Head and the Marina will encourage a more integrated, sustainable, and complete community, and will act as an economic generator by:

1. Providing better connectivity for tour buses.
2. Diversifying activities available for visitors (e.g., paddle sports).
3. Supporting thematic events in the bandshell, and provision of an adaptable parking area for private or public events, such as farmers markets and film productions.
4. Acknowledging First Nations culture, language, and traditions while providing a memorable and educational visitor experience.
5. Promoting the Art Walk as a visitor experience.
6. Supporting sustainable marine tourism (e.g., nature tours).
7. Improving the physical environment for visitors, including provision of adequate and safe connections for pedestrians and cyclists.
8. Promoting Oak Bay as a tourist destination to visiting boaters through OBMG's guest moorage program.
9. Renovating the Sales & Services Building to include the Paddle Sports Centre, and other marine-oriented commercial spaces to create a more interesting and activated storefront for attracting visitors. Seventy-five percent (75%) of survey respondents indicated it is important to accommodate more water-based recreation opportunities, such as kayaking, paddle boarding, and rowing.

"Oak Bay does not currently have a Tourist Information Centre. A creative suggestion from the public was a Tourist Information Centre on the oceanfront, stocked with information on Oak Bay and its rich cultural and natural heritage."

~ District of Oak Bay OCP

1.5 Climate Change & Energy

The redevelopment plan for Turkey Head and the Marina includes strategies to reduce environmental impacts while working to mitigate climate change. OBMC's proposal will reduce greenhouse gas (GHG) emissions, conserve water, and decrease overall energy consumption. Building renovations will focus on energy efficiency, and reducing natural gas consumption, which is the largest GHG emission source on the property. Renovations will additionally improve heat efficiency by draft sealing the building envelope and investment in heat recapture systems. Additional climate change and energy mitigation strategies include:

1. Renovating the existing buildings.
2. Upgrading lighting to high efficiency LED, along with installing motion sensors, timers, etc.
3. Constructing marina docks using recyclable materials. The docks will be lit by LED light sources using fixtures that adhere to night sky policies. (See Section 1.13.1).
4. Continuing to update our existing comprehensive recycling program that includes a waste station for composting, appropriately designed bin enclosures, and updated signage. The Marina will communicate any changes to boaters by way of clearly marked signage and ongoing notices. Staff training will include waste management.
5. Reducing emissions by making Turkey Head and the Marina an idle-free zone, which will be encouraged through educational signage.
6. Installing electric vehicle (EV) charging stations. A barrier to the adoption of EV vehicle use is the lack of available public charging infrastructure. With Canada's target to have 30% of all light-duty cars be electric by 2030 and 100% by 2040, and local government requirements to meet greenhouse gas reductions, the use of EVs will increase exponentially over the next few years*.
7. Increasing connectivity and improved bike infrastructure will encourage active transportation to Turkey Head and the Marina. The upgrades include access to an electrical power source found at the Cycling Hub to support the use of electric bicycles.
8. Increasing the permeable surfaces and vegetation, including the number of trees on Turkey Head, will aid in the reduction of GHGs.
9. Updating the restaurant's water-cooled refrigeration equipment will reduce water consumption by an estimated 70%.

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

~ Survey Respondent

*<https://www2.gov.bc.ca/gov/content/industry/electricity-alternative-energy/transportation-energies/clean-transportation-policies-programs/zero-emission-vehicles-act>

1.6 Natural Environment

OBMG's proposal will protect and enhance the site's natural features and ecosystem health. The OCP singles out air, water, and soil as core elements of the natural environment that foster community health and resilience. Our survey revealed many visitors frequent Turkey Head and the Marina to walk the pathway and view the waterfront. Many respondents indicated a desire for an enhanced natural environment and greenspace.

The following sections describe how OBMG's proposal for Turkey Head and the Marina will enhance and protect the site's ecosystem health, including the improvement of wildlife habitats.

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

~ Survey Respondent

1.6.1 TURKEY HEAD NATURAL ENVIRONMENT

1. Increasing the area of green space and native vegetation will absorb odours and pollutants, and filter particulates out of the air.
2. Increasing permeable surfaces helps in the absorption of rainwater (reducing the volume of stormwater entering the municipal system) on Turkey Head.
3. Enhancing landscaping by increasing the tree canopy will assist the District with its "Urban Forest" strategy.
4. Utilizing native, drought-resistant plants will reduce water use and create pollinator habitats within the parking area.
5. Improving Turkey Head's 'living shoreline' through the elimination of invasive species (where possible) and replacement with native plants.
6. Using oil and sediment interceptors in the upland parking lot and at the Marine Service Building to ensure environmental protection.
7. Planting rain gardens in the parking lot will filter oil and other pollutants, and reduce stormwater runoff.
8. Installing water conserving irrigation systems to reduce consumption.

"Preserve & improve the nature/shoreline access." ~ Survey Respondent

"Highlight the natural beauty and encourage the pleasant and peaceful enjoyment from a more natural green space." ~ Survey Respondent

1.6.2 MARINA NATURAL ENVIRONMENT

The Marina is proud to be the recipient of a four-anchor designation from the Georgia Strait Alliance's "Clean Marine BC" eco-rating program. Clean Marine BC certification is awarded by an independent auditor who assesses each participants' environmental best practices. These practices include all aspects of operations from fueling to waste oil and paper recycling. In discussions with Clean Marine BC, the proposed dock replacement will enable OBMG to achieve

the highest five-anchor rating, (georgiastrait.org/work/cleanmarinebc/).

The marine environment will be protected and enhanced by:

1. A sewage pump out system, available to moorage customers and public boaters, will be installed and connected to municipal sewer system. This will ensure boaters have an environmentally responsible method for disposing of effluent, keeping our waters clean.
2. The replacement dock design incorporates decking to maximize light penetration, which will encourage the growth of sensitive marine flora and fauna. (See Section 1.13.1).
3. Working alongside the District and Fisheries and Oceans Canada, OBMG will install reef balls. Made of pre-cast concrete, reef balls create an artificial substrate that allows colonization, forming the foundation of new sea life habitats. Installed successfully in numerous locations around the world, there are already reef balls locally at places, such as Ogden Point, Fisherman's Wharf, and Sidney Pier.
4. OBMG will continue to support the BC Purple Martin Nest Box Recovery Program. Nest boxes are currently installed seasonally, from April when the birds arrive in BC to breed, to September when they migrate south.
5. OBMG installed Western Canada's first Seabin Project (seabinproject.com). The Seabin is a floating waste collector that removes debris, including plastics and petroleum-based surface oils from our ocean. To date, the Project has removed more than 1,357,330 kg of waste from oceans worldwide. OBMG's Seabin reflects our environmental commitment, and the Seabin acts as a conversation catalyst for environmental sustainability and the protection of our oceans.



All OBMG Marinas are enrolled in the Clean Marine BC eco-certification program

OBMG will minimize the release of contaminants to the marine environment by:

1. Providing a marine sewage pump out for use by customers and boating public.
2. Continuing the practice of providing free oil waste disposal for boaters.
3. Continuing best practices for vessel fueling policies and procedures.
4. Eliminating the use of creosote and treated wood products in marina construction.
5. Providing convenient dockside waste-stream diversion bins for marina customers.
6. Optimizing energy and water conservation for both Turkey Head and Marina activities. (See Section 1.5).
7. Adhering to, and where possible, exceeding all requirements of relevant provincial and federal environmental legislation.

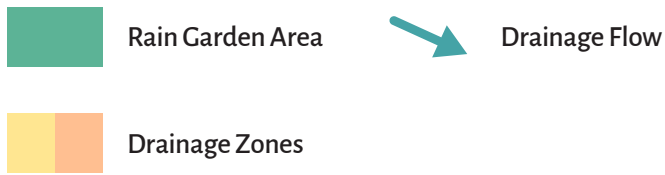
The environmental enhancements to the marina and the proposed measures for "managing boats in nearby bay" will serve to protect and enhance the sensitive eelgrass ecosystems in the area.



Oak Bay Eelgrass Locations (Oak Bay Eelgrass Inventory report)

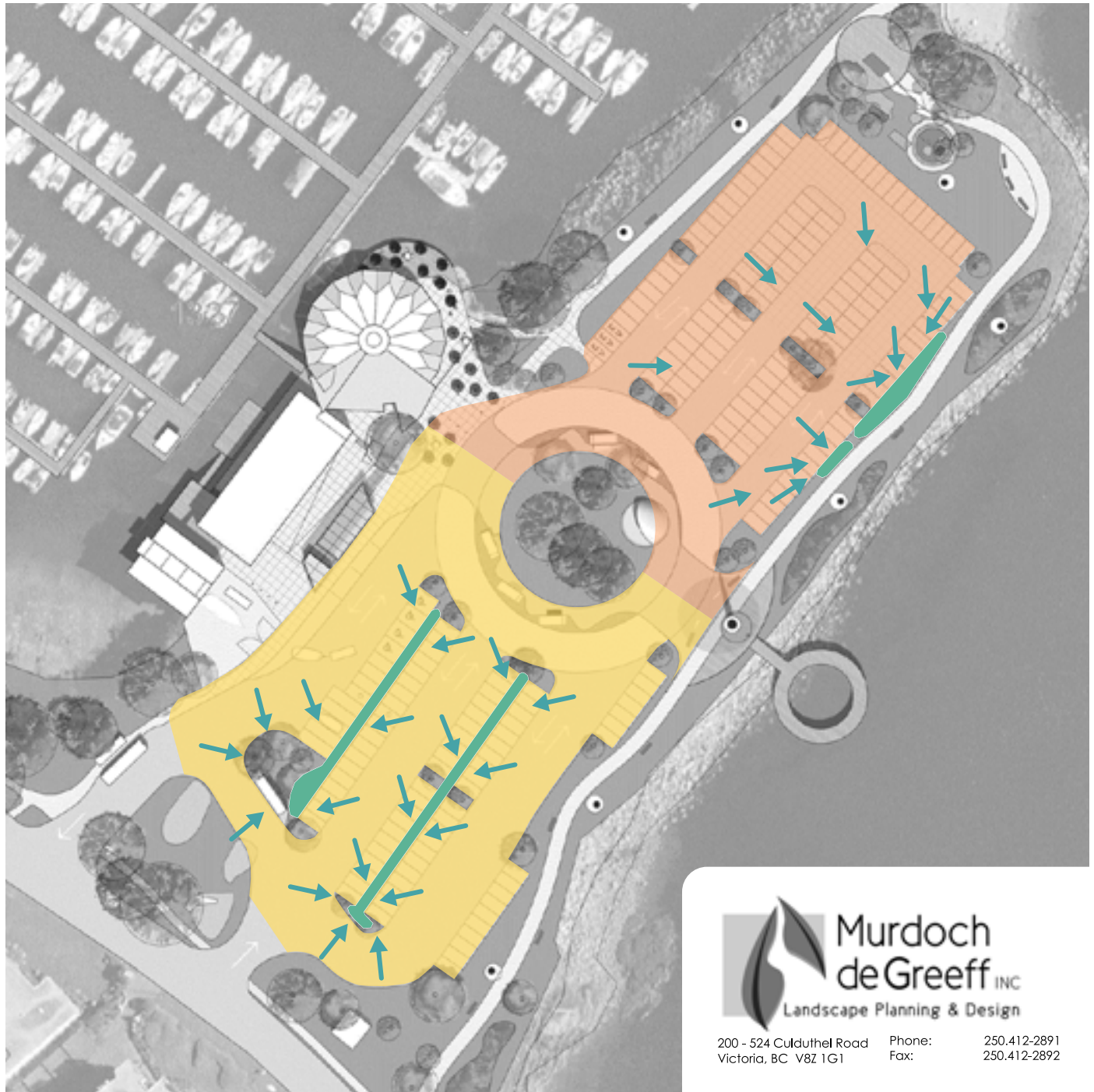
New Rain Gardens and New Landscaping

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.

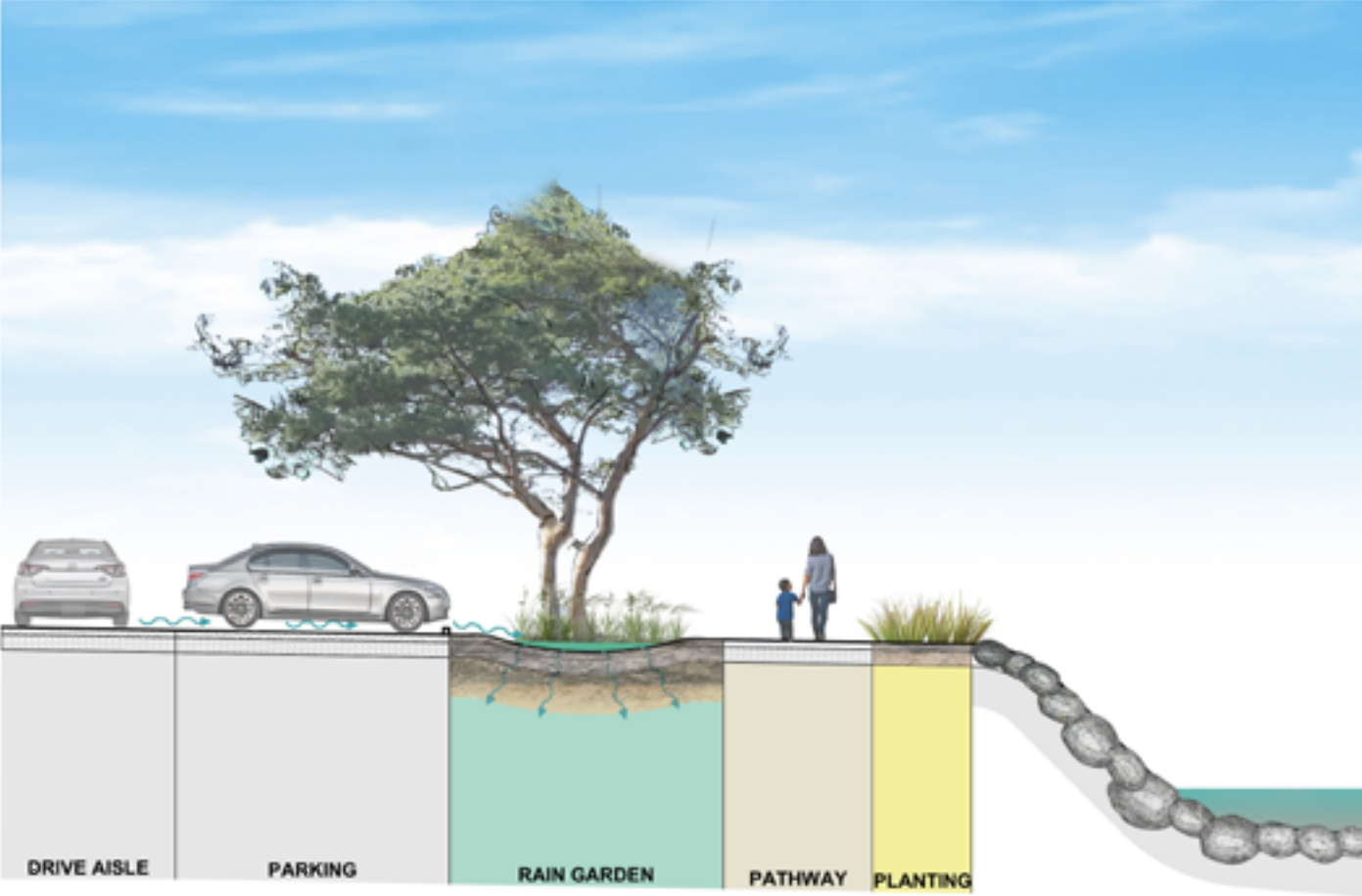


200 - 524 Culduthel Road Phone: 250.412-2891
Victoria, BC V8Z 1G1 Fax: 250.412-2892

New Rain Gardens and New Landscaping

Preliminary Stormwater Management Plan:

Parking Lot/Rain Garden cross section



200 - 524 Culduthel Road Phone: 250.412-2891
Victoria, BC V8Z 1G1 Fax: 250.412-2892

New Rain Gardens and New Landscaping

Preliminary Planting:

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



200 - 524 Culduthel Road Phone: 250.412-2891
Victoria, BC V8Z 1G1 Fax: 250.412-2892

1.7 Reconciliation

One of OBMG's strategic goals is to, “Build relations with our communities, all levels of government and First Nations”. This goal is further supported by our objective of, “Respecting and recognizing the Ləkʷəŋən Peoples, including further collaboration and partnerships moving forward”.

OBMG has a long history of engagement with local First Nations, including recent meaningful discussions with Songhees Nation. Among many items discussed, Songhees Nation indicated tourism is a strategic priority.

One component of their strategy is to create the Songhees Indigenous Marine Trail, which will include marine tours for people to visit points of interest within Ləkʷəŋən territory, including Tl'ches (Chatham and Discovery Island).

“I would appreciate more indigenous place naming and history on display. thank you.”
~ Survey Respondent



“Salish Sea” by Chris Paul will form part of our Art Walk.

Stemming from the discussions with Songhees Nation, OBMG was pleased to provide a letter of support to Songhees Nation for its application to BC's Community Economic Recovery Infrastructure Program (BCCERIP). If approved, the BCCERIP grant will provide funding for the Nation to develop programming for the Songhees Indigenous Marine Trail, and create employment opportunities for its members as base hosts, canoe tour crew, boat crew, and naturalist guides. Songhees Nation has a current conservation project on Tl'ches. As a key stakeholder to this initiative, OBMG has offered to provide a moorage slip to Songhees Nation for the duration of the lease (2023-2052). In addition, we will provide access to the proposed community meeting space to further assist the Nation's conservation efforts and the development of the marine trail.

Ongoing collaboration with Coast Salish peoples is central to OBMG's objectives for the redevelopment of Turkey Head. In conversation with members of the Songhees Nation, we discussed their spiritual connection to Takaya, and their strong feelings about what has transpired. In response, OBMG has offered Songhees Nation a platform from which it can share stories and history, including the story of Takaya. The installation of a Songhees House Post, and First Nations' art and interpretive signage will foster First Nations' culture, language, traditions, and world views.

The Ləkʷəŋən peoples often have three names for an area: 1) one for the people that settled in a location, 2) another for what was gathered in a location, and 3) a name that describes the geographic location. Spewhung (the name for the proposed park) means "fog or flying dust", which only represents the geographic description of Turkey Head. OBMG is in conversation with Songhees Nation about the naming of the circle park to help recognize the Ləkʷəŋən peoples' connection to this land. OBMG's research has revealed the wording on the cairn overlooking Turkey Head is incomplete, and OBMG will work with the District to update the wording to reflect the meaning of Spewhung.

Feedback from Songhees Nation on the proposed items respecting First Nations have been positive. Engagement with the Nation remains ongoing as OBMG is a key stakeholder in the development in the Songhees Indigenous Marine Trail.

"This is an excellent opportunity to respect and acknowledge the Indigenous heritage of the area. We should have some kind of interpretive set-up to educate the public about the deep and important Indigenous history of the location."

~ Survey Respondent

"Any changes must be environmentally friendly & cognizant of history & indigenous culture."

~ Survey Respondent

1.8 Neighbourhood, Community & Social Well-Being

Residents of Oak Bay have a strong sense of place and social well-being. According to the survey results, most respondents (54%) indicated they visit Turkey Head and the Marina weekly, asserting the popularity of this site.

Our proposal will enhance the community's social fabric while strengthening the surrounding neighbourhood. Turkey Head is identified in the OCP as "Community Institutional", which is defined as "have(ing) high community value, some for the social opportunities they provide, and many for the character of the buildings and landscapes on the grounds".

The proposed enhancements to Turkey Head will further support and strengthen community well-being and the surrounding neighbourhood in the following ways:

1. Improving access for people of all ages and abilities, including a widened and upgraded walking path to encourage community inclusion, socialization, connectivity, and wellness.
2. Promoting an active and healthy lifestyle.
3. Providing opportunities for education and greater appreciation of the marine environment.
4. Respecting neighbours by minimizing building development and obstruction of views.
5. Expanding uses to provide opportunities for a broader segment of the population to use and enjoy Turkey Head and the Marina.
6. Enhancing property values with an investment in amenities that further strengthens the community's recreational choices and social well-being.
7. Provisioning space for paddle sport storage and launching to reduce street parking and congestion along Beach Drive, ultimately making the road safer.
8. Renovating the Sales & Service Building will include provision for community space.

Turkey Head "...needs to be to be something that is accessed by everyone and contributes to the whole community." ~ Survey Respondent



Local sailing program conducted by Oak Bay Parks, Recreation & Culture

1.9 Arts & Culture

Turkey Head and the Marina, acting as a community hub, will continue to foster and encourage arts and culture. Our innovative design and strategic partnerships will welcome arts and culture in a number of different ways:

1. The Art Walk will provide space for public art installations.
2. Continued collaboration with Coast Salish peoples, and offer visual storytelling and

interpretive signage.

3. The Bandshell will offer opportunities for showcasing performing arts in partnership with The Rotary Club of Oak Bay.
4. The adaptable parking/event space will provide room for community events, such as *Euro Cars & Coffee*.
5. The full-service restaurant & café will continue the long-standing tradition of memorable culinary experiences.
6. OBMG will continue to sponsor an artist in the Oak Bay Parks, Recreation and Culture's Arts Alive program.

“Nature-inspired Interactive art/sculpture that children can play on/climb rather than traditional ‘playground’ equipment.”

~ Survey Respondent

1.10 Parks & Open Space

The OBMG proposal plans to maintain and enhance parks and open space, including trails and walkways. Additionally, these proposed changes will allow residents to enjoy the site's beauty while participating in active, healthy lifestyles. Public access to the waterfront will be enhanced in the redevelopment plan through a variety of site upgrades and features, including:

1. Expanded Turkey Head Walkway
2. Spewhung Park
3. The bandshell
4. The Welcome Circle
5. The Waterfront Pier
6. Natural play area
7. Adaptable parking and event space
8. Expanded outdoor seating
9. The Cycling Hub
10. Enhanced landscaping and rain gardens
11. Paddle sports pier, ramp & launch dock
12. Improved beach access

“While visiting the point there is never a shortage a people walking around the path. The sidewalk around the point is inadequate and should be increased in size to allow more walkers.”

~ Survey Respondent

1.11 Transportation

Turkey Head and the Marina provides a natural setting and infrastructure that facilitates active modes of transportation. The community already embraces an active lifestyle, including various human-powered forms of travel. OBMG proposes to further encourage active transportation in the following ways:

1. Supporting Beach Drive's OCP designation as an active transportation “scenic bike

route”, the Cycling Hub will be a convenience for cyclists as it will include a repair station, bike racks, and charging ports for electric bicycles.

2. Providing a seamless connection to Oak Bay's existing walking network, the enhanced Turkey Head Walkway is designed to improve access for all abilities.
3. Washrooms, showers, and a café will be available to the public, making Turkey Head a cycling destination.
4. Convenient access for paddlers via the Paddle Sports Pier & Launch Ramp.

OBMG looks to encourage other environmentally friendly modes of transportation, along with shared modes of transportation, in the following ways:

1. An improved Bus Stop will provide convenient access to BC Transit Heavy Duty, Medium Duty, and handyDART. The transit stop at Turkey Head also allows members of the public the flexibility of placing their bike on the transit bike racks then arriving at, or departing Turkey Head on public transit.
2. The Cycling Hub will provide cycling amenities for enjoying a scenic bike ride either individually or as a group.
3. Primarily used by tour buses, the bus lay-by will improve the circulation of onsite vehicular traffic.

1.12 Emergency Management

The District cites four emergency management principles in its OCP: 1) mitigation, 2) preparedness, 3) response, and 4) recovery. The OCP further indicates the municipality is subject to two major natural hazard conditions: 1) earthquakes and 2) severe weather events. Turkey Head and the Marina are classified as having a “low to moderate” potential for earthquake amplification. The area around Windsor Park and Newport Avenue is situated within the Tsunami Planning Zone.

TURKEY HEAD EMERGENCY MANAGEMENT

1. Turkey Head is framed by perimeter rock riprap and a breakwater designed to break-up and dissipate wave surges from weather events that are predominantly from the southeast.
2. OBMG's proposal minimizes the development of Turkey Head. No new buildings are planned, limiting potential property damage and risk to human life during a major weather event.

“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



Turkey Head breakwater and perimeter riprap

3. Additional perimeter landscaping, particularly on the east side of Turkey Head, will serve to mitigate erosion that may occur from storms.
4. The proposed pier will be built to withstand all major storm events.
5. The proposed continuation of two-way vehicle access provides safe emergency egress in the event of a tsunami warning.
6. The existing buildings are sited on the natural Turkey Head promontory, and are structurally affixed to native rock. Located on the west side of Turkey Head, the buildings are most protected from the predominant southeast storms, a factor that heavily influenced OBMG's rationale for retaining and improving the existing buildings.

MARINA EMERGENCY MANAGEMENT

OBMG's Emergency Response Plan (ERP) addresses the risks associated with events, such as marine associated oil-spills or fires and other emergencies, (e.g., medical emergencies), and how they will be managed. OBMG's emergency response plan, while focused on the marina, also applies to upland events.

1. OBMG currently has a comprehensive ERP that includes specific protocols for handling all emergencies. The ERP includes key contacts, a list of emergency response equipment, and incident reporting requirements.
2. The ERP incorporates Clean Marine BC best practices, with the marina manager having undergone specific Clean Marine BC spill response training.
3. All marina staff are educated on emergency procedures, as per the ERP, and have been trained to respond in the event of a spill on water or land, fire, storm, sinking boat, or medical emergency.
4. Replacement docks will be built to the highest structural standards, with engineered anchor systems (see Section 1.13.1). The new docks will incorporate the following emergency planning considerations:
 - a. All fuel infrastructure will meet or exceed safety regulations, including automatic shut-off valves, solenoids, and double-walled fuel lines and storage tanks. Oil spill kits are available, complete with containment booms and sorbet pads, in the event of a fuel leak from a vessel or the fuel system. Consistent with the BC Fire Code, the fuel containment and delivery system will be inspected and pressure tested annually.
 - b. NFPA 303 Fire Protection Standards will be met or exceeded on the new docks – firefighting standpipes will be located on every dock, and docks will have appropriate fire extinguishers mounted in accessible locations. The docks will be constructed from aluminum and, according to Poralu Marine, composite materials



A children's life jacket station will be located at the entrance to the marina docks.

that will not ignite.

- c. OBMG will continue to work with the Oak Bay Fire Department to facilitate fire drills and training on the docks and property.
- d. Electrical infrastructure will be completely replaced to the highest safety standard applicable, and will meet all Code requirements.
- e. Automated External Defibrillators (AED) will continue to be available at the head of the ramp access to the docks, and at the RCM-SAR Station 33 boathouse. These AEDs are available 24 hours a day without special access keys, and are maintained to ensure devices are in working order.

The infrastructure, equipment, and training detailed above will serve as preventative measures, minimizing the likelihood and impact of an emergency, while OBMG's ERP outlines how an emergency would be dealt with should it happen.

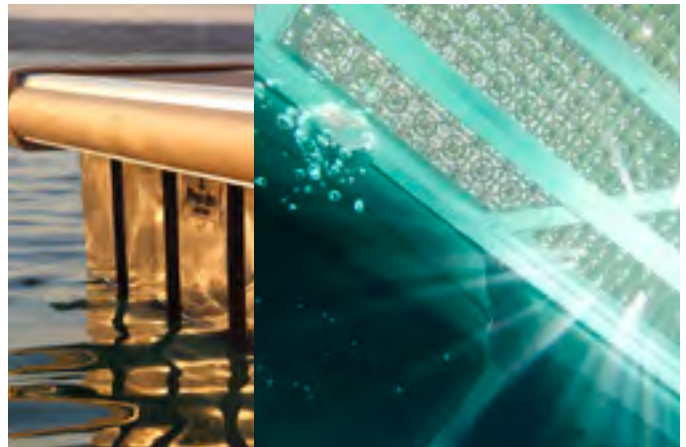
1.13 Other Lease Requirements

1.13.1 MARINA DOCKS

OBMG plans to rebuild the marina docks with an environmentally sustainable product from Poralu Marine. The Marina will accommodate at least 392 moorage slips, with a minimum of 13,134 total lineal feet. OBMG evaluated various marina designs and configurations, and believes the current design is optimally configured to accommodate market demand. Marina slip sizes will range from 20' to 108'. While other local marinas have eliminated smaller slips in favour of accommodating larger boats, OBMG will maintain a complement of smaller slip sizes in support of the Oak Bay Municipality Zoning Bylaw Section 4.13.4(2), which prohibits the storage of boats (whether or not mounted on a trailer) in all Residential Use Zones.

Providing dock infrastructure for 50,000+ marina berths, Poralu Marine is a global leader in environmentally sustainable marinas. Poralu products enhance overall eco-health of a marina by using an aluminum frame, fully encapsulated rotomolded flotation and decking that is designed to allow 47% of light to penetrate the deck surface, minimizing impacts to sensitive marine flora and fauna. In contrast, non-light permeable decking would “result in a variety of ecological consequences, including loss of submerged aquatic vegetation (e.g., eelgrass *Zostera marina*), alteration of habitat used by juvenile salmon, potential loss of salmon prey resources, and potential interruption of fish migratory patterns” (Pentilla and Doty, 1990; Simenstad et al. 1999).

A typical timber frame marina is estimated to have a useful life of 30 years, and decking would need to be replaced every 15 years. The expected useful life of Poralu Marine docks is



Poralu Marine Dock:
Encapsulated flotation (Left)
Light permeable deck surface (Right)

50 years, significantly reducing the amount of waste produced from repair and replacement of decking. Additionally, all Poralu dock components can be recycled and returned to the resource stream.

Benefits of Poralu Marine Infrastructure

- All Poralu materials are 100% recyclable, using aluminum and other eco-friendly materials.
- Long lifespan (50+ years of useful life), lowering waste over its useful life vs. traditional wood docks.
- Recycling aluminum only takes 5% of the energy required to produce it.
- Modular and customizable, the structure can be re-configured at any time to meet changing market demands.
- Light permeable, “Eco-style” decking increases ocean health and protects sensitive eelgrass.
- Encapsulated foam billets eliminate the potential spread of dangerous micro particles of polystyrene to the environment.
- No leachable chemicals. Traditional wood-structure docks use chemical treatments and creosote as wood preservatives, which leach into the environment over the life of the structure.
- Anchoring system congruent with environmental best practices. All current creosote treated wood piles will be replaced with steel piles.

Using best practices and meeting all requirements of electrical and fire codes, the entire electrical infrastructure will be upgraded to modern standards. The new marina docks will be installed with electrical pedestals, which include LED lighting and marine electrical connections monitored by a Measurement Canada approved, industry leading, remote monitoring system. Domestic water will be available at every slip for ease of use by customers, and protected by CRD-compliant backflow prevention to ensure safety.

OBMG commits to pay for all water and electricity usage charges used in operations.

All docks will be prefabricated in a controlled facility where waste can be recycled appropriately. Final assembly and installation will be completed onsite at the Marina following all environmental best practices and Department of Fisheries and Oceans Standards and Codes of Practice for marine construction.

1.13.2 MANAGEMENT OF BOATS MOORED IN NEARBY BAY

Unregulated Moorage Problem

Oak Bay between Haynes Park and Queens’ Park (“nearby bay”), adjacent to the Oak Bay Marina, currently contains



Oak Bay between Haynes Park and Queens’ Park

about 60 unregulated mooring buoys, and, at any given time, between 35-45 vessels are moored there. The primary reason for the unregulated anchorage is economic in nature. The “do-it-yourself” cost of installing a mooring buoy is minimal as no standards, inspections, or monitoring are required.

Many boats in the nearby bay are in neglected condition, and risk sinking or ending up on the shore. To better understand the impacts of the unregulated moorage, on October 9, 2020 OBMG hired Cold Water Divers to complete an independent survey of the nearby bay. The divers discovered seven vessels on the seabed, ranging from 24 to 60 feet in length (see Appendix C, Exhibit A: Cold Water Divers Mooring Field Report). On November 15th, an eighth vessel sank in the bay.

Environmental Risks

The major environmental concerns regarding unregulated moorage include the discharge of raw sewage, marine fuel, oil, and other harmful substances directly into the sea, posing ecological risks to Oak Bay's shoreline, bird and mammal life, and sensitive eelgrass ecosystems.

Financial Risk

The costs associated with disposing of derelict, sunken, or abandoned vessels amounts to tens of thousands of dollars per boat (as they are often unlicensed and uninsured), leaving the liability for the cost of environmental clean-up unrecoverable.

Recreational Risk

The nearby bay is crowded by vessels and experiences poor water quality, which reduces the use and enjoyment for activities like kayaking and paddle boarding. Additionally, objections from Oak Bay residents about the aesthetics of an unmanaged anchorage area are a recurring theme.

Jurisdictional Challenges & Examples of Other Regional Solutions

The issue of unregulated mooring buoys is one of the most controversial and unresolved topics on Canada's West Coast. There are many cases where neither the Federal Crown, the Provincial Crown, nor a local government regulate anchoring/mooring in an area. OBMG has taken the opportunity to detail the jurisdictional problems, the opportunities arising from case law, and examples of other regional solutions in a comprehensive report entitled “Managing Boats in Nearby Bay” (see Appendix C).

OBMG's Recommendation for Management of Nearby Bay

Given the proximity of the nearby bay to the marina's current tenure, the most practical option is for the District, at the time of the Renewal of Aquatic Lands Lease, to apply to the Province of B.C. to extend the tenure's area to include the nearby bay. Sub-Lease of the Aquatic Lands by District as part of the marina will allow the District to establish a managed mooring buoy field.

OBMG proposes 35 mooring buoys be established and managed by the marina operator as part of the marina's sublease. The buoys would be used for both long-term moorage

and transient/guest moorage, driving tourism revenues in Oak Bay. The same general requirements of moorage customers in the marina will apply to moorage at the buoys, including such things as a seaworthy boat and mooring lines, proof of ownership, registration and requirement of insurance. Boat owners using the mooring buoys will have access to the Marina for potable water, laundry, washroom & shower facilities, sewage pump out, garbage disposal, dinghy access and vehicle parking.

The proposed extension of aquatic lease area may be found in Exhibit C of the report located in Appendix C. Advantages to the District are:

1. **Managed Risks.** The moorings will be installed and managed by an experienced marina operator under a provincial foreshore tenure which has many performance obligations of the marina operator (e.g. tenure payments, taxes, environmental protection, insurance requirements, maintenance requirements etc.).
2. **Financial Benefits.** A managed mooring field will reduce unexpected costs of removing abandoned vessels. The District will benefit from increased revenues under the marina's sub-lease agreement.
3. **Environmental.** The number of buoys will be limited and regulated ensuring the protection of sensitive eelgrass areas. Boaters in the mooring field will have access to the Marina's pump out station for discharge.
4. **Recreational.** With fewer negative environmental impacts, the nearby bay can be revived as a space to enjoy recreational activities such as kayaking, paddle boarding and sailing.

1.13.3 PARKING

There are currently 275 parking stalls at Turkey Head, taking up more than 1.3 ha of paved area. The layout is inefficient, unsafe for pedestrians, and many of the aisle way widths are greater than what is needed for safe ingress and egress. In its survey, OBMG found that the majority of survey respondents (74%) indicated that it is important to include convenient community parking.

The parking lot is not only used to support the businesses at Turkey Head, but is also extensively used for:

1. A year-round departure point for walking and bird watching groups.
2. Regular seasonal events, such as the Euro Cars & Coffee group.
3. A marshalling area for local movie productions.
4. Individuals and families who park on the perimeter parking stalls and simply enjoy looking out to sea. People with mobility limitations park and sit in their vehicles to enjoy watching marine wildlife and boating activities. It is also common to see people eating in their vehicles during a lunch time break while enjoying the scenery.

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

~ Survey Respondent

During the spring, summer and fall seasons, the parking area can often reach capacity.

The municipal bylaw stipulates parking requirements of between 170 to 175 stalls, depending on the interpretation of the Turkey Head buildings' floor space. The District's standard is one stall per four slips. Other marina facilities operated by OBMG have a bylaw requirement of one stall per three slips, and demand often exceeds this requirement during the summer season. It is anticipated that OBMG's proposed Paddle Sports Centre will create more demand for parking. Based on our experience with multiple marinas, the proposed number of marina berths, the number of seats in the restaurant and coffee shop, the additional retail and marine service activities that are part of this proposal, and the additional public use of the parking area, the estimated breakdown of required vehicle parking stalls is as follows:

USE	EST. STALLS REQUIRED
Marina (400 berths)	135 to 140
Restaurant/coffee shop	35 to 40
Retail/Paddle Sports Centre	20 to 30
Community Parking Use	20 to 25
TOTAL	210 to 235
Plan Proposal (subject to final parking report)	+/-226, plus 3 temporary & 2 designated bus lay-bys

Multi-use Parking & Other Parking Features

An important feature of the proposal is the designation of a large adaptable parking area that can be readily transformed into multi-purpose event space. One of the three main themes that emerged from the survey was accommodation of an adaptable community event space within the parking area. The proposed reconfigured parking layout provides for such space at the north end of Turkey Head, and can be safely cordoned-off to allow for events, such as a Saturday farmers market, a car show, or other community events. Designated EV spaces and accessible parking spaces will be accommodated, as well as improved lay-by parking for buses.

“I provide companion services for several elderly people. Turkey Head is one of the places they seem to enjoy most. They can stay in the car and enjoy the view or we can take a short walk and they can still enjoy the view.”

~ Survey Respondent

1.13.4 STAFFING

Turkey Head and the Marina will facilitate employment opportunities for a variety of skill levels and responsibilities. A summary of the potential opportunities for employment are as follows:

	FT		PT		TOTAL
	Total	Seasonal	Total	Seasonal	
OBMG OPERATIONS					
Marina Administration	12	0	0	0	12
Oak Bay Marina	6	3	3	4	16
Marina Restaurant	31	12	18	11	72
Marina Dockside Eatery	7	2	3	2	14
TOTAL	56	17	24	17	114
OTHER ON-SITE OPERATIONS					
Paddle Sports Centre	5	2	0	3	10
Marine Service Centre	4	2	0	0	6
Boat Broker	4	0	0	0	4
ANNUAL TOTAL	69	21	24	20	134

1.13.5 MANAGEMENT PLAN

With the expiration of the current lease at the end of 2022, a replacement lease with the Province will be required. The preparation of a Management Plan is an integral part of the lease renewal process. OBMG holds multiple tenures, and over the past few years has submitted numerous Marina Management Plans to the Ministry of Forests Lands and Natural Resource Operations and Rural Development. OBMG is familiar with the Province's marina policy, referral process, survey requirements, and timelines.

OBMG will prepare a Management Plan that satisfies Provincial requirements.

RFP Addendum #2 indicates that the District is in the process of applying for a Marina replacement lease. OBMG has proposed a management strategy for the nearby bay as offered in the RFP. Should the District accept the plan OBMG has proposed, based on our experience, it is recommended that an application for tenure of the nearby bay be submitted concurrent with the District's application for the marina replacement lease.

1.13.6 SECURITY BOND

OBMG will pay a security bond for environmental purposes if required by the Province.



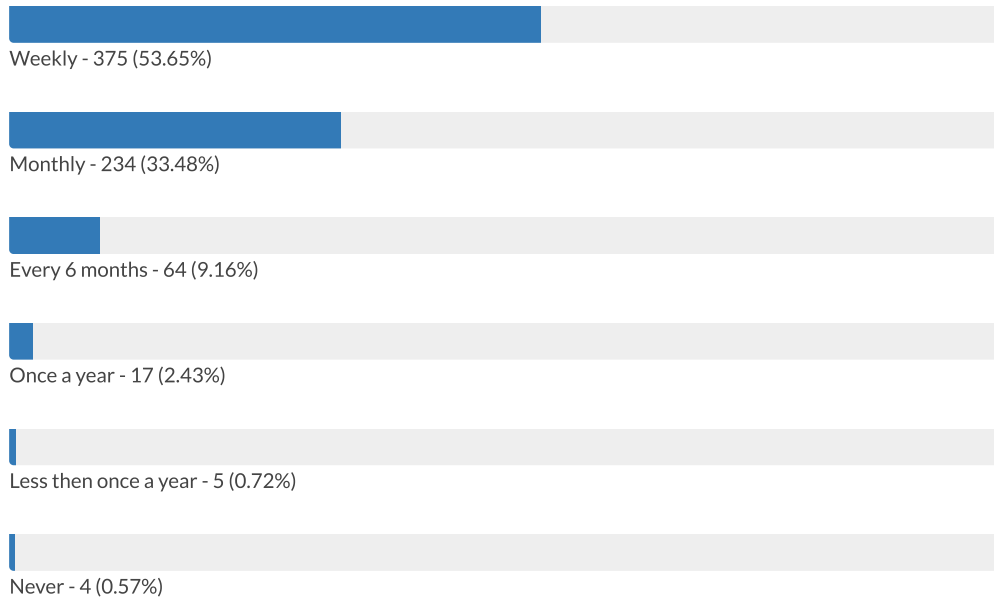
Appendix

Appendix A. Survey

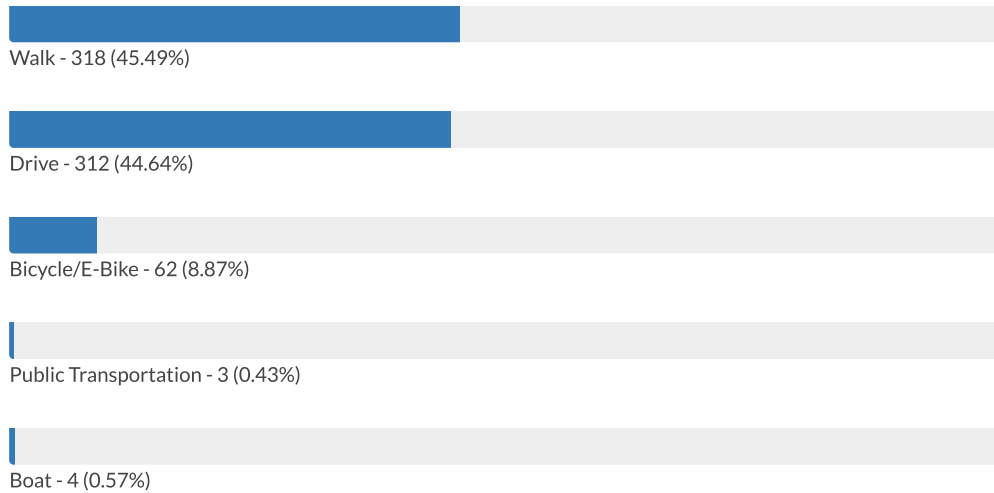
Survey Results from Community Feedback/Survey



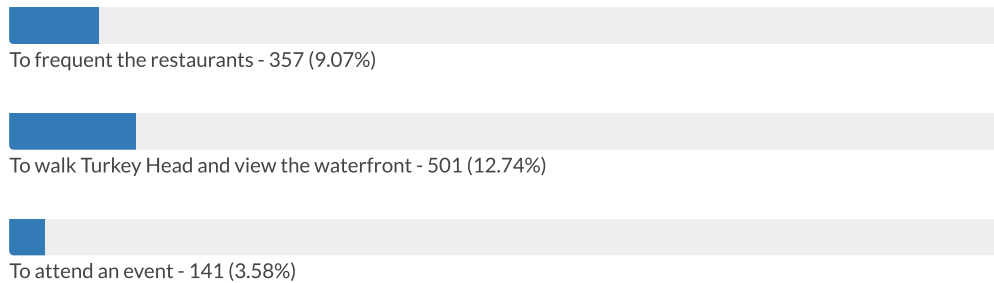
How frequently do you visit Turkey Head and Oak Bay Marina?



What form of transportation do you use to typically arrive at Turkey Head and Oak Bay Marina?



Why do you visit Turkey Head and Oak Bay Marina?



To use my boat - 84 (2.14%)

To access the bayfront for other water-based activities - 135 (3.43%)

Other - 44 (1.12%)

Specify

Watch the seals that hang around the dock

I equally drive and bike there. I would go more often than weekly, daily would be a better option for me. Turkey head is also part of my run, usually. I also walk there sometimes

Check on the seals and look at the marina. Sometimes take the car and go for dinner.

N/a

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

Cycling route

Walking the dog and biking

Run/exercise

Most of the above. My family is also looking at the purchasing a boat to possibly moor it there.

With friends who visit me

to look at the boats in the marina, and to use the marine part of the store.

Work

To sit and enjoy the view from the car in a rainy day

Car meet ups

To visit memorial bench

Car meet

Car shows

I attend the Morning Cars and coffee.....8:30 to 11 am and see cars and friends

To attend Euro Cars and Coffee. I would like to walk my dog but that activity is forbidden.

Picnic. Walk dog.

Walking our dog by the Turkey Head walkway.

Dog walking, shopping, and running.

Car show and shines

Monthly European cars and coffee, among other things.

Monthly European Cars and Coffee

Photography

I enjoy driving in the area and seeing gathering of various vehicles throughout the year

Meet friends

to sit at the little beach at the end of turkey end and relax and read my book. Thanks goodness the irritating outdoor piano is no longer there to disturb the peaceful environment!!

I live nearby on Beach Avenue

Sometimes to go for coffee

To view the waterfront, ocean, wildlife, passing boats, Mount Baker, the Olympics, the storms and more from the comfort of my car. Perhaps with a coffee and a snack from the Marina cafe.

I am part of a sailing club so I go there to socialize, work on various club boats, have meetings and sail. We organize various events that access the cafe.

SAR33 station

To see if anything's changed.

Regular car meets with friends and use the restaurants.

Walking dog or riding bike.

I don't visit

Launch kayaks

I use a walker and I like to drive to the Marina to park and read then walk around Turkey Head. During the year I visit the Café and dining room with friends occasionally.

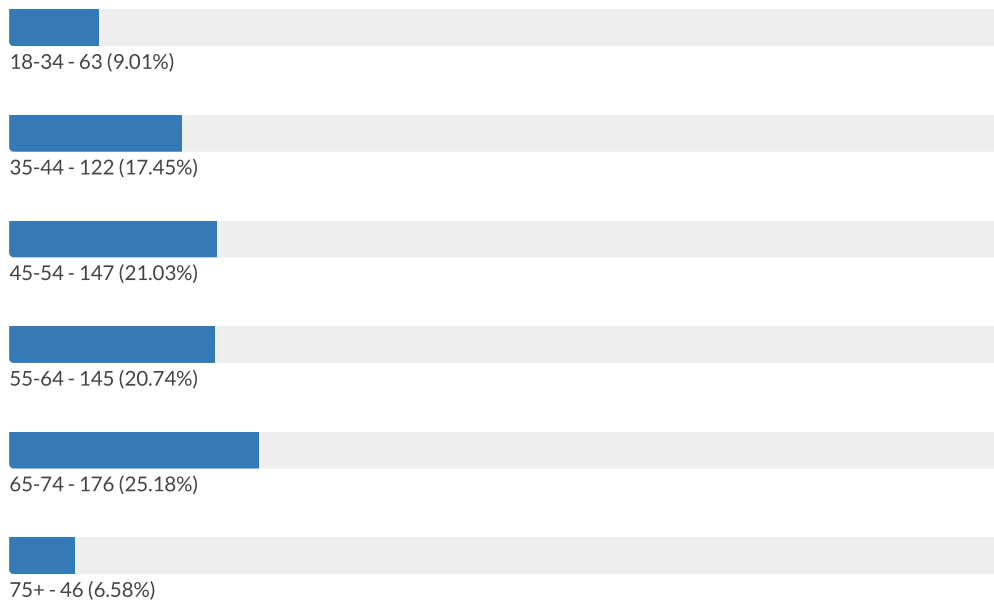
I was born in Oak Bay and liked going back to see the changes. Spent many days at the marina and when my wife and I went to the restaurant.

run by

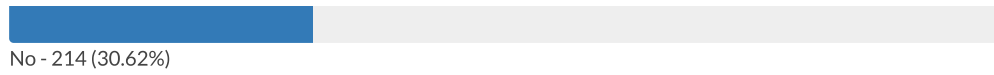
Check out the seals and boats

Work

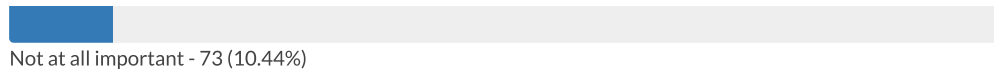
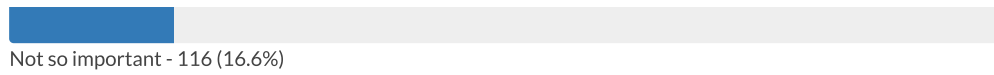
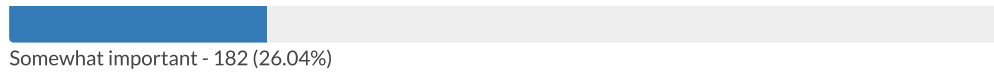
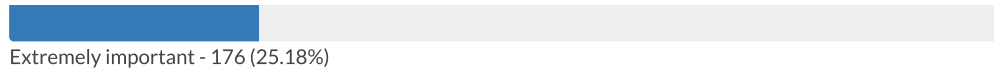
What is your age?



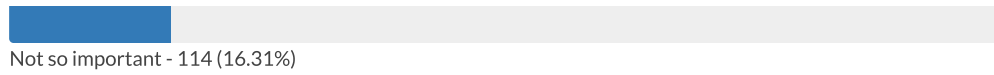
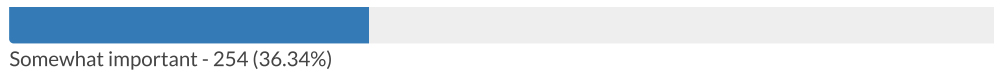
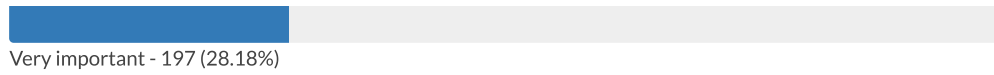
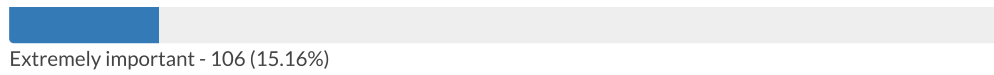
Are you a resident of Oak Bay?



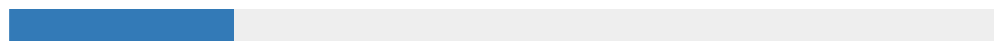
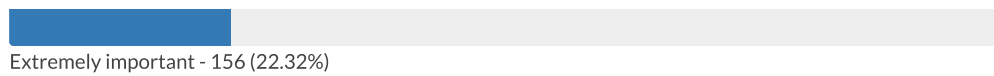
More green park spaces with native grasses, plants, and flowers



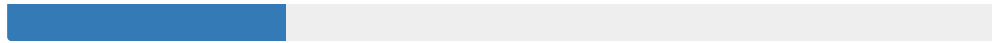
More benches, picnic tables, and seating areas.



Addition of a pier to allow greater access to the water, fishing and observing sea life



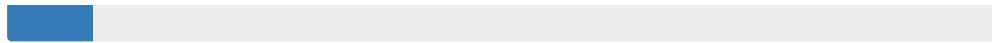
Very important - 159 (22.75%)



Somewhat important - 196 (28.04%)

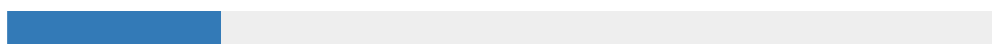


Not so important - 128 (18.31%)

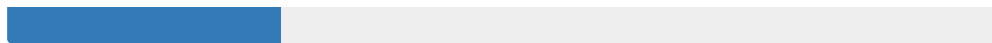


Not at all important - 60 (8.58%)

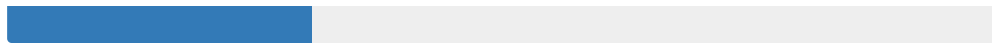
Upgrade the trail/path system along the waterfront to improve public access



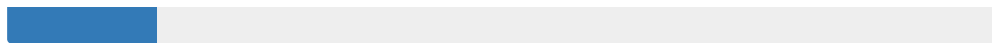
Extremely important - 151 (21.6%)



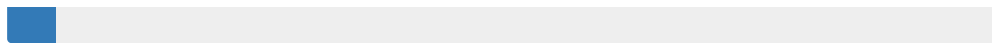
Very important - 193 (27.61%)



Somewhat important - 215 (30.76%)

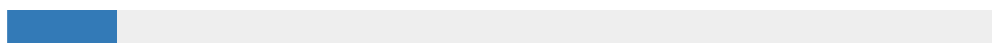


Not so important - 106 (15.16%)

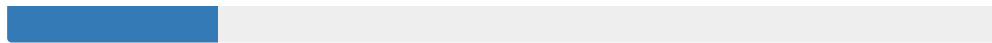


Not at all important - 34 (4.86%)

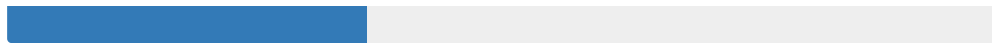
More interpretive signage to help educate visitors about the natural environment in terms of its plants, birds, and wildlife



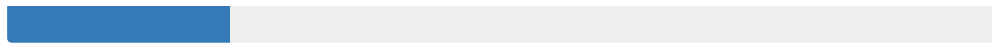
Extremely important - 77 (11.02%)



Very important - 148 (21.17%)



Somewhat important - 254 (36.34%)

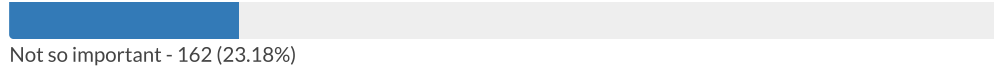
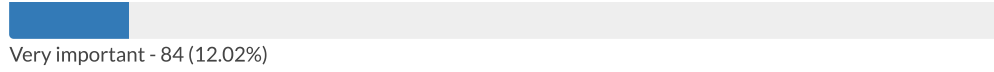


Not so important - 157 (22.46%)

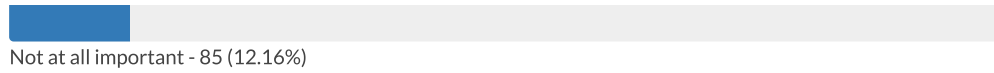
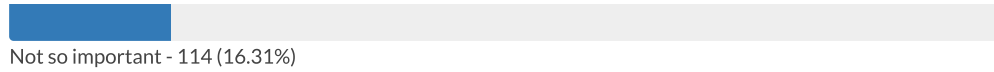
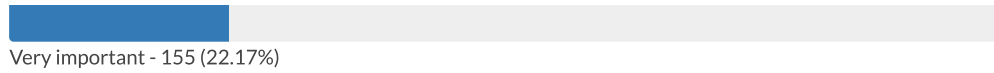
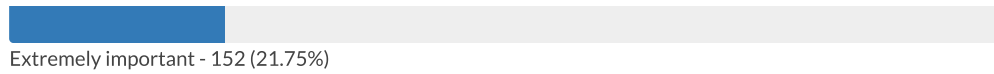


Not at all important - 63 (9.01%)

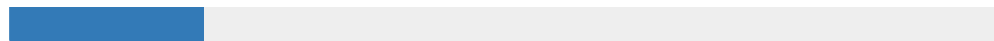
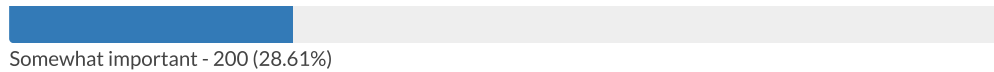
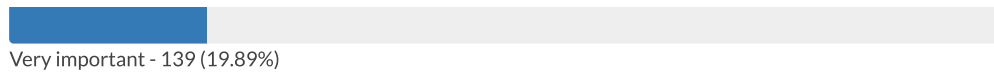
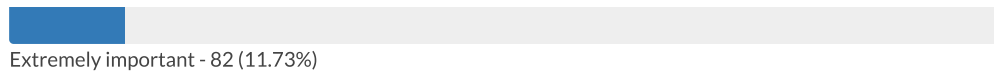
A performance space at Turkey Head in the form of a stage, amphitheater, or other platform to allow performances and other events



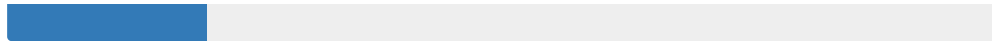
A seasonal, weekly farmers' market with fresh produce, homemade goods, and crafts



More on-site food options such as weekend food trucks, ice-cream or quick-serve items

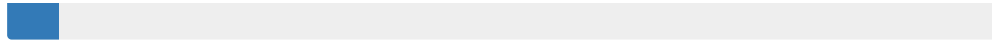


Not so important - 137 (19.6%)



Not at all important - 141 (20.17%)

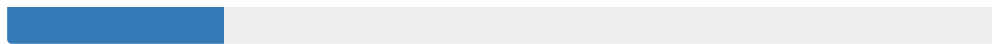
Pop-up activities such as table tennis, street hockey, mini golf, chess



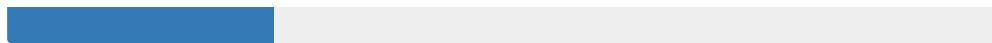
Extremely important - 36 (5.15%)



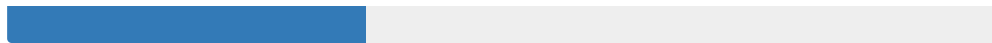
Very important - 69 (9.87%)



Somewhat important - 153 (21.89%)



Not so important - 188 (26.9%)

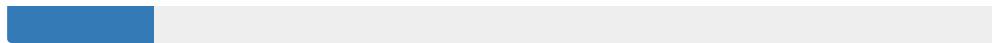


Not at all important - 253 (36.19%)

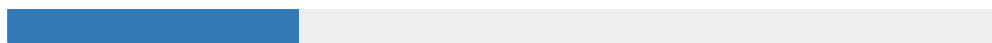
More public art installations



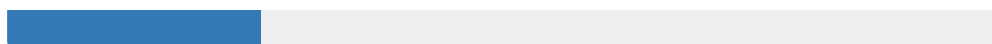
Extremely important - 60 (8.58%)



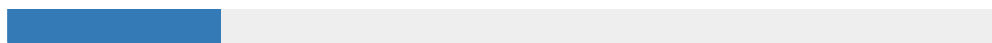
Very important - 103 (14.74%)



Somewhat important - 206 (29.47%)

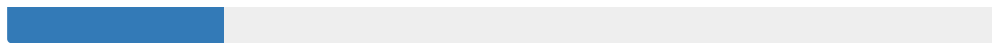


Not so important - 179 (25.61%)



Not at all important - 151 (21.6%)

Convenient community parking



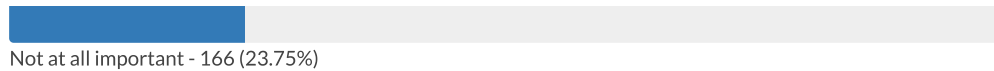
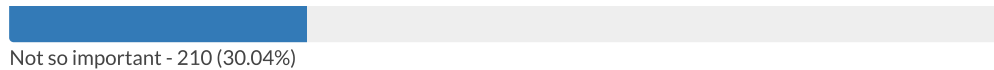
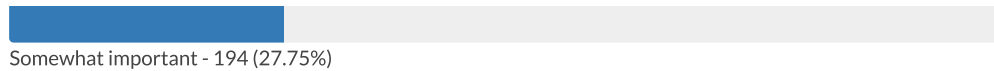
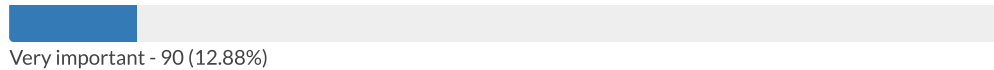
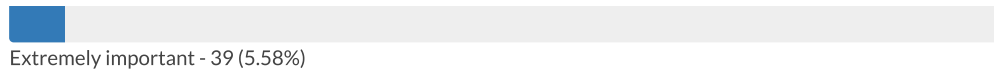
Extremely important - 153 (21.89%)



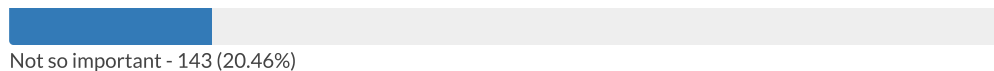
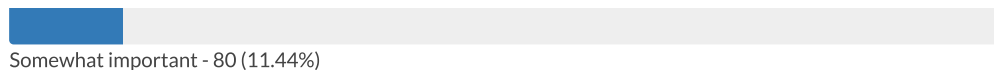
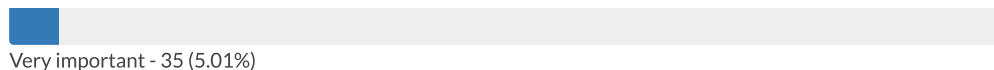
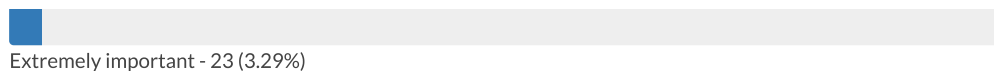
Very important - 169 (24.18%)



A playground for young children

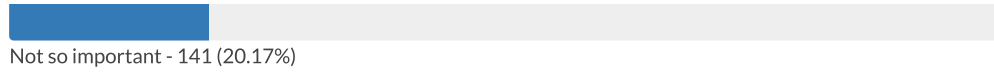
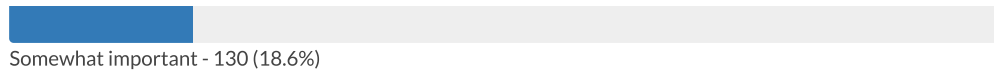


A skateboard park for youth

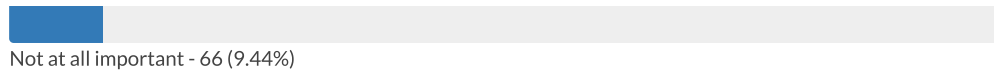
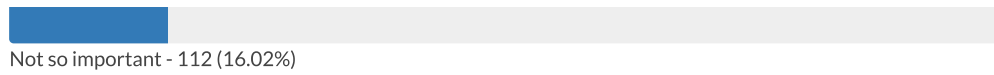
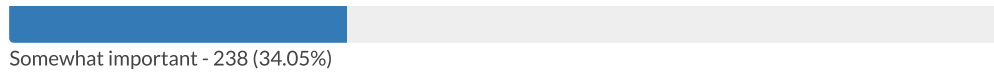
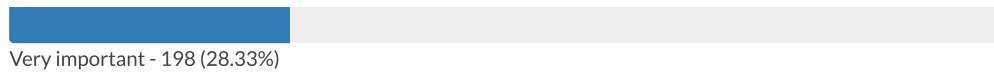
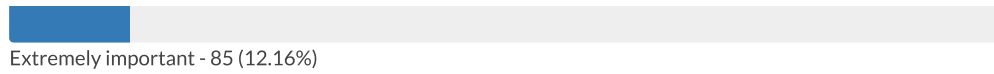


A water park for kids

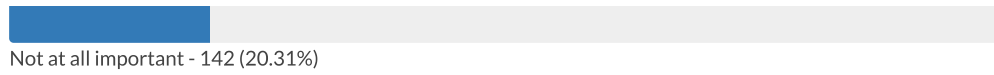
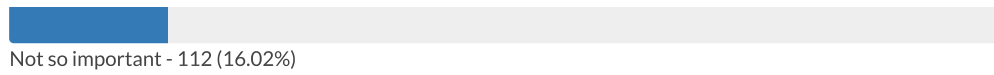
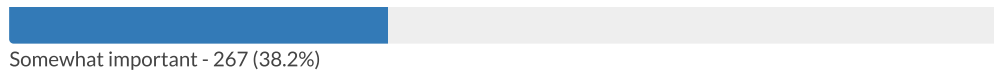
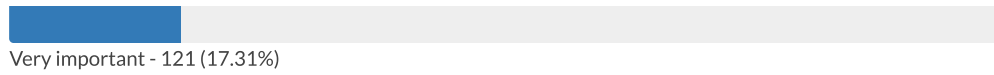
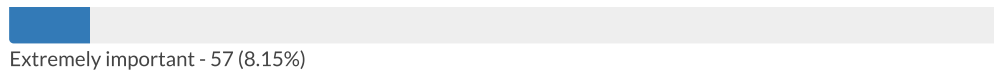




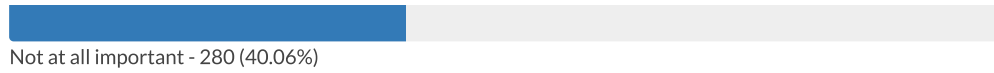
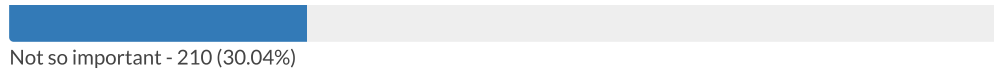
More water-based recreation opportunities in terms of kayaking, paddle boarding, and rowing



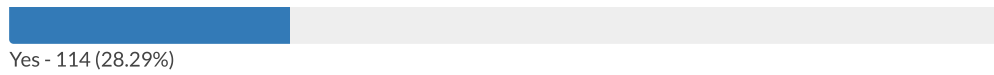
Greater support for cyclists in terms of parking, air/repairs, recharging (electric bikes).



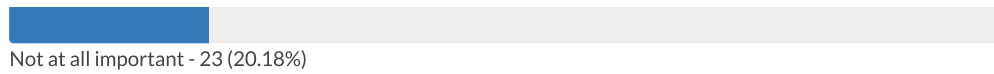
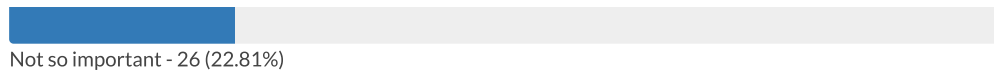
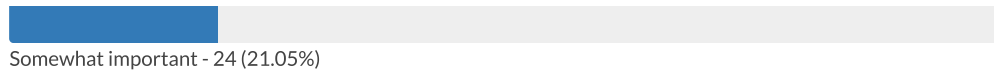
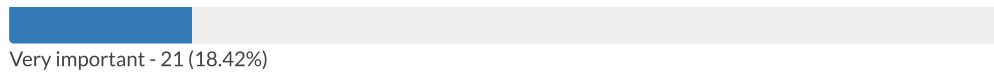
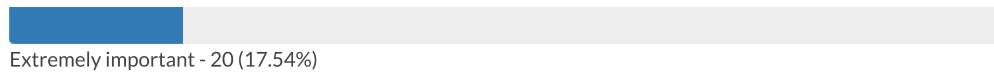
More retail shops and store



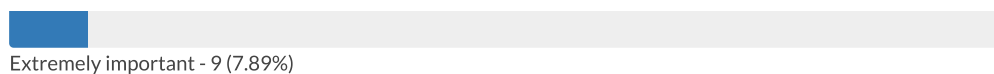
Are you a current customer of the Oak Bay Marina?

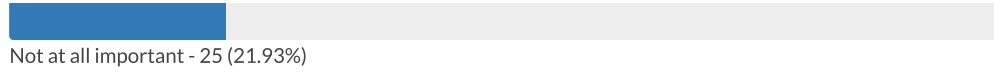


Affordable moorage

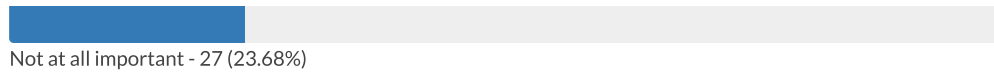
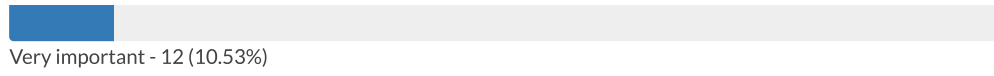
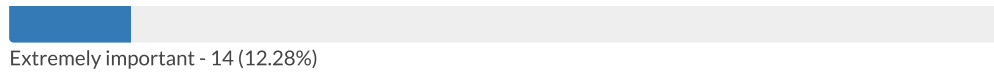


Marine mechanic service

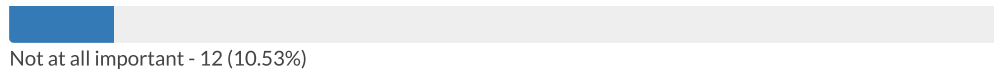
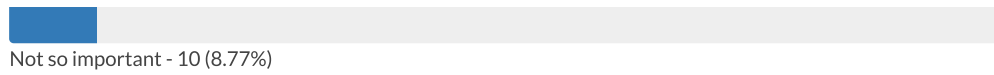
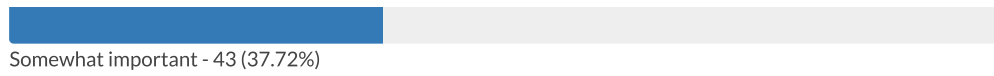
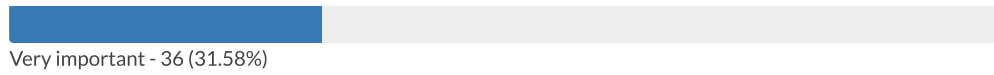
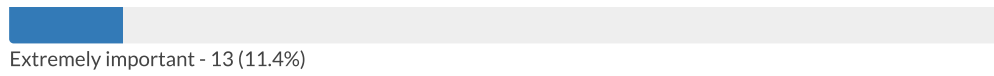




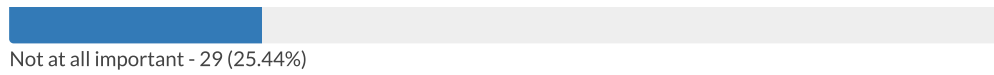
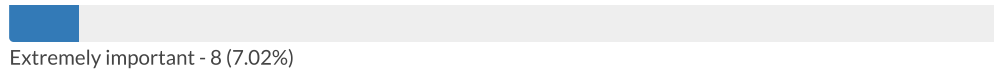
Marina proximity to primary residence



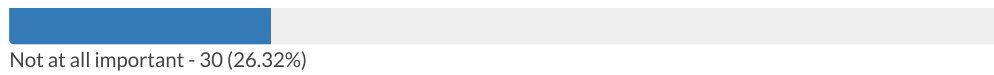
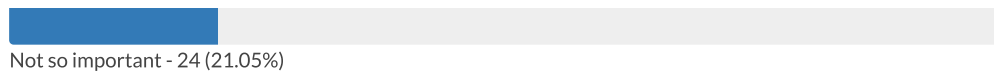
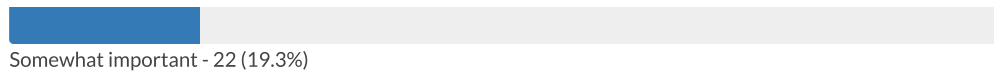
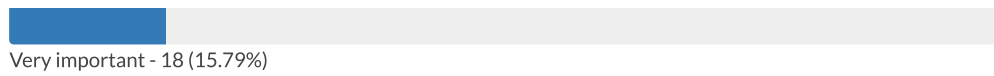
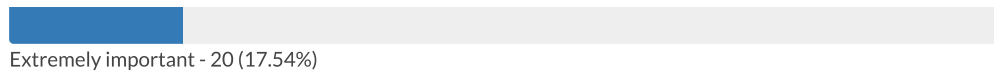
Access to on-site food services.



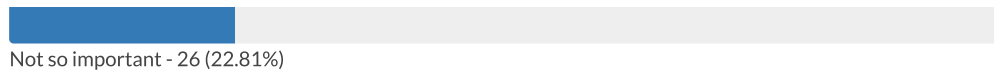
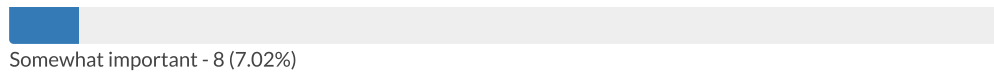
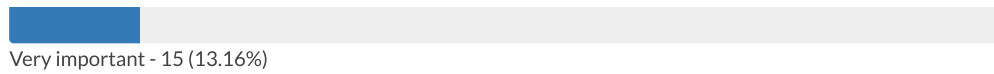
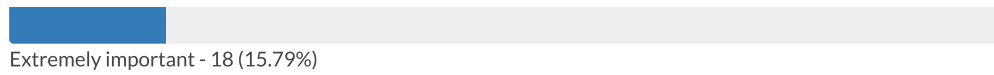
Chandlery with good selection and prices



Access to marine fuel



Locked gated access to Marina.

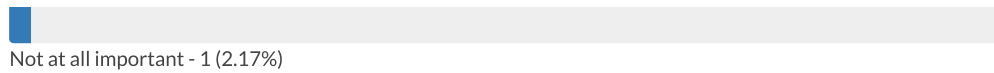
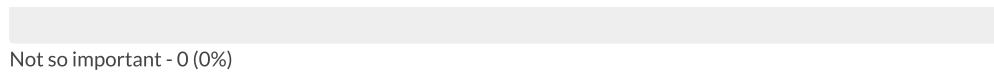
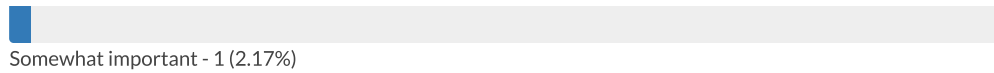
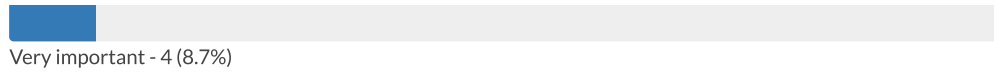




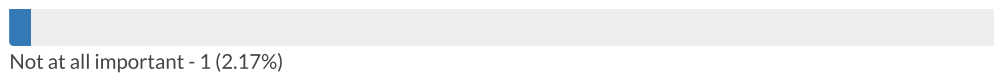
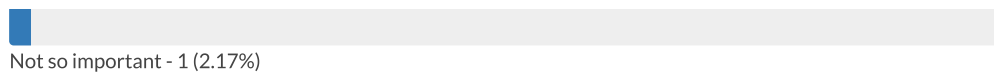
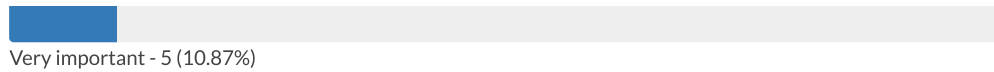
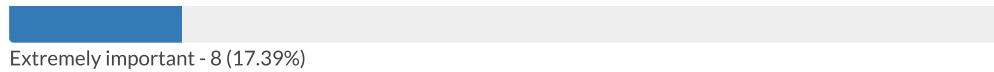
Are you a current moorage customer of Oak Bay Marina?



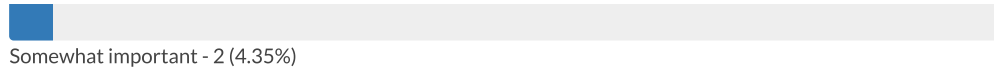
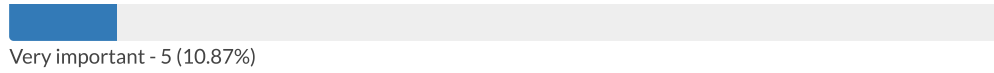
Affordable moorage



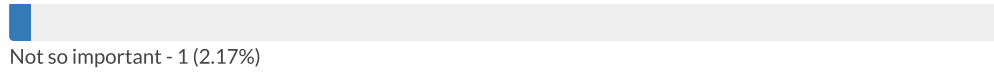
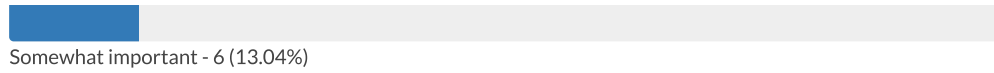
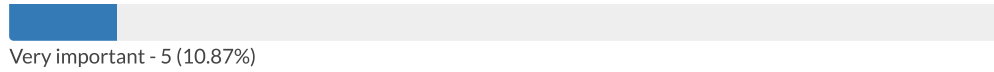
Marine mechanic service



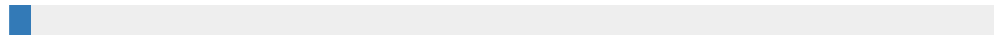
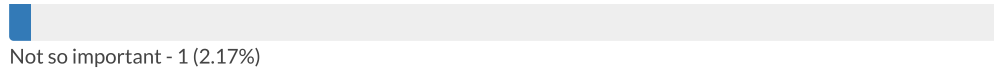
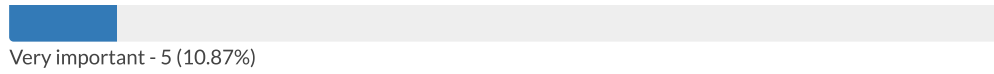
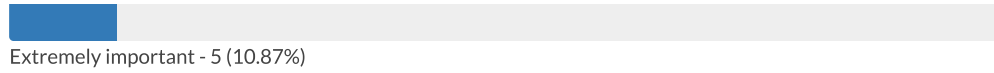
Marina proximity to primary residence



Access to on-site food services.

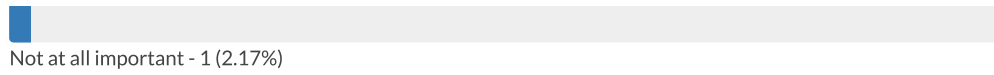
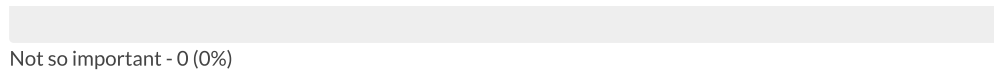
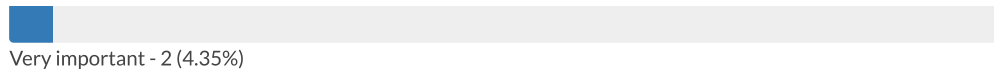


Chandlery with good selection and prices

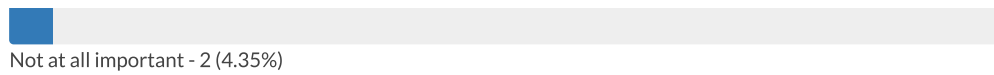
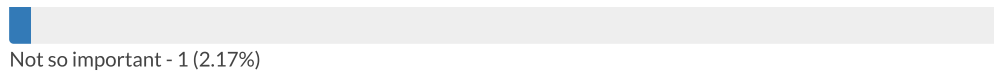
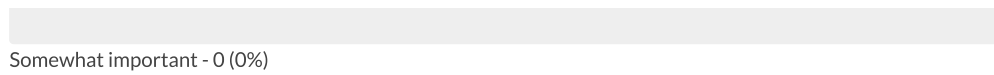
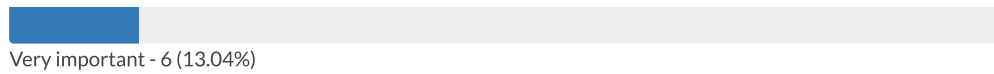


Not at all important - 1 (2.17%)

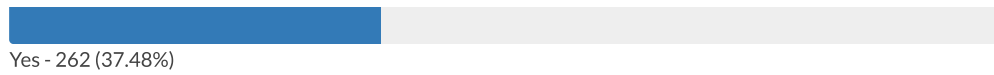
Access to marine fuel



Locked gated access to Marina.



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?



Specify

A little children bicycle circuit with a protected path and mini signage. There are very few places today little children can safely learn to ride. It could be nicely integrated with other landscaping and recreation.

Walkway on top of the breakwater!

I'd like to see whale watching vessels operating from the marina.

Another coffee & muffin/or lunch place with more outdoor area to sit for coffees or lunches.

In addition to the farmers market and daytime food trucks, which are described in the survey above, I think it would be fantastic to have night time offerings on Friday/Saturday from the late spring to early fall. This could be a mixture of "higher end" food trucks and catering stations set up by local restaurants, with lots of seating (including heat lamps and tents during the late spring and early fall) and potentially live acoustic music; I believe having these events licensed would be critical to their success, and also want to mention that having a reasonable cut off time for the music portion (9 or 9:30pm) would likely be required in order to be respectful local residents.

A moorage space for paddle boards and kayaks so locals can leave them safely close to the water.

I always wondered if you could make a tidal break and introduce a West bay type float home development. It would add so much life and colour to the area . It would also support more business for food trucks, The marina, Rowing and water sports etc. Then Cadboro bay could get upgraded and water taxis could take people around. I like to dream big.

The area is currently only attractive to users of Oak Bay Marina and the restaurants. This needs to change. The area is way under utilized. Oak Bay Maine has a sweetheart deal and that needs to change as well.

I would like to keep the marina and restaurants but with better use of the large parking lot. Maybe something indigenous.

A pier extending out as far as possible, not unlike Sidney, would be great, and allow people to feel even more connected to the water.

Parking is essential to be able to utilize the on-water activities (Paddle boarding etc), and the restaurants. After that, anything 'natural' is preferred – green space with tables and benches to enjoy nature – a pier is nice for that as well.

If would be great to have a public boat launch here as the cattle point boat launch has no dock and is a difficult grade to launch on.

A water park right there would be too cold for kids to run around in. It's way cooler, always, by the water. Wouldn't be an ideal spot.

Turkey head is fine how it is now. Don't meddle with stuff that doesn't need fixing!

A marina that is better maintained. Take a look at Van Isle Marina in Sidney as an example of an efficiently run and well maintained marina. Higher standard of cleanliness needed. An improved boat launch.

More green space with a multi-use space with no permanent business. Possible outdoor yoga, music performance space. Something for the community!!

I have visited Turkey Head both as a driver coming from Fairfield and as a pedestrian coming from my son's home nearby in Oak Bay. I visit several times a year - more than twice but not monthly. It is important to be able to park both for the Marina and for the Restaurants. Improving the walkway is a great idea as is a weekly outdoor market. I am not convinced that an outdoor theatre is necessary and I don't see how a skateboard park or water park could be put in without removing parking spaces. With a whole village of retail shops just a few blocks away, this seems unnecessary as do the pop up ideas. It is actually nice to have a place to go which is by the water and quiet!

I would like half the parking to be turned into a grassy area with benches and tables for eating and watching the water.

Have a space for the community for people to enjoy the beautiful views.

Expanded retail would be nice, maybe less concrete parking lot. Activities for children and accessible water access would be nice. Perhaps a boat/kayak rental space similar to what Victoria had at Clover Point for residents to use to store their small watercraft on a rental by the year basis. A pier would be amazing actually.

A concert space would be great as would a more frequent and bigger farmers market

More places to eat that are regularly open Lots of places to sit and enjoy the water view

Outdoor public pool!!!! Similar to kits beach in Vancouver. This would be such a great attraction for oak bay! Fun, safe and healthy!!

Put in an outdoor swimming pool - this city is desperate for an outdoor lido/pool. Look at Bondi Beach Icebergs RSL club and pool, indoor/outdoor gym etc. Oak Bay Marina is already over half way there with current infrastructure and offers even more. Pool could have swim club with adult times early morning and evening and families in the day. Functions could be improved post COVID and Costs could be recouped and turned into revenue generator. Also Kits Beach an example. Fine dining and casual options already works well. Would be so great to have somewhere really good to go away from Oak Bay Avenue. Oak bay demographics are changing and families are looking for more - what an amazing spot that could be built - good luck! <https://icebergs.com.au/>

We desperately need an outdoor pool in oak bay. I'd love to see this area turn into something like Kits Pool in Vancouver.

Disclosure: I live directly across from Turkey Head (looking at the Orca as I type this), walk the path daily and am a Whitehall Rowing Club member out of the Marina. The Marina is a vital part of our oceanside community. Sadly, the absurd DFO rules, making feeding seals healthy frozen herring an illegal act, destroyed the marina as a family & tourist destination. Why would a busload of Chinese or Japanese tourists bother to stop [post-COVID] and inject some \$\$ into Oak Bay's economy? However, hundreds of local resident walkers, joggers & parents with strollers pass along Beach Drive daily. Let's build a Playground and Outdoor Fitness Circuit (similar to Cook

Street) to accommodate adults & children! There's also plenty of room for more picnic tables and maybe even a covered area for the painted piano? Surely, there's plenty of room at Ogden Point for the movie trailers? Thanks for allowing me to share some ideas.

I think it is time for a new tenant. OBMG is not a great employer and Oak Bay could do better, offer better services with a new operator.

Seems logical to reduce the size of the parking lot. It's so big and a lot of wasted space.

Keep a coffee shop and high end restaurant on site. Reduce parking. Add information about Indigenous history in the area and their names for things.

I like it just as it is.

Mixed use, senior housing, theatre, daycare, gym, art studios, vibrant cultural commercial hub with rental housing.

Please don't overdevelop this space. We don't need a major mileage for Americans and Vancouverites here.

The most important thing in planning the future of this spot is to make use of the opportunities presented by the oceanfront location and proximity to the marina. Use the space to increase peoples' access to and appreciation of the ocean: water-based recreation, waterfront dining, marine education, etc, with good access possible by bike, car, and transit.

More recognition of the Indigenous history - in my opinion there should be signage for information about the Indigenous history of site and the wildlife as well.

Please keep everything native and natural and do not disrupt the peace and views. I no longer live near the OB waterfront unfortunately, although this was my home growing up. I do spend most of my free hours along this lovely stretch that extends beyond Cattle Point. There has been a noticeable incorporation of the area in to the feel of the more commercial and trendy and away from the beauty of nature here. "Additions" have not improved the surroundings or atmosphere, nor have they contributed to the ability to find a semblance of peace in a busy world. I feel the more natural the better. The marina and docks are an integral part of the area and should stay.

To be clear, I haven't put my mind to this at all until this random survey. It seems a pier on the ocean is always a good idea. Maybe a theatre, or a temporary one, could work — Shakespeare in the Bay, like in Vancouver? Is there a market for that? Because a theatre/amphitheatre that sort of sucked and then didn't get used would be really really lousy.

I would like to see the marina use their allotted lease license. They have currently moved beyond their entitled water lease space.

I think that many locals enjoy walking in this area. I believe that encouraging it as undisturbed local walking route is a good idea. Perhaps widening the path to two lanes or allowing slow bikes / dogs would increase use. A coffee cart etc may add to charm but would also detract from the current local businesses- which is not ideal.

Outdoor pool like at Kits near the end of Turkey Head, such an amazing location. amitheatre with space for pop up markets. Covered and nicely lit space for group BBQs etc.

Kayak storage, please!

Why do the signs say you can't walk a leashed dog on the path? People walk on the paths at Turkey head to enjoy the waterfront and watch the sailboats. A lot of people who go walking, walk with dogs. It's a healthy activity. It's a happy activity. Please remove those signs. Are you really going to ticket a sweet senior couple who come to enjoy a nice stroll with their dog along the flat pathways? No. So please remove those signs.

I visit twice daily. Ideally for me this would be a vehicle-free park with bicycle paths, plenty of seats and tables, perhaps a covered public area, how about covered seats, to sit and view the ocean on stormy days?

Please don't change it too much. It is a beautiful peaceful place and I would hate for it to become a three ring circus!

It's great how it is!

Oak bay needs an outdoor pool. Would LOVE LOVE LOVE it!!!

I'd like to see a public swimming pool on Turkey Head.

Permit dogs on Turkey Head sidewalk. Keep the marina and expand on water-based recreation opportunities/services. Keep the restaurant and coffee shop. Build on the great views. Install informative signage on the surrounding geography including, for example, San Juan and Lopez Islands, Mount Baker.

Businesses, interpretive installations/educational materials and art that honour and tell the story of the first peoples of the area past and present. Food options that prioritize local sourcing. Multi-age appropriate educational opportunities to learn about local flora and fauna. Nature-inspired Interactive art/sculpture that children can play on/climb rather than traditional 'playground' equipment.

Fenced in dog park for SMALL dogs! Organic food options

This area of Oak Bay is extremely important as it stands today with some slight upgrades to services and amenities that would encourage more residents to utilize the space more frequently. Significant changes to more limited focused user group could diminish the value and benefits of the area which would diminish the glory of the Oak Bay reputation of a complete community which has been known for over the decades.

An outdoor pool would be perfect at this location and is lacking in Victoria. More emphasis on education about indigenous use of the land and the wildlife here.

This is the only public marina in the area, supporting a wide variety of marine activities. Find other areas to use for the aforementioned other activities

I would like to see formal territorial acknowledgments sharing gratitude for the Songhees nations who traditional lands Turkey head is on as well as an informative guide or museum to the history, traditions etc of the Songhees community. Also, I would like to see the Songhees nation consulted and involved in the plans and development,

Leave it just as it is

Please don't change it.

The current policy towards dogs on walkway is very confusing. I would like to be able to walk leashed dog on walkway or have grassy area appropriate for walking, instead of being in traffic or rough ground. The Chris Paul sculpture is beautiful. It would be good to have more Indigenous art.

Food and beverage on the beach

Minimal change.

Can we be sure to consult with the Indigenous peoples whose lands this was? We know historically the entire bay here spreading to Willows and back around to McNeill is Indigenous lands. Let's consider this and the relationship with the land in this build. I've never seen Oak Bay really consider its past and the harms done by the colonial forces in the context of land development. It would be good to see reconciliation Calls to Action incorporated into this plan.

First Nations presence. Less impermeable surface. More green space. I really like the green wooden swings that are found in Queen's Park.

Some of the suggestions above ie: market, street hockey etc would be nice additions . I'm currently happy with what it currently offers.

Less concrete parking. I would like it to remain a peaceful simple place in Oak Bay to appreciate nature.

Pls no skateboard park or children's playground I have 3 small children and support children's parks, but we have a lot of them locally. We need more natural spaces for kids to explore and play- - not more manufactured plastic playgrounds. Kids learn and play in many environments, not only playgrounds. I love the oak bay marina because the kids can watch for wildlife, climb the rocks, and play along the quiet coast line

Keep the marina and the restaurants

More green. More natural. Allow for the natural beauty of the place to be seen. More like it was before we needed to be entertained instead of allowing nature to entertain us!!!

Emphasis on the natural environment

Please keep it as the peaceful, quiet local treasure that it is.

Although everybody hates parking it is still an important part of a community's infrastructure. The ability to park movie company circuses at turkey head helps in our ability to attract filming in Oak bay which is both a money generator and a "fun thing" I am in no way connected to the movie industry- just enjoy watching the magic.

Continued access to paddle boarding and kayak rentals

Be aware of the constant wind at the end of the Marina which would limit the amount of usage.

A combination of more retail and or dining options, with more access to water based activities.

Do not add too many man made visual distractions to the landscape.

I would not like to see it over developed. The Natural beauty is enough.

I would love to have a walkway connecting Oak Bay Marina to Cattle Point. It would be great for walking along the coastline. A shallow kids pool or splash park like the one near Esquimalt Pool would be great. Benches or tables would also be great. I like the pop up food truck and weekly market ideas. A stage for music would be wonderful. For retail stores, it might be best to stick with consumables like fish and chips, a gelateria, a bakery (like Crust) or Local vegetable store. As well as having nature displays and information, I think it is also important to have an First Nations component - either historical info, photos or aboriginal cultural events on stage (dance, carving event, stories, aboriginal art workshop for kids).

Leave as is. Don't encourage more activity.

It's lovely the way it is. It's peaceful and feels natural. Why on earth would you want to change it?!!

I'm very concerned about the idea of providing a bridge or link to Mary Tod Island Park. This natural area is home to wildlife (otters, birds etc. and rare endangered plants and is currently under restoration. It does not need an increase in visitors and food traffic. 1/2 the parking lot asphalt needs to be removed and replaced with greenery and trees. Native plants adapted to the rather harsh waterfront environment should be the priority. The old boat house should be replicated and become a nature house to tell the story of our magnificent waterfront.

Hope it becomes a great place suitable for family to hangout, and also becomes Oak Bay's landmark for tourists.

I think the pier would be great. I love the OBM restaurant and sushi bar so would prefer that to stay the same. I don't think we require additional activities there unless they are water sports., ideally kayaks, row boats, paddle boards. This should mostly be an area to walk, view and enjoy.

Return it to the most natural state possible

Please keep this area as peaceful and natural as possible.

A spot to fish and bring back feeding the seals

Thank you for these consultations.

I would like the space in the parking lot flexible as it is now. There is already access to launch boats and space for children to play.

As a marina fan I often use the cafe, walk the docks and enjoy the ambience of the area. The Discovery and Chatham Islands and adjacent small islands well serve the purpose of wildfowl reserve. I support using the marina for activities such as boating, kayaking and support for water activities. Willows beach and park better serves the other activities the survey listed.

Allow dogs on the walkway

First, Add facilities so that a variety of groups can use it as a formal or informal event space. The cars n coffee is a good start. It would be a great space to accommodate other similar functions. Second, it is a gateway to the ocean, and it would be amazing if there was a public dock and better access to the water. In a word, make it like Granville island.

There needs to be art and information by local first Nations. That this is not mentioned as a priority is embarrassing for our community.

Olympic size outdoor swimming pool FTW! Just like Vancouver, Cape Town, etc. Beautiful setting. (raised with parking underneath)

I would like to see it remain primarily a natural space with good access to the water for water sports and boats, as well as a place for walking along the water. Although having a skateboard park there is a bit inconsistent with that, I believe Oak Bay needs more facilities for youth, so I support having a skatepark there.

Leave it as is. Farmers Market a good idea.

Granville Island in Vancouver has a community centre with a focus on community access to water sports eg; SUP, kayaking, dragon boat, etc Great idea!!

I would really like to see a year round outdoor pool akin to the oak bay beach hotel. Victoria lacks this amenity and I know I speak for a really large part of our community when I say we Could really benefit as a community from an outdoor pool.

Turkey Head could be a useful area for people to breathe deeply and relax, enjoy the natural environment, get away from the noise and activity of a populous area. It should not become an amusement park, an entertainment ...

I support an open air public swimming pool, such as at Vancouver's Stanley Park. I don't see the need for a playground so close to Windsor Park. There is already a water park at Caernarvon Park. We do need a good skateboard park but could one be accommodated at Turkey Head and still leave room for other activities? It is vital to maintain our Bird Sanctuary at these shores. We are not current Marina users but have kept a boat there in the past and sometimes rent a slip for a few days. Some parking must be retained for the ease of less-mobile folks who otherwise will not be well able to visit.

Our family would really like to see an outdoor pool in the neighbour hood.

If the marina is to stay, they need a pump station for boat toilets. I worry about what's going into the bay. Also, public washrooms should continue to be available. Make sure to do more to protect marine life. This is the only area of our waterfront that has damage to the eel grass beds. If we want salmon to return to Bowker Creek, we need to ensure there is habitat for them in the Bay.

Outdoor swimming pool

I think It is extremely important to have accommodation for visiting voters in the way of mooring facilities in the Harbour. Of equal importance would be having a dinghy dock that visiting boaters could use to access facilities.

Keep it as it is.

Please do not remove or decrease the number of parking spots. There are many who visit this area who rely on cars as a method of transportation.

To have an area to park and walk and admire the scenery, wildlife, boats and nature in general is EXTREMELY important NOW and has been for years. PLEASE don't remove any of these features in your planning.

I appreciate the availability of parking to bring others to the area. Wondering why there is a bylaw that doesn't allow dogs on the sidewalk? Dogs allowed on all other sidewalks in the municipality. Note I am not a dog owner, but this seems odd.

It is a great opportunity to use the existing surface for temporary events and activities in a fantastic location. In between events you have a parking area for those of us in other municipalities who like to walk Beach Drive in both directions. I'm also a big fan on the monthly European car display on Sunday mornings.

European cars and coffee uses this spot to meet on a regular basis. I travel from Mid-island, staying in hotels and dining in restaurants for these events. Removing parking would eliminate our meeting space, and any reason for me and my friends to be patrons of the area.

Sometimes you just need to leave things as they are. Small improvements that don't need huge public input or huge community (taxpayer) expense. The parking lot gets all sorts of use without massive improvements.

Discussion about a pier and outdoor amenities: this is a windy and exposed location, where consideration must be made to the expected use. There's a great playground at Windsor Park. Kids would freeze at a Turkey Head water park save for a few weeks in July and August.

I would like to see the space still be available for group events like European Cars and Coffee

Seems the parking lots are often full which suggests ample parking is a major priority.

This man made peninsula is a vital part of the Oak Bay Marina waterfront access, reduction or conversion to additional park space does not serve the business currently housed there and removes important support parking for all who use this area and facility. Not everyone can ride or walk to this location, vehicles pulling trailers are best parked off the road and in a lot such as this.

It is a great social distance gathering Spot for a weekend car meet that I'm part of and it would be ashamed to have a lot of that taken away. But having an accessible bathroom for those with disabilities would be an asset.

I really enjoy the cars and coffee events and wouldn't want to lose them.

park = yes. buildings = no

A small amphitheatre/performance/gathering spot would be a nice addition to our community but I am not sure that the Marina is the spot for that. I am concerned that the push to do away with vehicle accessibility to many public areas will limit many of us from enjoying these spaces. Some of us are not able to walk blocks, for example, to the waterfront parks. Oak Bay already has plentiful play areas, sports fields, walking paths and natural areas. Please make them more accessible, not less so.

Please leave things as they are. There is a park already nearby.

Great venue for monthly Sunday morning car show gatherings.

It's a good meeting place and jump off place for people visiting local areas. 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. There is no point to changing it to a "natural space" because it wasn't built like that in the first place.

Turkey Head is a man-made promontory specifically constructed to provide parking. The parking lot is used by many groups include our growing film industry in Victoria, so the parking lot should remain the primary use of Turkey Head.

The parking needs to remain to allow all residents of Victoria to visit the Marina, not just those in walking distance

Think about competing locations for the public's time and money.... DONT over do it... Oak Bay Council had a plan for the Oak Bay Village to have a shopping corridor all the way to Foul Bay.....but learned later there was not enough people / need and intern over "planned" for business that Was Not Economically viable..

Keeping the parking lot. There's a playground, grass area, and park a 5 min walk away. Turkey Head is unique in the sense that there are quite a few events that take place there. It's a nice place to park and walk, enjoy the marina, restaurants, and enjoying eating lunch on the benches. There's also events like monthly car meets that take place there that have been long standing community attractions. Without the availability of parking, it would take away from something that has been around for 5 years. The size and location make it easy for access, Peking, socially distanced events, and also is large enough to not hinder on other users of it.

As Turkey Head was originally man made for the purpose of adding additional parking, and the fact that it is used frequently for Oak Bay Cars and Coffee, which has hundreds of regularly attending members, I feel that the transformation back to a "Natural state" is silly. Oak Bay has tons of natural green space, and to be quite honest, Oak Bay Marina isn't what I think of when I want to get into Nature. The amount of business that this establishment receives from the attendees of the cars and coffee event will be diminished if the space is developed into something other than a parking lot. I agree that the parking lot is fairly large, and that other portions of the area may warrant development, but the outer most area should be left as is, and let the folks who support this community in other ways come and enjoy their weekends with their cars in peace.

It's a great space for car clubs to congregate. I'd like to see some space remain for groups to meet. The idea of making it a more accessible park for families is appealing but there are already facilities like Windsor Park and Willows Beach mere blocks away.

Continued use as it is now. We'd hate to lose our weekly visit, we come from North Saanich so parking is essential to us and some of the events we enjoy there.

Keep car parking available

I would agree that sprucing the area up, improving the sidewalks, seating and other like-items is desirable, let's leave it pretty much as is. Turning it into some sort of Coney Island North is ill-advised. Simple is beautiful. Keep the changes to a minimum.

I feel it must be maintained as a multi-use area that allows for parking and other new community-based events. Keep in mind that due to its exposure to weather it may not always be an appropriate space for public events year-round. Keeping a substantial amount of parking is important for marina and community use. A boardwalk on the breakwater would be a fantastic new feature.

Occasional gathering of car clubs on Sunday mornings during the summer attracts quite a crowd and should be allowed to continue. It would be nice to have a website that shows what is going on and when at Turkey Head. That would include the film industry, car displays, arts & crafts.

Presently the area is essentially multi-use, for example: farmers market, food trucks, pop up performing arts similar to the Ship's Point parking lot in Victoria. Nothing would need to change to allow for that. In fact it might be a good start to encourage these things to gauge public acceptance before spending any money.

Turkey Head is adjacent to a number of other natural spaces offering diverse recreational opportunities for families. There (still?) is a canoe/kayak operator at the OBB Hotel nearby. The trip around the walkway is an unlikely route for cyclists, who presently just go by on the road.

Outdoor pool

Keep it the way it is!

A new water front home for the Maritime Museum of British Columbia. It is right on the tourist bus routes and has ample parking. Could be combined with ocean exploration centre

Consideration should be given to constructing a cultural centre on the bedrock portion of the parking lot. The Maritime Museum of British Columbia continues to look for a new, waterfront home and Turkey Head has significant historical relevancy for both First Nations and British Columbia as a whole. The MMBC should be a partner in any renewed lease as this would be a win-win-win for the proponent, the province and Oak Bay.

I think the big parking lot is BRILLIANT. It allows for movie-making vehicles to have a base from which to manage their equipment and shooting schedules, without disturbing already-crowded neighbourhoods and streets, which makes other parking impossible! Also, I strongly object to allowing commercial use (movie-making) to use zoned-recreational space (parks) to park their commercial vehicles. At all.

We are a fixed income, slightly disabled couple and our drives to Oak Bay Marina are the highlights of our week. There are becoming fewer and fewer places with parking access in Victoria so please keep this as is. It has worked for years and can continue to work for generations to come. We take our grandchildren to the bay in summer and it is always pleasant to find parking nearby instead of having to drive around and around for parking. If there is less parking, less people will frequent that area. Street parking is not viable and seniors are gradually losing our places of relaxation and contemplation. Thanks for considering our request to have the parking lot remain, for the most part, as is.

Whatever happens to this land MUST take a GBA+ approach, specifically taking into account the needs of those with more barriers and who have been more marginalized (eg Indigenous, folks with disabilities, folks with diverse gender / sexual orientation or expression). Oak Bay will only be a thriving and vibrant community when the needs of those with more barriers are mainstreamed.

Maintain and expand area to support local community events

Leave it alone

It would be great to reduce the unused parking lot While Also increasing the green space, trees and pathways Rather than a farmers market it would be sustainable to have a community garden for low income families and seniors who rent or live in apartments and can't grow their own food since they have no private yard.

I enjoy the Euro Cars and Coffee monthly event. Low impact, friendly community, respectful and a good outdoor social distancing activity in these Covid times.

Beach Drive is already very loud with traffic noise (loud cars, motorcycles and tour buses) therefore, a quiet green space that does not interfere with the enjoyment of the beautiful natural environment is personally preferred.

Support local business. No corporate franchises. More green space / park setting.

I launch my kayak with 6-8 friends about once a month at the south beach and would like to keep that available along with sufficient parking. The launch allows good access to routes over to Discovery/Chatham Islands as well as coastal routes either direction. Pre-Covid we always finished at the coffee shop! The restaurant has great food and service and we take visitors there... Maybe naturalize the far end of the parking area with either seating and native plantings +\ a playground area. This would leave parking nearest the street. Having the summer market on the Avenue likely benefits local businesses rather than having it out on a breakwater? The signage at Cattle Point is tasteful and educational so something similar would fit in nicely. I would not want a noisy skateboard park there and I think maybe the neighbouring owners might agree...!

Cars and coffee once every Sunday is great, good for the restaurant in coffee shop

I like having convenient affordable access to my water recreational activities. There are limited options for moorage and water access in this area: Victoria Yacht Club(private and expensive) and Victoria Harbour(expensive and not accessible by water or parking). I have never seen adjacent Queens Park full or overcrowded. Willows Park does not seem over crowded and already is a stage to community events like the infamous Oak Bay Tea Party! Turkey Head is purpose made extension by OBMG to support the marina and restaurant, both of which I use extensively. Obviously as a boater and kayaker and patron of the restaurant I want to protect my interests. I hope the changes you consider the total impact and are based on facts not wishes...Field Of Dreams is a Hollywood movie, not a working model for change.

A historic interpretive centre and/or visitor centre would be a great addition to the site.

The Turkey Head parking lot is an important part of the overall infrastructure: Kayakers need parking space to park their cars while on the water, those who have their boats in the marina need to park close to the marina/their boat (tools, food, always need to be moved to and fro), a good chandlery is crucial to a good marina, when working on the boat you always need something; Gartside is a reputable marine mechanic and to have him close by is priceless; when boating for an extended time, mariners need to leave their car in the parking lot; boating is part of the Victoria/West Coast lifestyle and should be supported; the marina and its boats are an attractive background for restaurant/coffee shop guests and many of them stroll on the docks to view boats, see how fish is fileted, etc.; the marina adds to the "flair" and "atmosphere" of the [lace but we can only have our boats there when there is enough parking; Windsor Park is close by with a fantastic playground and opportunity for playing, running, dog walking etc. Some car clubs hold their meetings in the parking lot and also add interest and "eye candy" for the visitors. OB Marina is an important point of entry/customs for US visitors; a big parking lot is important because not everyone lives in walking distance from the water or is able to walk to the water or the restaurant/facilities, many people (old, young, handicapped, etc.) just sit in their cars and enjoy the view; access to the water is part of our lifestyle and the reason why many people live in Victoria

Slightly more green space at east and west ends with a more efficiently designed parking lot in the middle portion.

The space could be used more efficiently to maintain parking but also increase green space as well. It could definitely benefit from better traffic flow! Parking could be designed so it is more flexible for events or other uses, like a pop-up drive in movie, or stage. Consider of parks and NYC function as backyards for their apartment dwellers, with things like concrete chess tables or bocce-ball area. I love how the green park across from the marina is used by the people who live in nearby apartment buildings, so maybe creating a greater connection from this park to Turkey Head Pt would be nice to expand that sense of community and make it seem more like one park.

I like it the way it is!

A new boat launch with dock.

I participate in the spring/summer/fall 'Cars and Coffee' Sunday morning get-togethers and see those events as important activities. I hope any changes to parking or other restrictions do not impact these events. Thank you for the opportunity to present my views.

Due to the dubious and damaging history of the Marina, I wonder if it is time to take down the orca statue . I would appreciate more indigenous place naming and history on display. thank you.

Bring the seals back by allowing feeding again. Such a missed opportunity for tourists and locals to observe seals up close in a way that doesn't harm the seals. Watching the seals was a highlight of my walk to the marina. I hardly ever bother to stop and spend money at the coffee shop since that joy was denied.

Better access to water is most important including a pier

Yes to an interpretation centre, with history and nature of the area featured/more access to the nature of Turkey Head, a Salish Sea interpretation centre (inspired by the good parts of Sealand), a Farmer's market as well would be great but overflow parking could be a huge problem for neighbours. No need for a play park, Windsor Park is so close.

I would like to see the Oakbay marina, restaurant, coffee shop remain as they are a well run & vital part of Oakbay also to maintain parking space for the movie trucks which right now during Covid are a big revenue source for us !

I tend to agree there is a fair bit of hard surface on Turkey Head...while I think there is an opportunity to make some improvements or beautification-equally important to me and my family are the events (car shows) or filming that takes place on these lands. Parking along beach drive is scarce and being able to park at turkey head and walk or enjoy informal car meets is really important to my family.

I love the views that Turkey head provides of the ocean, and across to the islands and Mt. Baker! Keeping a restaurant and a cafe' is important - but I would not want lots of other commercial /retail on site. Please keep some parking, but can significantly reduce asphalt to allow more natural vegetation. A "water-themed" (boat play structure) for the kids might be nice. Please continue to add more more "on the water" activities at the marina. so more people can enjoy getting out on the water.

I support the idea of public markets at Turkey Head but not if its at the expense of the markets in the Village. (Don't take away the vibrancy from the Village)

Living nearby, I see the parking lot full especially in the summer. To remove the necessary parking for boat users would be a mistake and just put all of that parking on the streets. Turkey Head is lovely the way it is - please don't effect a number of useless changes.

It would be lovely to have a community gathering area and play space rather than a giant parking lot. Great ideas here! We would be very supportive of all of the above.

A boardwalk around the perimeter that is wide enough to allow social distancing, as well as Benches, interpretive signs/art installations.

I don't want any changes, it is fine the way it is.

I don't want any changes, it is fine the way it is.

Keep as natural as possible with natural plants and picnic tables/trash cans for picnics.

No new buildings

Maintain adequate parking for Marina and restaurant use but also for people coming to walk and explore that neighbourhood.

Keep and improve natural areas, add a natural performance area (think Granville Street market with grassy hill amphitheater), water park, play area etc.

A mini park at the end of what is now the parking lot. The present parking accommodation could be compressed but accommodate the same number of cars.

This is a public space and should reflect this. Most people think it is actually owned by OB marina

Leave it just the way it is. Why spoil something that is providing the solance and beauty as it is. DO NOT SPOIL IT!

More Mom and Pop stores, bakery and places to sit and enjoy a scone and a cup of tea that doesn't cost a arm and a leg.

There are no outside pools in Victoria. Think Kitselano as a model

A year round educational attraction that kids and families can enjoy and learn together. Triple the size of the existing office/marina gift shop building if nessecary.

A mix of one storey retail and restaurant, and open recreational space on the majority of the land would bring people and increase the energy. The stores and style of Cowichan Bay are a perfect model of this. To have just an open space would be better than the current parking lot, but there's plenty of room for both. The marina already offers kayak and rowing rentals.

This is a beautiful spot nestled into a well established community. This is not the place for an amusement park skateboarding, water park , sports activities. It should be mor genteel. Art, music (in a gazebo) bistro, picnic tables walkways for observing the finest sea views ever. It is a stunning place for walking, sitting, picnicking. This area is smaller than the Sydney pier area and could not take that degree of amenities. Don't forget the neighbors nearby.

Redevelopment of the two eating establishments. The Marina restaurant is just plain 'tired' in terms of ambience, menu and service, and overpriced for what you get. Perhaps an outdoor dining patio like at the OB Beach Hotel would be a destination for residents and tourists alike. The downstairs coffee shop has pleasant outdoor space, but the inside is tired and the quality of the menu items is disappointing. The addition of public art, performance space, flowers and a pier would be consistent with, and further enhance, all that OB has to offer.

Should be a simple low cost project to add greenspace space, access and paths, with a nod to the history of the area and respect for First Nations . I hope that oak bay council will deal with this efficiently and not bow to special interest groups and waste tax payers money.

I would like for the space to primarily remain for parking with an area toward the breakwater used for outdoor dining.

Can you extend the breakwater to Mary Tod, or combination of breakwater and bridge?

A bike park (pump track) similar to what is at Goldstream Provincial Campground. It would be great to have access to something like this in the city for the little ones just learning to ride their bikes.

More outdoor patio space to have coffee or dine. A casual spot that could tie into Food Trucks/live music on a stage/ art installation/docks with water sports to rent (kayaks, canoes.SUP) WE REALLY NEED A DOG PARK TOO!!

No performance space. It is a quiet spot and we need more of these not less! Skatepark, performance space...are you kidding? Who proposes this stuff? It's Oak Bay; don't mess with it. You already ruined waterfront by allowing new OB beach monstrosity to replace the original.

Important that the municipality keep that space accessible for all citizens. A wonderful waterfront area for all ages to enjoy.

More of a commercial destination to attract more people to the community and increase the tax base of the municipality.

Allow dogs on leashes

I'd like to see the mid-century modern buildings preserved and enhanced.

why on earth would you want to change such a beautiful spot. I attend events in the parking lot and occasionally run along the sea wall using the path that is there. Any commercial changes like a water park, theatre, band shell makes no sense and would drastically change one of the areas most beautiful spots. We support the existing restaurant at the marina and the monthly car event during the summer. It would be fun to see more events there, nothing permanent, but the ability to set up and take down temporary structures just when they are needed. We used to see the mayor ride his bike through the area and he loved the car events.

Oak Bay Council caved when this was developed many years ago and there was supposed to be a wharf for fishing and viewing marine life. This was unacceptable now is our chance to change this. Also turkey head should be renamed to something more appropriate and it should be associated with the marine environment.

Access to a public pier for fishing observing marine life etc.

Improve and widen the walkway and plant more attractive plants. Now it's just scrub! We like it to walk and not be inundated with people rushing around. There's Windsor Park. Add a water park and bigger playground there. Keep Turkey Head for the walkers and nature lovers. It's perfect as is.

Mixed use buildings infrastructure with perhaps condos, restaurants, shops. With a large green space and breakwater for fishing. The marina buildings are past their best. Tear them down and build new ones with an entire renovation of Turkey Head.

I provide companion services for several elderly people. Turkey Head is one of the places they seem to enjoy most. They can stay in the car and enjoy the view or we can take a short walk and they can still enjoy the view. (Parking somewhere and then walking is not an option for a lot of seniors who require a walker, or can't walk very far.) Please don't change this access like Beacon Hill park did. More flower beds would be nice as it may break up the solid expanse of concrete.

Turkey Head at present is a peaceful, largely non-commercial, public space on the water. I can't think of a better use for it.

The walking trail is extremely important as I walk it at least five times a week. Parking is important for walking groups who like to walk the waterfront and have lunch or a coffee.

Maybe a dog friendly area.

Oak Bay Marina needs facilities to pull boats out of the water for maintenance/repair.

The marina requires a lift to take boats out of the water to clean hulls. Currently, the closest facility is at Sidney.

I grew up in Oak Bay in the '50's when it was the Oak Bay Boathouse. I believe Turkey Head was put there as a breakwater for the new Marina when Bob Wright took over.

For me the most important part about the redevelopment of this is the maintenance of ALL OF THIS as a public space which allows access to the waterfront by everyone. I think parking should be kept near the road and the bulk of the property developed as a pedestrian haven. An outdoor swimming pool has been suggested which could be a natural saltwater basin built into the sea below the park. Wheelchair users can still stroll the seafront. So much seafront land has been allowed to be blocked to public access by private landowners and businesses. This is the only BIT OF LAND LEFT with good access for all people left from Willow's Beach to McNeil Bay.

the walkway around the head with benches for rest & viewing are important & the coffee shop

Ensure there are still lots of places for people in their cars to park and look out to the incomparable views.

More water based events. Fishing derby's, regattas Sail board events. Celebrating our sports activities. Regatta's would be a nice addition but require dedicated visitor space. these activities would bring money to the community. Access to meeting space regularly, and awards space. A pub like venue for snacks and a drink. It would be nice if there were public private partnerships, with federal and provincial parks representatives providing interpretive walks exploration of tidal pools and water front within a mile or so. I would like to see a partnership with UVIC's Marine Biology department with Students working in and around the environment

providing education on the water front and ocean resources and the danger it faces. A dive shop would be great. Thirty years is a long time for a lease. It is necessary to allow the proponent to recoup the expenditures that are made and provide stability. Many of us have seen the changes to our community, province and country that have occurred during the last thirty years. The changes in the next thirty years are likely to be faster. The successful proponent in the RFP should be required to maintain a reference group of stakeholders and community partners who report to Oak Bay Counsel and the successful contractor. The reference group would be tasked with supporting the successful contractor in ensuring community access and development. Our community changes and we need to community resources like Oak Bay Marina and surrounding lands to change and adapt to our needs. Thirty years is a long time for a lease. It is necessary to allow the proponent to recoup the expenditures that are made and provide stability. Many of us have seen the changes to our community, province and country that have occurred during the last thirty years. The changes in the next thirty years are likely to be faster. The successful proponent in the RFP should be required to maintain a reference group of stakeholders and community partners who report to Oak Bay Counsel and the successful contractor. The reference group would be tasked with supporting the successful contractor in ensuring community access and development. Our community changes and we need to community resources like Oak Bay Marina and surrounding lands to change and adapt to our needs. The successful proponent needs to have a community based events planner who would also manage volunteers

1. Save the two large tamarind bushes located at the eastern point. They are a magnet for pollinators and bees and literally hum with contented insects. I regularly chat with people as we stand next to the bushes and we are all happy to see the bees come back every year. 2. Better garbage cans that are emptied more often. The overflowing of garbage on a Saturday is so sad to see. It attracts birds that rip apart the garbage and it ends up in the sea. 3. Sign posted public washroom.

Car shows open air market craft fairs

I would like to see it remain as a quiet space for people to enjoy the amazing vistas. More benches and tables to eat outdoors, especially during COVID. Do not commercialize the space...once you do , there is no turning back.

A carbon neutral marina operation and First Nation involvement/participation

- the space for car parking needs to be reduced drastically - much more green/park-like design with small seating areas - public art

Outdoor swimming pool would be amazing!

Turkey head is fine the way it is. A pier sounds nice but beyond that, leave well enough alone. Windsor park is a stones throw away, along with the rose garden and the native plant garden.

Oak May Marina is beautiful. The views of the water are enough. We have enough. Our children have enough. We don't need food trucks or games. Let the vistas be our art. People don't always need to be entertained. I want to see the natural Vistas. Not more cars and attractions. Thank you

I think the Oak Bay Marina and associated restaurants are important to Oak Bay and I understand the need to have adequate parking to service their specific needs. I think space surplus to that however should be "re-wilded" with native plants and any further development should enhance sustainable recreational activities, such as walking, bicycling, kayaking and rowing, etc. It is also important that Oak Bay develop more dedicated bicycle

paths and lanes, esp near the water. These should connect to the more advanced planning and construction underway in neighbouring municipalities. On some streets we may need to ban parking, on one or both sides (e.g. McNeill, esp near Foul Bay Rd).

Please remember that this is still part of the bird sanctuary. Keep that front of mind when you consider what to honour and appreciate. I walk around here daily, as do many people. Generally people are here to appreciate the calm it offers, this remarkable perspective on the ocean beyond. There is still wildlife here ... as thin as the population has become. Many people drive here and sit in their cars, reading, looking. Just needing quiet, I suppose. In these covid times, and the need to distance but still be together, I wonder about a circle of benches at the tip facing both in and out. Discretely proportioned events could be held in the centre. The seating areas could be sheltered, maybe get people out of their cars, but the centre open. It would be better for the environment, hence all of us, if the marina docks were downsized or not there at all. It seems to me only a fraction of the boats are actually used. An environmental impact study on a pier extending along the breakwater. Sounds good, but may not be for the non-human residents.

I am born and raised in Victoria and always thought it was a unique space. Keep it green!!!! Less pavement.

Wider promenade, triple width of current walkway. Tidal pools to help educate children in marine life. More green space with picnic benches. Public washrooms.

I would like to see the Cars and Coffee gatherings that are held on Sunday mornings from spring through fall continue in the future. This event is very social and has become very well attended. Cars and Coffee gatherings are extremely popular throughout North America.

I would like to see an interpretive centre modelled after the old Samuel McClure boat house . The centre would have a covered lookout point, and a touch tank for kids and an aquarium with a catch-and-release approach to displaying local sea life. This concept was used in Ucluelet with great success and was integrated into their school system. The centre would also promote the marine heritage - native and non native. If designed properly open spaces could support winter craft fairs and markets.

Better dining options - something like Nobu, or Malibu Farms A Scandinavian spa Floating spa like Bota Bota Montreal A lap look like in Kitsilano or Bondi Beach with a restaurant attached

At the moment it is a wonderful gathering place for the one event we attend which is Euro Cars and Coffee - a few times over the summer. We only take up a small area of the parking lot. Lots of visitors come by to look at the classic and collectible cars. The visitors arrive by foot, by bicycles, cars and the bus and of course the boaters. It is a great opportunity to chat with locals about the cars, many like them having been owned by the visitors some years ago. We notice that a good number of the visitors are seniors and some cannot cycle so arriving in their car and having a nice place to park is crucial.

Preserve what is historically Oak Bay, Do not go "BIG", keep it classic and don't increase traffic by a huge number. Don't take advice from S. Young (no plastic grass, no trees removed). MODERATE and IMPROVE but please do not destroy.

Leave it as is.

I regularly come to the site to view collector vehicles of like-minded people. Many times these meets are impromptu events that draw many people. I come from out of the municipality but always patronize the restaurants and shops in the Oak Bay area. It's a great draw for your municipality and hope to use it regularly in the future.

Keep marina. Key part of community. Having boats there adds to feel of neighbourhood!

expand the marina with additional moorage

I think the current restaurant and cafe are satisfactory for locals and tourists. Would not like to see it become bigger or include retail. Like the idea of more green space as we walk along the southern part of turkey head where the tiny parking lot is (this parking lot does not seem necessary to me, there's only a few cars there at a time anyway). The only thing I really oppose is the amphitheatre because I it would add a lot of noise to the area and as far as I can see add alot of parking problems. There is already alot of nice walking and animal watching green space where the art wolves are, picnic tables, swings and so on. I think there has to be some parking for the marina, restaurant and sightseers. I am a senior and I can't ride a bike now for eg. Thank you for asking us for our feedback.

Possibly small ice rink near Christmas and in the winter months

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. We know quite a number of the people who bring their special cars to the event as well as many of the other visitors. We usually end our visit with lunch at the restaurant in the company of friends we have bumped into. We would consider it a great pity to see the event barred. The location provides a Wonderful background for this friendly and cheerful get together.

Why change what works? Open, unstructured space serves the widest variety of needs to the widest variety of residents.

Decrease paved areas and add green areas. Include features relating to Indigenous and early 20th c. heritage of the site. Include features relating to local artists,such as Carr, Goodall and Lansdowne.

It is really important to maintain the accessibility to vehicles on the Turkey Walk property. This was a really important place for me to bring my Mom as she was getting less and less mobile and able to access other parts of the water front. Being close to the water with the views of the mountains and straight was a special benefit for her mental health. As few and fewer places are available to the physically challenged people makes it imperative for the access to continue.

The area is very windy and therefore can be quite cold so certain activities like a water park may not be practical. Also public toilets would be great.

You didn't offer the option of an outdoor swimming pool? Is this off the list?

Walk/stroll areas, wide enough for people to pass easily. Trees for shade, benches, no high maintenance gardens. Promenade, an area for every one. Please look to Barcelona, Spain, there they have good expanse reserved for all people. Open meeting place

I don't think the space should be designed to try to be everything to everybody. It is not large enough unless there is more land than I know of. Also, what are the plans for dining room and café? Food trucks would be competition and unnecessary if they are to be leased by others. There should be a quiet area for people like me who like to read or sit quietly. There many like me when I go there.

Anything to increase public accessibility, education about the Salish Sea and the First Nations. Something to make people stay and enjoy not just as a pass through. More trees hedges to block wind when needed. Respecting climate change and sea level rise.

Not at this time. I will send in separately. And what department and who in the Department should I address/send my information too?

Would love to see an affordable pub-type restaurant- a place for the neighborhood to go on a casual basis (not too fancy or expensive but good food)

It's important that all development remains restricted in height.

We need a waterfront access and path. Expand the green space

If the Marina restaurant closes/ leaves & the area changes, then perhaps a floating restaurant could be considered.

residential building

Have a visitor information centre. Celebrate and tell our local stories: e.g. history of Sealand of the Pacific, historic Victoria Harbour Migratory Bird Sanctuary (which surrounds Turkey Head), Oak Bay Islands Ecological Reserve, Grand Chain Island and Chain Islets Important Bird and Biodiversity Area. Turkey Head has the potential to be the coolest public space in Gr. Victoria. Cut the parking lot by 50%.

Art festivals... like "Art on the Gorge" or live theatre on grass such as "Bard on the Beach" as they do in Kitsilano Vancouver. Or promote music of local musicians (probably struggling Because of Covid)

Would like it kept as close as possible in a natural state. Leave it wild . There isn't much left . Too much development all around. . Can hardly go anywhere now I grew here. I spent many a summer around the water and remember the little wharfs and the Scots family living in the boat house and running the coffee shop . Have many fond memories. It was wild and the community was friendly. Please don't turn it into another circus.

Need more quiet green space not more commerce The waterfront should be preserved not exploited

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.

Maximize the beautiful water views and natural habitats by building a pier. Don't crowd the area with "stuff". Preserve this natural beauty and give opportunities for people to further embrace this beauty!

Outdoor plays would be welcome. Maybe the restaurant could be more family oriented and less pricey.

I'd really enjoy a saltwater pool or an outdoor bandshell as in Stanley Park

This is an excellent opportunity to respect and acknowledge the Indigenous heritage of the area. We should have some kind of interpretive set-up to educate the public about the deep and important Indigenous history of the location.

See below

Keep the natural beauty balanced with the need for parking for the restaurant and marina. Please don't make it into developers money making project where the community then needs to fight to keep the natural beauty.

I like the quiet and opportunities for reflection, meditation.

A possible location/bldg for the Terry Fox Collection exhibit?

More benches and picnic tables would be welcome, as would a bicycle repair area with basic tools and locking posts and a small childrens' playground. Space for these amenities could be created from a portion of the existing parking area. Willows Park is nearby and can continue as the venue for community cultural events (Tea Party, concerts etc), allowing Turkey Head to remain a relatively undeveloped, minimally commercialized and accessible public space.

Change the name!

Recently the Oak Bay Marina has been supporting the Turkey Head Sailing Bunch which in turn is connecting the boating community already present at Turkey Head with the broader community. This is a great initiative and it would be super useful if these types of activities could be enhanced. There is a real shortage of hauling-out capacity in all of Victoria. Not sure what can be done about it. But having crane capacity and some dry storage for boats would be very useful so that boaters can work on their boats instead of having to go to Sidney. Fuel dock (although already separate question) is really important at Oak Bay Marina as there is not much alternative. Without fuel dock people will start bringing their fuel in jerry cans, not ideal and not safe.

An innovative and thoughtful landscape design is essential to creating a space that is usable, interactive and durable enough for local conditions (salt winds, lack of maintenance, foot/bike and vehicle traffic).

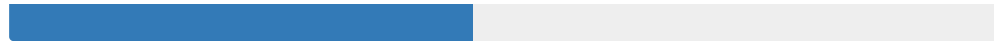
A permanent piano

PEOPLE-ORIENTED, ACCESSIBLE ONLY FOR PEDESTRIANS AND FOLKS USING HUMAN-POWERED TRANSPORTATION. NO MOTOR VEHICLES OF ANY SORT!!

Is there anything you do not want to see at Turkey Head and Oak Bay Marina in the future?



Yes - 372 (53.22%)



No - 327 (46.78%)

Specify

tent cities

More community events

I have grown up in Oak Bay and appreciate the area for its natural beauty. A skate board or water park would likely detract from this and in my opinion they are not suited for the area. The same for food trucks.

A skate park or anything like that used by a very small amount of people.

Less parking

gated access

Skateboard park because of the noise in an area that is currently peaceful.

While I did indicate that I would like to see an increase in green space for this area, I think it is critical that we build Turkey Head out to be a more vibrant and connection focused community space. As a result, I would not support the entire area being repurposed for a park or nature restoration project.

More parking, space that's only accessible if a customer of business i.e. privatizing by stealth, prohibition of activities like cycling, skateboarding etc

big development (nothing over 3 stories and stick to it this time) , the marina is beautiful as is Queen Victoria Park and the walkway, the picnic spaces have been well used through covid so no high-rises or increased density that would increase automobile traffic, overwhelm the very old and already overwhelmed Oak Bay infrastructure, block the views of those living in the apartment buildings along beach drive

Definitely no skate board park. Nothing to spoil the view.

Huge ugly parking lot. The marina users should pay their own way!

Trashy tourist shops.

More traffic, more congestion, more boats, and more noise. There's nowhere to escape to when the area fills, and the residents suffer as a result.

I don't want to see it turned into an amusement park — playgrounds, food trucks, skateboarding. This is a water-based beautiful spot for appreciation and enjoyment of the water and of nature. Emphasize that. Do not ruin it.

Lots of retail space and increased access for tourists. This is a local space for local people to use.

I wouldn't like to see it dominated by cars or overly commercial/tacky tourist.

We would prefer not to see residential development (eg condos). There is already mixed development (condos, townhomes, single family homes) in the area.

No water park and not to be developed into high rises

Leave it how it is now!

Please no development that will detract from the waterfront views and access.

Touristy attractions and businesses. I would like to see the space benefit the community.

Lots of loud childrens play areas , that is better kept at the park nearby at Windsor where the children are safe and there is plenty of space for those without children to move further away.

More retail space. Turkey Head and Oak Bay Marina are about outdoor nature, not shopping. Or have it turn back into some kind of sea world.

I disagree with the playground and skatepark ideas. There is a wonderful public park 2 blocks away and 2 skate parks at or beak Oak Bay High. I have children but I do not see the marina as a place for those things. We appreciate the gated access for our and our boats safety

A skate park? Really? Don't need the spinoff problems that come with it like graffiti and tagging (look at Victoria) - Carnarvon Park would be better suited for that. Food trucks are hard to regulate and may cheapen the atmosphere. Less concrete parking area - it looks crappy (or at least keep up on the flowerbed/gardens in the parking area).

Status quo nothing changing and moving into modern times - this neighbourhood could really benefit here. Right now we have Marina as is, OBBH or Golf Club - the two former not fully accessible or open to everyone. What a super opportunity!

Non local businesses like Starbucks. ...imported crafts competing with local artisans . Perhaps connect with local artisans groups .

I do not want to see a children's park or a skateboard park.

Please don't let the environmental zealots determine what happens. Vancouver island is 31,285 km². I love nature but there's plenty of space for shrubs, wild grass and the odd heron.

Please, no rentals! No touristy shops, or any shops. Don't make this kid focused... that is nearby Willows beach and playground. Peaceful, not noisy. Thank you.

Condos, housing, too much commercialism.

Just a park or green space

No residential or homeless housing!

Overdevelopment and expansion

Don't put in stuff that could be anywhere and doesn't have anything to do with the unique waterfront location (e.g. random shops, land-based recreation activities).

I do not want to see more "vibrancy", signage, shops and stores, stages, performances, ice cream, food trucks, playgrounds, skateboard or water parks, pop up activities or whatever. Sounds like another Coney Island carnival. Gawd! It is difficult at the best of times to find peace and accessible spaces for natural play. There are plenty of places for this sort of thing already. We do not need to be constantly entertained, but rather inclusive places where we can explore and appreciate nature and the environment, unspoiled by commercial interests. Please do not take away from this space, too.

I love water parks, but at this location, the marine breeze might make it too chilly. Skateboard parks are awesome, but a lot of concrete and not useful to enough people. Waterfront is too precious and folks on boards aren't looking at the view.

More green space.

Additional car traffic, or loud recreation that impedes the enjoyment of the space with noise, litter and disruption of the natural environment.

Apartments

Not a good location for a skateboard park

Definitely not a skateboarding park!!!

More fine dining/high-end restaurants

Do not drastically reduce the parking. Lisa Helps is blocking parking in Beacon Hill park and at Clover Point, and this whole idea that everyone can just walk or bike everywhere is unfair for people with less mobility. 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. There are ways to make it more vibrant but please keep it accessible to people with cars. Electric cars are increasing in number too, as are electric bikes. Secure parking for electric bikes would be a huge draw to help increase vibrancy and use.

Any building taller than ONE floor. More parking or motorised vehicle traffic. More commercial activities. Bad art.

Skate park. Keep it wide open please.

No need to change it. Do not reduce parking. It makes it easy to go to the restaurant and cafe at all times and is an excellent place to meet because of that.

I wouldn't want to see it overly developed. The parking lot is mostly empty. Using the lot for activities, such as a market and food trucks, that don't interfere with the land seems a great use of space. Let's keep Willows for a theatre and use Turkey head for other activities. While using the space as a place to kayak and paddle board is also a great idea, the water on the marina side is gross and not inviting on close to the water crafts. I'm glad the city is thinking of making more use of the area.

Commercial businesses, anything too tourist

buildings; presently it is an open space with great vistas of the water. We seem to wish to block these vistas with buildings.

Buildings that block the great 360 views.

Skateboard park, playgrounds already adjacent in parks, reduced parking as this is critical to existing uses, more awful art installations. Just leave the place alone

Random food trucks taking up space that could become a multifaceted cultural area with businesses, educational opportunities, performances and art that deepen our relationship with this specific place - history/culture/food etc.

Tacky shops, fast food and better to bring the facility back to nature from where it is now

Single user group focused policies

A bunch of crappy food trucks that aren't reflective of local produce

Condos

More commercial and more noises stuff.

Waterfront facility! This is not about an area for table tennis or skate parks or water parks for children there many other parks in the city this is a waterfront area and if anything a beachfront should be accessible

More accountability of the anchorage area off the marina, fewer abandoned boats and liveaboards

I don't want to see anything that takes away from the current natural beauty. The nature itself of the waterfront and beach areas are useful for people getting outside. To see a skate park, large retail space or man made playground would distract from this. Whatever is developed needs to foster and enhance what is already there.

Pickle ball courts

It's perfectly fine as it is

Anything noisy

I do not want to see buildings or a permanent stage that would obstruct a portion of the view.

A dog park

Attractions that would increase crowds and limit the use of the pathway which is now used by many seniors and disabled persons.

Limited non native plants - not some 'English garden' thing again. No super fancy restaurants or pubs in a box. Simple and true to Oak Bay but good and accessible for all. I'd like to see a reflective community space.

I wouldn't be keen on more commercial development. Turkey head is a great place for people to connect with the outdoors, and perhaps the indigenous history of Oak Bay.

Previously I lived in a community (Horseshoe Bay) where they put in a skatepark. The only demographic that use that space are teenage boys. I have boys and at the time they didn't use it because they were intimidated by the activities that took place there... other young adults from faraway communities would take over and some would pressure them to purchase drugs & try drugs (my kids at the time were only 10 - 14). On weekends the visiting youth would drink alcohol, add graffiti and leave garbage everywhere. Unfortunately the community suffers. A skate Park will require extremely well thought out planning which would need to include security. It only services a small portion of the people within a community.

More retail. Crowd gatherings.

No skate park, no more restaurants or food trucks Yes to increased green and natural space

Limited access to the water for the public because of retail. Privatization of waterfront. I would like to keep having a marina in Oak Bay.

No more consumer based experiences. Keep it green. Parks and spaces for people to Congregate and a space for boats to Come and go From. We don't need more commercial and consumer based experiences.

No more buildings

Less pavement. No more services.

Overdevelopment

Hundreds of people.

No high rise condos, no blocking access to water, do not add to the paved parking area

Condos

Permanent buildings or carnival type activities.

No skateboard parks.

Condos, stores, it's a lovely nature walk

No additional permanent structure. Keep even as pop up.

Food trucks, too much commercial space

I don't want to see more retail stores as there are plenty along Oak Bay Ave and Estevan Ave. Also no more condo developments. Recreation businesses might work (paddle boards kayaks etc) No fancy restaurants as young families just want to pick up a tasty takeout meal and enjoy outdoor time with their kids.

More parking and roadways

More commercial activity

less commercial spaces, increased natural space. allow native plants and animals to thrive in the area.

More commercial opportunities.

No houses or condos. I'd love to remain a mostly public space

Skateboard park

Housing of any kind. No building over one storey high.

Pls don't put a water park in!!! That is crazy. Nor a skateboard park. That makes no sense. It is right beside the ocean. It should be used for ocean sports and have a coffee shop and restaurant. Just the way it is.

This area is not suited for a fisherman's wharf. That would be better suited to go straight off the foot of Estevan at Willows Beach and built in an environmentally friendly way.

Don't want more shops and stores.

I don't think we need a childrens playground, swimming pool or skate board park. Windsor Park is just across the road.

Parking. Additions to the built environment.

I would not like to see this area commercially developed.

I would not want to see additional environmental pressures such as increased automobile parking (run-off pollutants), shoreline modifications (beyond what is already modified), additional disruption to benthic habitat (eg. via a totally unnecessary pier), or an increase in single use garbage production (eg food truck/food service waste and other things that will be blown into the ocean). I encourage Turkey Head developers to remember that anything that happens on that surface is also going to directly affect the already heavily impacted marine environment.

Condos, less parking

Another hotel or condo building, or a loud/active commercial space. That stretch of the coast is beautiful, and provides rare access to quiet beaches with lovely bird and marine life. Some of the suggestions above sound great, like improving the walking paths, more green space, a children's water area, or playground. Paddleboard and kayak rentals that wouldn't add gas and noise to the water would be lovely and bring some quieter commercial activity!

I do not want to see any further businesses or any more boats anchored in the bay.

Don't change it from a boating centre to a wildlife refuge.

Increased road traffic and impact of parking on surrounding neighbourhoods.

Large hotel type establishments and too much commercial activity should be small and natural not big business

The massive parking lot that currently exists

All of the above

Nothing artificial to the area. Let's learn more and more about our natural surroundings, and why it's important to diversify and to protect them. And to pay attention to them.

We have lots of parks and green spaces Windsor Park a small block away. A water park along the waterfront or park for children could only be used for a short period of the year as it is extremely cold along the direct waterfront. What there is good now perhaps improvements to what is existing.

Residential development

Ordinary shops. Facilities there should be focused on the water, boat stores, kayak rental, whale tours, related restaurants and cafes, etc.

We do not need an over-developed carnival atmosphere at this location. It's an Oak Bay gem to have water access, green space on the ocean, a quiet marina and a few services for the community there. We don't need to ramp up the noise, the congestion, the garbage and the consumer pollution in this area.

Keep the space focused on the natural environment. Do not want to see increased disturbance or actions that cause a need for new disturbance elsewhere along the coastline.

A lack of social and cultural diversity.

SO much space devoted to parking cars

Future proof design against tent cities establishing themselves on the grounds.

I do not want to see it commercialized with additional restaurants, food trucks or retail space. I think it has great value as a natural place in a city that is overdeveloping quickly.

More buildings

any more buildings

Anything too "high end", or exclusive; changes need to be more family/community/everybody friendly.

The area is nice and people go there because it's waterfront. That is definitely not the place for a waterpark or skate park! Even a playground is not necessary. Let kids enjoy the waterfront.

The lack of an outdoor pool;) please consider a pool!

More parking. The current parking is huge mess and takes up the majority of space around the walk.

No condos or sale for development.

I do not want to see this as a place that generates noise. It should be a respite from noise.

I DO NOT support condominiums, hotel, or retail (apart from the existing store which serves marina customers) in the Turkey Head setting! Please, let's preserve this beauty spot for all citizens to use and enjoy recreationally.

Skateboarding parks or anything to attract noisy teens to the serene waterfront

No mega yachts please!

Skateboard park

Retails shops

No hotel.

retail stores

I would not like to see any playground , skate parks, water pools for children. I think it's important that nature can be their playground. I feel that farmers markets, artisan stalls are better suited either in a park or along the commercial area in Oak bay where the retail outlets could also benefit .

Do not reduce parking. The flexibility it offers is important.

Activists who lobby against cars and parking. Do not give in to the demands of such minority groups who do not spend a penny, are jobless, and have nothing better to do.

Anything other than parking - keep your sanctimonious, lefty, greenie fanatic hands off !

Loss of parking, removal would move more cars to the stree for parking. Need access for people to enjoy the area.

Change

A water park. I have young kids. A water park would be madness. Carnarvon is much more appropriate

Not another zoo, like what previously existed here.

Food trucks, more shops.

There are numerous parks close by, but not many places for those that travel to this location to park, reducing this capacity will not benefit the community as a whole, additional park space is not required.

Too much catering to cyclists period downtown is almost ruined for the automotive individual and someone with a disability has even more difficulty moving around downtown

The closure of the parking lot. That specifically would ensure I don't visit the Marina/Turkey Head.

Thanks for setting up this survey. As a person who was raised in Oak Bay, I lament the over-development and congestion caused by residential subdivision. The character and natural beauty needs to be retained, as well as the addition of activities that bring the community together out doors.

Loss of the cars and coffee venue.

Convenient parking is extremely important for users of the Oak Bay Marina, the Restaurants, and the Retail spaces. Other activities should not interfere with this requirement.

anything that blocks the current view (any buildings)

I do not want it to become a retail focused area. The Farm/Craft Market days on Oak Bay Avenue should be continued and expanded, not moved to the Marina.

I don't want a removal of parking spaces.

A conversion to "natural" state/space or the installation of some sort of space-absorbing, expensive public art installation.

Don't convert the parking into a green space. There are many parks in Oak Bay and this parking lot is well used in its current state for the reason mentioned above.

I would not want to see the loss of any parking.

I do not want to see the parking lot removed

Ocean front amenities is simply the objective.....it's the difference as compared to Any location..I.e. you can put food trucks, kid's play area any where.... 1) fine dining 2) marina 3) kayak and paddle board 4) obviously the marine repair and service...don't Evan think about changing that 5) parking and handicap abilities to see the water front 6) be conservative....you can't afford to experiment

Getting rid of the Peking are to put a useless grass park there, like the one across the street. People who don't eat, use the marina or partake in events there are attempting to get what they want. An effort needs to be made to reach out to those who frequent there and talk to them about the uses and possible changes/upgrades.

removal of parking spaces

I don't support any plan to 'return' Turkey Head to its 'natural state', as it is entirely artificial – except perhaps removing it altogether.

I'd hate to see 'the vision' lost and the car park converted to a pay parking lot.

I lived and grew up very close to the marina and spent a lot of time at the old Oak Bay Boathouse. Even though it was sad to see the old place go, what took its place has been a large improvement. There is no "natural state" to the parking area as it was all man made. I lived there from 1942-1962 and my oldest sister lived very close for 68 years and always enjoyed walking around the parking area.

Housing

Significant change resulting from pressure from special-interest groups or developers.

No more green space. Plenty exists already.

I do not want to see this as only a park. It was created for the purpose of parking and should be kept with the incorporation of an enhanced picnic and water access areas.

Car shows

Anything that would permanently decrease the parking area, particular permanent structures.

Removal of the parking lot would be a terrible loss for both those that meet there for car specific events such as European Cars and Coffee which also supports the cafe there, and for anyone who is not physically capable of getting to the marina by any other means other than car, such as elderly and disabled people, or anyone who lives in neighboring municipalities such as Saanich or Langford or Sidney. It's an area we all can enjoy now, don't remove parking and limit it only to able bodied Oak Bay residents. It'd be a huge loss for the entire region to lose the parking lot.

It is often windy and cool at Turkey Head which is the reason I don't support the concept of a skateboard park, a water park or a playground.

I'm part of the group that meets weekly (outside the pandemic) for cars and coffee in the parking area on the southeast side. There is a shortage of public areas where this type of event can take place. I would hate to see the parking area lost or shrunk.

Don't want to see any brick and mortar business. Just outdoor space, room for farmers markets and an outdoor pool with room for food trucks

Captured sea life and no captured animal displays. I live at Mill Bay Marina and enjoy visitors that come to be by the salt water and the boats.

Keep in mind the demographic of the people that live next to Oak Bay Marina. Any development associated with youth or children is misplaced. I go to Turkey Head because it is a place to relax and enjoy the scenery, dine or have a coffee. There is already a playground at Windsor Park two blocks away.

Native art installations.

No need for more commercial space. Would hate to lose what we have.

Loss of vehicle access to the view.

Do not want the peacefulness of Turkey Head destroyed by "Disneylanding". There are already Queen Elizabeth Park with its picnic tables, and Windsor Park with its picnic tables, children's playground and playing fields. There is also the Windsor Cafe and the Marina Cafe and Restaurant. And of course, summer especially: parking

lot full due to adding boat owners' vehicles to the mix. Remember the marina is there! I dread the sheer intensity of further development and traffic, and fear that I can hear my property value dropping.

I do not want to see a skateboard park or kids water park. Keep it as pristine s possible near the bay. This is still a working , affordable marina and it's nice to see one within Oak Bay and Victoria.

Any commercial or residential development. Removal of the parking.

any substantial loss of parking since many visitors access this area via vehicles to enjoy the scenery; it is also a valued meeting place for many community car enthusiasts and other groups that need parking.

Do not reduce parking

More free ground level parking that is primarily used by boaters and movie crews.

Anything noisy!

Reduction in parking area.

more parking

Commercialization that does not keep benefits within the community and does not give back to the community.

Buildings or man made structures. Re-wild the space.

more parking for vehicles.

Less access to the facilities

More business, Playgrounds, Tacky Artwork Skateparks

Condos and shops.

I don't want to see more stores

Any large structure that would block the view or take away public access.

Do not remove any of the parking area.

Still want easy parking for car shows and community events.

Anything that would interfere or conflict with the quiet, natural environment; retail shops, children's playgrounds, water parks or skateboard parks.

I am a kayaker and kayaking out of the Marina is important to me and the kayak club I belong to. It is extremely important to maintain public access to the beaches and parking at Turkey Head. We kayak all year round. thanks.

No playgrounds or skate parks / water parks.

Skateboard park... too noisy and too close to people's homes(I do not live near there) Buildings blocking the view..ie. no amphitheatre

Does not need any more development especially at this time, the best thing to do is also the cheapest and most logical, just leave it alone! Thank you

Do not want More retail and fast food chain stores like McDonald's

Yes, change for changes sake. I do not want to see a few people create their personal wishes and objectives without proper involvement from the community. If someone did not bring this survey to my attention I would not have know, that does not sound like there is an honest intent to inform and gather everyone's view. I do not require anonymity and would welcome and opportunity to be involved in the process:) Robert MacKay 250-361-5837

Very limited parking, there are many older people who are not able to ride bikes to visit the waterfront, by limiting parking it takes away the opportunity for people with mobility issues to visit this beautiful area. The current parking area allows for wheelchair vehicles to be able to unload many people who would otherwise have to park on the street to navigate this area. I think it is a great place to encourage events, I especially like the idea of a farmers market. Turning this area into green space means that more people will park on the street and cause many problems with the local residents.

over development that obscures the views

I would like to continue to see "no dogs" on walkway or public spaces. Also there should be no boats anchored over eel brass beds - all should be anchored at the marina.

a marina for superyachts, reduced parking space, more buildings/structures like an amphitheatre that would hinder people from enjoying nature and water sports or a playground (see above)

I think it would be a big mistake to eradicate too much parking as, although we walk there on a daily basis, there are lots and lots of people who are there every day, just sitting in their cars, eating their lunch or generally just taking in the view. It's quite often wild weather-wise and so to get there by car is necessary and for cover.

No chain stores and no chain restaurants.

old people and cyclists. They are an obstruction of nature's beauty.

Not too commercialized.

Don't spoil a good thing. Leave mostly as is. It's a lovely place to come and enjoy the view and go for a quiet stroll. Or have a coffee or a meal overlooking the marina.

I don't want to have car traffic increase in the area, particularly if there is limited parking in the area. Beach Drive is very popular with cyclists - both fast and slow- and I am concerned that more traffic being drawn to the area will cause congestion, traffic conflicts and greatly increase the risk of "dooring".

I don't want the parking lot to be removed! We drive there to enjoy the beautiful area, and we can always count on finding a parking spot! We enjoy the car shows there as well!

Loss of parking.

A huge development, focus on beautification on what is there maintaining the space and allow public gatherings for various events such as a weekly farmers market, food truck parking, car gatherings.

Less marine based infrastructure, we need it!

See above comment please.

Over development. One or two more small tourist based businesses is fine but don't overdo it. The parking lot is a great place for local groups to be able to gather from the greater Victoria area for a beautiful waterfront walk and perhaps a stroll to Oak Bay Village to spend some money. It also pleases me to see film crews parked there as they don't bother anyone and pay Oak Bay good money for the right as well as boosting the general economy.

Any single use plan, such as a water park or skate board park to the exclusion of others It's often cold and windy.

Expansion of Marina. A lot of space for few.

No housing projects/condos/townhouses. It needs to be something that is accessed by everyone and contributes to the whole community. I think a larger skateboard park in Oak Bay is a good idea but this is not the right venue.

Paddling pool - seawater

To keep the parking spaces as is and not to reduce them.

I wouldn't like to see it turn into a pedestrian or cyclist only area and disallow classic car groups to be able to gather and to discuss they're mutual passions in classic cars. There seems to be a favourable trend towards cyclists and pedestrians and a negative trend towards cars of any kind throughout the municipalities.

Please don't make it overly commercial. The real value of Turkey Head is its incredible natural beauty (in all seasons)! Whatever is done, it should enhance (or at least not detract) from this beauty! Thanks for the chance to respond.

A skateboard park - are you kidding me???? The noise would be horrible. There is already a children's playground at Windsor Park - why would you put one at Turkey head - then you would have to fence it all to make sure children don't fall over the edge to the water. An occasional use like a farmers market would be good - although it would draw people away from the Avenue where you want to have people congregate and support businesses. The existing market on the Ave (pre-covid) is always lovely and generates a real community feel.

large structures that block the view and limit access to the water

I don't want to see an commercializing of the space. I want to see the space become more natural and more accessible physically and economically to all people.

Too Much regulated activity by any specific interest group.

Any changes must be environmentally friendly and cognizant of history and indigenous culture.

More commercial activity (other than food/drink). Nice to have people enjoying the environment, and supported to do that, rather than shopping.

Private spaces or pay spaces. Keep it public!

I'd like to get rid of the marina. It despoils what could be a couple of lovely beach areas along Beach Drive to the north and west of the marina. You may know that many years ago construction work filled in and eliminated a beautiful small beach to the south of the marina. Beaches are a much more valuable community asset than a marina which only serves as a de facto parking lot for wealthy boat owners.

I don't want too many changes, it is fine the way it is

I don't want too many changes, it is fine the way it is

No obstruction of the view, keep it simple and natural.

I do not want to see any more commercial buildings. Thank you for asking!

Movie set rentals for \$500 a day? Either no parking or \$50,000 a day.

Eliminate the marina. It does not serve the general public, it is simply a large, polluting, parking lot.

No fixtures that would attract people at night/ after dark Keep noise down

retail stores deterrents to walking spoiled views more traffic things that harm the environment

No commercialization please. Keep it simple.

A stage.

No Food trucks, No motorized activities, no Super formal Landscaping, keep a lot of parking otherwise this WILL spill into the side streets whether you think it will or not. Keep young people in mind... don't just cater to seniors. Think about teen activities too.

Residential accommodation Whale watching, Tour buses Retail Tourist "attractions" - souvenir shops etc. Concerts Restaurants and bars Who is the proponent? The secrecy implies projects not in the interest of residents. Don't hide - Come out.

Any preference for parking cars. This should be a public space not a car park. Joni Mitchell has it right "We've paved paradise put up a parking lot"

Nothing more commercial than is there now. Its a beauty spot - don't fill it with commercialism. We go there to enjoy it BECAUSE it is a natural beauty spot. Since the pandemic, people have been reverting back to nature and away from the commercialism that has constantly barraged their lives - encourage that by keeping things natural. Please!

Expensive stores.

Loss of easy access..

The pier idea is hopeless unless you are prepared to built on the structural scale of the Sidney pier... have you ever been there in a big southeaster? There is a reason Bob Wright never built one... and check out how many times the railing around the pool at the Beach Hotel has bee destroyed! Feel free to contact me if you wish. Angus Matthews angus@angusmatthews.com

A condo building with stores underneath. Any kind of large building, including a museum/interpretive centre. Signage and labels can provide historical and environmental information. A parking garage. Any above ground, built facility, other than stalls, food trucks, and small one storey shops in the style of Cowichan Bay. BUT a retail store or stores, (Garden Works!) could also fit nicely along the Beach Drive side, just as long as it doesn't fill the space, or take up more than a quarter of it, or thereabouts.

The area is intimate in fact it is in the middle of a neighborhood. It is not the place for endorsing a skateboard park, a water park and other super noisy activities. It would upset people wanting to sit quietly and enjoy the beauty of the view. Where can people go quietly to think and contemplate? Don't underestimate the power of calm contemplation. Not every space needs to be a three ring circus.

Anything that takes away from the natural beauty and serenity of the area. Hey

No skateboard park, volleyball area, shops, no more parking, film trucks, stage, market.

Starbucks.

I do not want to see parking take precedence over walking and cycling infrastructure. I do not want to see additional stores/retail except for perhaps a weekly farmers' market.

Expensive projects. Keep it simple in service of the community.

Anything that would permanently block the view or limit accessibility to the view and path around the head. I like the idea of a "pop up" performance space, but not necessarily anything permanent.

As Willows Beach has lots of green space and play area for children and families, Turkey Head and Oak Bay Marina should be kept for primarily for parking. The Marina, restaurant patrons and visitors require space to park.

No skateboarding

A trendy bistro type restaurant and bar with large outside patio area.

Not a skateboard park/not a waterpark

Too much commercialization. I walk there or kayak from Willows Beach to enjoy what little ocean front naturalness we have in the city, and it is near where I live. It's safe too. I don't go to Beacon Park because it is easy to get lost, and with the homeless, I don't always feel safe.

not commercialized for profit - no new stores, businesses, etc. no more car parking. just the outdoors :) I come once a week at least to walk and run through and take my partner on dates here regularly and paddle board from the beach also

Same old, same old. Quiet place to walk, enjoy the view.

More retail space is not necessary.

Re playground - surely the natural beach areas are better left as space for creative play.

Left the way it is.

Skateboard park.

Banning dogs

I don't want to see buildings being put up on Turkey Head.

Condos or houses

Parking should not be lost simply to green space (Windsor Park is very closeby and doesn't need to be replicated). Underground parking garage should be built along with a more dynamic waterfront restaurant/bistro scene (upscale outdoor European dining/bars).

no large life altering structures or events that would forever change the ambiance and feel of what is a jewel in Oak Bay. As you enter the marina area, previous elected officials have wisely authorized wonderful public art along the grassy area. The area is a go to for anyone visiting.

I would not want to see more commercial activities on this site.

I would not like to see further commercial development at this site. I also think it's important that Oak Bay consider renaming the site to something appropriate to the area possibly connected to Oak Bay's history

Retail pop-ups; multiple food trucks; loss of parking facilities; addition of pay-for parking at Turkey Head. The Oak Bay Marina and the Turkey Head land is a stunning, iconic well-used nature/meeting destination for thousands of locals and visitors. There is no need for any kind of extensive re-thinking here. The buildings, restaurant, cafe could use a little sprucing up but the whole area is a true gem and, as they say, "If it ain't broke, don't fix it!" Leave it alone!!! RM

Skate park.

Anything that blocks the view. There are less and less places to walk and park to enjoy the fantastic view.

I don't want to see commercial development, especially large scale development that would encourage traffic and noise.

A skate board park for youth. Queen's Park would be a better location for a playground for young children.

Commercial boating companies, ie, whale watching

Allow leashed pets please. Probably would need a poop bag dispenser and trash can(s).

High rises residential development No thanks

Do not want to see empty shops, unused skate park, water park, outdoor swimming pool, etc.

I don't believe the space is big enough to accommodate a skatepark or waterpark. It would be better to enhance what is already there. Adding other food options would detract from what is already available.

I do not want to see a Park put there. There's already enough Parks in the area. Besides, what it is now is 'low maintenance.

High rise development. Knock houses down and build them elsewhere. We need to preserve public spaces! This is our only chance to do this right.

A casino, god forbid!

bicycle paths

Do Not want to have to put up with noise and crowds while enjoying a quiet walk by the sea.

Tons of things increased shopping opportunities ... go to Oak Bay...

More large tourist buses. They block the views and are loud and let masses of people off suddenly.

skate park

I do not want it turned into a waterpark or skateboard park. It is a beautiful park of Oak Bay. Leave it as a space to enjoy the view of the ocean...we live on the west coast for a reason!

I do not want to see anything except a nice park that people of all ages can share. This means no skateboards, no playgrounds, no "recreation" activities like paddle boarding kayaking, rowing, cycling, etc. These are not activities that everyone can share, and almost always promote one demographic and/or organization dominating the area. A nice park would make everyone happy.

Nothing added to block water views. Those must be kept.

- more parking for cars - permanent commercial enterprises (with the exception of a weekly farmers market) - no access for kayaking as this is already provided in close proximity to the TH point

I do not want to see more retail, food trucks, skate park, water park etc.. There are wonderful beaches and tidal pools to explore close by. The walkway around the entire area is great. Perhaps a few more benches, picnic tables would be a nice touch to allow more folks to take in the natural beauty of the area.

The area is already congested. It doesn't need more "stuff" or activities. People who use the area go because of the beautiful view and quiet. Please do not add more noise. More construction. More food. More "activities". You don't have to keep adding "stuff". Sometimes it's ok to leave things the way they are. It's beautiful. Enjoy it. Spend the money on road repair, or give city workers better wages.

Given the proximity of neighbouring parks, including Willows and Windsor, and school grounds, I do not see any need for playgrounds, water parks or skate parks, etc. As long as the café remains I don't see any need for food trucks (unless part of an occasional farmers' market) because this would be incongruous to a more natural, park-like Turkey Head area (which could more resemble Cattle Point). While it may be interesting to have occasional performances in the space, I don't think any permanent structure should be erected to this end, in order not to spoil a more park-like setting. Perhaps what remains of a parking lot could be used for performances.

Skateboard activity. This is an area that is part of our coast...highlight the natural beauty and encourage the pleasant and peaceful enjoyment from a more natural green space. There are enough playgrounds nearby...maybe an amphitheatre or gathering space where you could have outdoor performances in good weather...

This is part of the Greater Victoria Harbour Migratory Bird Sanctuary. No development should take place that endangers this status. There are federal regulations regarding dogs on the walkway for example. They are completely disregarded by users as well as the district. Ensure that the shoreline, particularly the kelp forest on the south edge, is protected and enhanced if possible. Forage fish and more inhabit this zone and often waterfowl, seals, and otters dine out there. These waters are still visited by the few remaining migratory birds that call this coastline home. Their numbers are diminishing rapidly and any more intensive usage will diminish their numbers further. All development should be done through an environmental lens. Public consultation is appreciated. More down the line, I hope.

No high rises or residential development.

Not any more commercial activities than are already there. No public swimming pool, skate park, splash pad. Do not reduce parking to any great extent. During summer with boaters, tourists, locals, the lot is often full (we walk it daily).

- the typical cheap consumerism! and non-marine related ventures, non sustainable business ideas

The elimination of the parking lot.

No tall building; apartment block; residences. Green spaces, playground, picnic tables small vendors (perhaps mobile such as food trucks, etc.. would be great.

More parking spaces.

I would be opposed to doing anything that presents a "Coney Island " approach to Turkey Head. It is in character with the marina and neighborhood as it is- why overthink what is already a good thing- more is not always better!- They got it right at the time- preserve it .

Keep this area as green and simple as possible! No more retail shops, no skate parks which seem to encourage graffiti, no more restaurants, no sports activities

I do not want to see the parking lot pulled up. It works well for Oak Bay residents and adjoining communities. The system works well the way it is. It provides a great opportunity for folks of all ages to meet, grab a bite to eat, view all the boats both moored and out In the water and socialize with walkers, hikers and classic car folks. The way it is - leave it substantially the same. It is a jewel.

Affordable dining options (casual and formal), Benches and outside seating. Keep the classic big green swings !!

Children/youth area. As Windsor park is so close with a great playground it would be nice to have space geared towards adults/seniors . Willows is also family friendly and between willows beach and Windsor park I don't feel the need for additional (or excessive) play areas for kids.

The parking lot to disappear

Change from current situation.

While visiting the point there is never a shortage a people walking around the path. The sidewalk around the point is inadequate and should be increased in size to allow more walkers. As well if you step off the path in many places you have to navigate large jagged rocks that are tough to navigate. If these areas could be addressed it would increase visitors and make it more profitable for the businesses in Oak Bay.

I do not wish to see the status quo of Turkey Head abandoned or eroded in any major consideration. Thank You.

The idea of a skateboard park makes me shudder!

The elimination or mass reduction of the parking lots that were purpose built for the area many years ago. This area is vitally important to about 340 members of the European Cars & Coffee community who gather early Sunday mornings about once a month, building community and patronizing local businesses.

Decreasing current accessibility. This is NOT a nature park. There are other areas of Oak Bay that can be used or redone for this purpose.

too many tax dollars wasted on feel good projects

amphitheatre, more retail space, more restaurants, more parking, not big on a skateboard park, although I think a playground would be fine

No skateboard park.

A historical museum or something around first nations history in the area.

Skateboard park

Over-curated, over-restrictive, exclusive infrastructure.

Buildings higher than a single storey; a swimming pool

More commercial or residential development - leave access to the water.

A huge vacant parking with the greatest of views

Anything that makes it less the beautiful place it is - don't want commercialization or art installations (especially ones like the winter scene outside the pharmacy or the dead tree at Foul bay and Fort) that detract from the natural beauty.

Not a park with lots of car parks. From where I live I have a view of a parking lot, no cars because of Covid 19, these space been used for many different reasons. Little children learning to ride their bikes, teenagers meeting to talk and mix...missing their friends from School because of Covid 19. So far we have sidewalks, or parks.

See above. A note re; myself. I do not live in Oak Bay but just outside and Oak Bay is important to me for shopping and activities.

To maintain the amount of parking. To have whale watching. Restrictions on no walking dogs.

More commercialisation

I wish it to remain calm, pedestrian friendly and low key. It is a very busy area, especially in the summer and I would dislike it to get louder and busier.

Food trucks, useless installations such as ping pong tables, single use space such as mini golf or skateboard parks. Keep it fluid, multigenerational with QUIET activities so people can appreciate the magnificent physical location at their own pace .

I wouldn't like to see any housing development at Turkey Head.

do not want the parking gone - current easy parking makes this a desirable place to go to

Commercial space, or buildings.

No tent city. Any future development will depend on the acceptance of the nearby condo owners- while I think changes should be made- Oak Bay is not known for its progressive outlook.

Fast food outlet!

Over development.

Too much commercialization would ruin the spot and take away the community component. Would like to see increased public access to the water.

Do not eliminate convenient parking or the actual marina itself

Variety of good casual sit -down restaurants ...not just quick serve food outlets

More cars/parking. More boats, a larger marina. (All boats anchored at the marina, no boats anchored over the eelgrass beds.) More dogs (no dogs please - incompatible with a nice public space. Tired of incidents with dogs.). Junk food - current cafe/bistro and restaurant good enough. No feeding of birds and wildlife - creates unnecessary pollution and nuisance.

Not necessary to have massive kid focus/expense w skate park & playground in small area of marina grounds when other properties in Oak Bay can provide these type of parks for youth. Marina has been nice being calming relaxin maritime style focus w nature & water activities. Focus more on encouraging kayaking, canoeing , sailing, etc, walking, picnics, & meeting friends/ family for meals, coffees/teas & socializing.

Playground and plastic park or water park it takes up too much space. A more natural landscape to teach the little ones about nature. Absolutely no dog park, more environment for birds and marine life.

Loud activity, Commercialization

Tents

Permanent structures such as apartment buildings/ row housing, stages, etc.

Do not crowd this area with kids parks, skateboard parks or food trucks. Part of the beauty is the sound of nature...the quiet allows for a full experience of this natural wonder.

shopping stores, more buildings

Loud concerts and skateboard parks.

We have so many beautiful parks in Oak Bay already, I really don't want another park ...

The Status Quo!! Let's evolve a little Oak Bay!

My preference is that no buildings are constructed on the site or anything else that would obstruct the view of the water nor any additional retail outlets. Public access to enjoy the natural environment is of primary importance to me. Performance space is not desirable because of the likely noise to nearby residences and the probability that a platform or structure would be built to support such a space. Some parking space is essential to remain or cars will spill over into the nearby residential streets.

I don't want to see anything that blocks the beautiful public view and connection to nature in order to give private access to these things.

Construction and facilities that could increase the use of the area by people who do not respect the quiet and beauty of the area.

I do not support a seasonal weekly farmers' market, given that there is one on Oak Bay Avenue presently. I also do not support permanent structures such as a skateboard park, stage or amphitheatre, preferring instead portable facilities which allow for multiple uses and flexibility.

I would like to see leashed up dogs allowed on the walk way - seems weird that it is banned

housing

Condos, apartments, tent cities. No OB Beach Hotel or Abstract-type development but an open, thoughtfully developed space for the community

Preserve and improve the nature/shoreline access. Food and retail would be nice if it was good, but retail in those types of spaces often ends up being very boring and the food not good. If it could be good fresh and healthy enough food, then that would be great. I would also love more PR on all of this—I hadn't even heard any mention of some of these ideas before, like an amphitheater, which I don't really care that much about but haven't thought of before, but maybe there is a good argument to be made by the people who had this idea. I would love to hear about what the vision for all of these ideas are and what the thinking is behind them, maybe there is a large contingent of skateboarding kids I am unaware of, who need a place to skate around and practice their tricks. A skateboard park there is not important to me in my own daily life but maybe there is a need?

Turkey Head and Oak Bay Marina should remain an area open to the public. I would not like to see development that limits free access and usage. I do not want to see housing developments or other additional permanent structures. I do not like to see reduction of moorage capacity.

No loud music events.

Anything that would impede universal access and/or view sheds.

So much tarmac.

I do not want to see more commercial development of any kind. Keep it natural and accessible to all, and I really don't want to see noisy events or activities as it spoils the natural sounds and the beauty.

ELIMINATE MOTOR VEHICLE PARKING AND MOVIE PRODUCTION PARKING!! START CHARGING BOAT OWNERS FOR ACCESS TO MUNICIPAL BOAT RAMPS AND USE PARKING AVAILABLE AROUND WINDSOR PARK DISCOURAGE CURRENT USERS OF THE MARINA PARKING FACILITIES FROM USING LOCAL RESIDENTIAL STREETS. (e.g., by blocking off the Beach Drive access from Currie St and Orchard Avenue

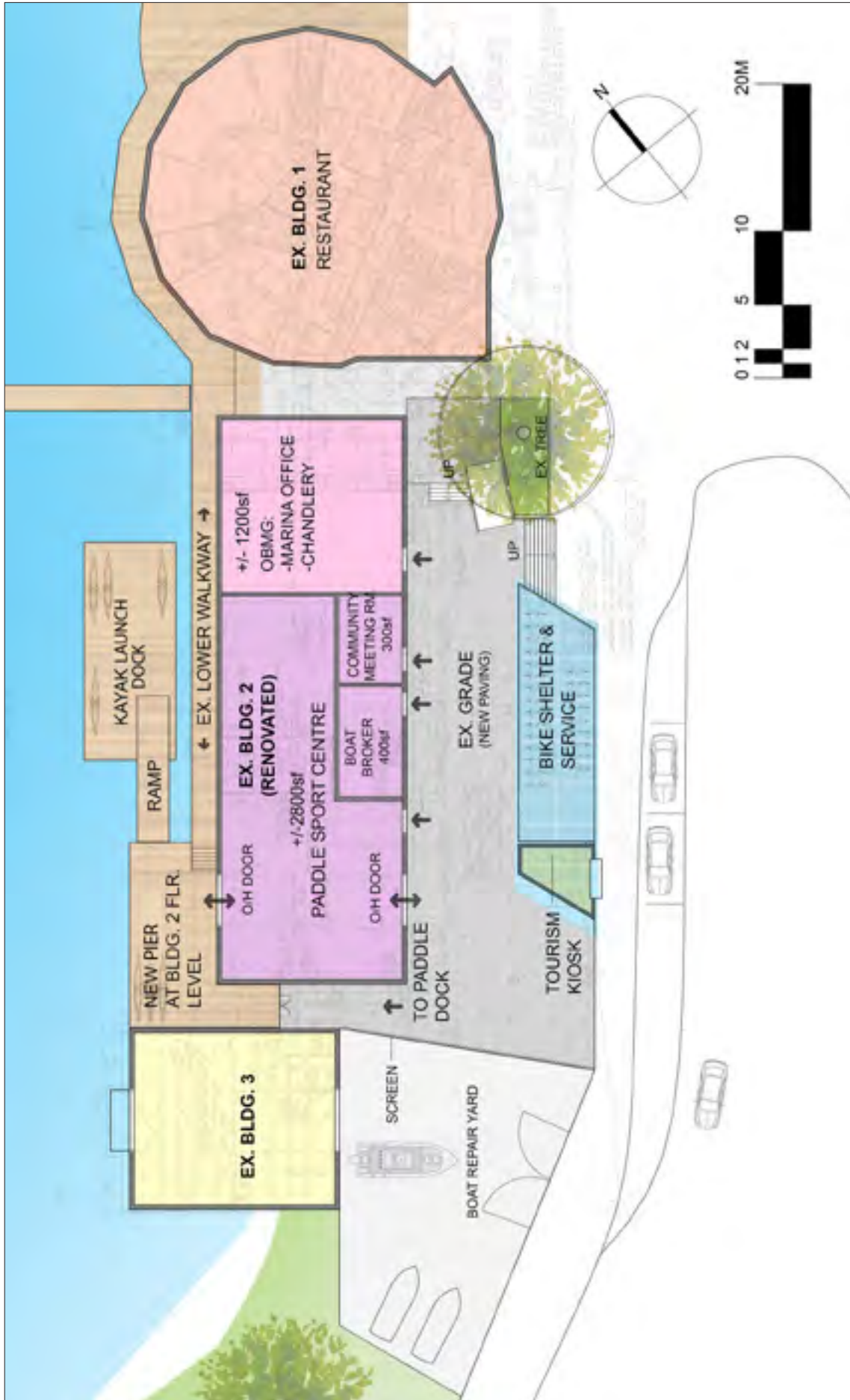
Appendix B. Design Images

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Appendix C. Managing Boats Moored in Nearby Bay

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Managing Boats Moored in Nearby Bay

November 20, 2020

Prepared by:



Contents:

- 1. Challenges 3**
 - 1.1. *Environmental, Financial and Recreational Impacts of Unmanaged Mooring* 3
 - 1.2. *Jurisdictional Challenges and Opportunities*..... 4

- 2. Regional Examples from Local Governments. 5**
 - 2.1. *Examples of Municipalities Obtaining Jurisdiction from Federal Government:*..... 5
 - 2006: City of Vancouver for False Creek 6
 - 2016: City of Port Moody 6
 - Ongoing: District of North Vancouver for Deep Cove 6
 - 2.2. *Example of Municipalities Obtaining Jurisdiction from the Province* 7
 - 2017: Bowen Island Municipality for Mannion Bay 7
 - 2016-2018: City of Victoria for Gorge Waterway 7
 - Since 2017: District of Central Saanich for Brentwood Bay 8

- 3. Recommendation for Management of Nearby Bay 8**
 - Investment* 10

- Exhibit A: Cold Water Divers Mooring Field Report 11**

- Exhibit B: A Theoretical Layout of 43 Moorings 21**

- Exhibit C: Proposed Extension of the Tenure..... 22**

- Bibliography..... 23**

1. Challenges

1.1. Environmental, Financial and Recreational Impacts of Unmanaged Mooring

At present, the mooring of boats in the bay located in Oak Bay between Haynes Park and Queens' Park ("nearby bay") is unmanaged resulting in negative environmental, financial and recreational impacts. The nearby bay has circa 60 mooring buoys installed, and, at any given time, between 35-45 vessels moored, many of which are in a poor neglected condition. Economic reasons drive such long-term moorage. For considerably less than the cost of one year's moorage at a marina, vessel owners can have a mooring buoy installed consisting of a concrete block or other unknown heavy anchor holding it in place. Once installed, an owner experiences no additional annual cost. Generally, the live-aboard community includes mariners with an expertise to care for the vessels properly and anchor them in safe locations. The Oak Bay Maritime Community Association, includes owners of boats, anchored or moored in the nearby bay, who strive to adhere to the published code of conductⁱ. However, when moorage becomes an alternative to housing for those without marine knowledge, many boats risk sinking or ending up on the shore.

The primary concerns of unmanaged mooring have focused on long term anchorage, live-aboard and derelict boats, although some of the issues equally apply to short-term anchorage in certain circumstances. They include:

1. Environmental impacts:

- Most of the boats do not have sewage holding tanks. Section 96 of the Vessel Pollution and Dangerous Chemicals Regulations allows for the discharge of untreated sewage from vessels within 3 nautical miles of shore subject to specific conditions. Such conditions include travelling at a minimum 4 knots, on an ebb tide and in the deepest water possible, but prohibit such discharge if a reception facility that can receive the sewage in an environmentally safe manner is available. Without a pump out facility located within the area, there is a need for strict enforcement of the required holding tank law, and a need for pump out services.
- Oak Bay's shoreline offers a biologically rich and diverse habitatⁱⁱ. The marine waters along the oceanfront are within the Victoria Harbour Migratory Bird Sanctuary. Additionally, Oak Bay supports a healthy population of eelgrass meadows. The eelgrass habitat surrounding the Oak Bay Marina is negatively impacted when moorings scour the bottom of the seabed eroding the opportunity for eelgrass growth. Recommendations from the Oak Bay Eelgrass Inventory Report included creating establishing "No anchoring/mooring" zones where eelgrass grows; restrict boat moorings to areas too deep for eelgrass growth; require the removal of illegal shoreline modifications; and, require the restoration or removal of aged derelict structures and boats.
- Boat repair activities while on moorage result in draining harmful compounds directly into the sea.ⁱⁱⁱ

2. Unmanaged Financial Risks:

- Boats breaking free from moorage or anchorage and either beaching (environmental damage) or damaging other vessels (liability) resulting in a need to restrict unlicensed and uninsured vessels in the nearby bay.
- Accumulation of too many vessels challenges one's ability to navigate the crowded waters safely. There is a need to ensure that the mooring buoys are properly secured and spaced.

- High remediation costs associated with disposing of derelict, sunken or abandoned boats amounting to tens of thousands of dollars (\$17,000-50,000) per boat^{iv}. Beyond the physical removal of such vessels, environmental clean-up is usually excluded from one's individual and liability insurance and often not recoverable. OBMG commissioned a survey of the nearby bay in October 2020 and found 7 boats on the bottom, ranging from 24 to 60 feet in length (See Exhibit A Cold Water Divers Mooring Field Report, identifying 7 vessels ranging from 24'-60' found in the Bay). On November 15th, an 8th vessel sunk after the date of this report. There is a need for regular inspections and monitoring of the mooring buoys.

3. Recreational Impacts

- Compromising a place otherwise well-suited to swimming, kayaking and paddle boarding due to sewage discharge from live-aboard and pleasure crafts.
- Objections from Oak Bay residents about the aesthetics of boats in an unmanaged moorage/anchorage area.

1.2. Jurisdictional Challenges and Opportunities

Unregulated moorage is one of the most controversial marine issues on the West Coast of Canada. On one hand, many vessel owners interpret the right of navigation, and its included right of anchoring/mooring, as a legal basis for storing their vessel at anchor, or on a buoy, for both short and long periods of time. Conversely, other vessel owners, upland property owners and other concerned parties, view anchoring/mooring to the seabed as use of common (public) property that should not be utilized such that it interferes with others' use of the same resource (the waterway), or endangers life, property or the environment. The law remains less than clear on what reasonable anchoring/mooring is, and who is responsible for regulating it. There are many cases where neither the Federal Crown, the Provincial Crown nor a local government regulate anchoring/mooring in an area. Many desirable bays have become congested with vessels whose owners store the vessel for longer than a "*reasonable time, for a reasonable purpose*".

Multiple jurisdictions, including the federal and provincial governments, as well as the private sector, property owners and the community, have responsibilities and interests related to the management of the shoreline and the marine environment.

The Federal Crown (Transport Canada) has the authority and mandate to remove vessels, moorings or other objects that are an impediment to navigation within a designated navigation channel. Moored vessels, not seen to impede navigation, do not fall within this mandate. The Federal Crown (through Transport Canada) has been viewed as the de facto regulator of anchoring/mooring because of its exclusive jurisdiction over "navigation and shipping" under Canada's Constitution. Anchoring/mooring falls under two primary Transport Canada laws: the Navigation Protection Act ("NPA"), and the Private Buoy Regulations ("PBR"). The PBR does not restrict the location of mooring buoys. The NPA is meant to ensure the placement of buoys do not interfere with vessel traffic.

In 2014, Oak Bay Police, Transport Canada Navigable Waters Protection Program and the RCMP Marine Section removed several illegal buoys and several derelicts from the nearby bay; the project focused on illegal mooring buoys under the PBR.

The federal government has jurisdiction over offshore waters – from the low water mark out to 12 nautical miles along the outer coast. The Federal Department of Fisheries and Oceans is responsible for managing and

protecting fish populations and fish habitat under the *Fisheries Act*, including shoreline “riparian” habitats, as well as for maintaining maritime safety through the Coast Guard. Transport Canada is responsible for preserving the public right of navigation under the *Navigable Waters Protection Act*. Port Authorities are also established under federal legislation to manage major harbours and facilities designated federal Crown lands, such as Victoria, Metro Vancouver, Port Alberni, Prince Rupert and Nanaimo harbours^v.

The Province of BC has ownership of its “inland seas” (Strait of Juan de Fuca, Strait of Georgia, Johnstone Strait and the Queen Charlotte Strait), as well as ownership of the foreshore (area between low and high tide) and bays. Under the BC Land Act, it is an offence of trespass to occupy, possess, or use the seabed without lawful authority from the Province. The Province does not issue leases for mooring buoys, but this does not mean that a mooring can be placed on Crown land (seabed) other than for a “reasonable time, for a reasonable purpose” without it being trespass.

The Integrated Land & Resource Registry (ILRR)^{vi}, under the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, administers these aquatic lands and issues permits, licences or leases for a wide range of uses – private and public moorage, wharves, marinas, aquaculture, and log storage to name a few. The Province also establishes regional coastal zone plans where these are needed.

Local governments (municipalities and regional districts) hold the authority to plan and regulate land use within their respective boundaries, which may extend over foreshore and nearshore areas. They do this through official community plans, zoning, development permits, subdivision authority, building permits, and a variety of regulatory bylaws that affect land development.

Local governments have not historically been party to the issue of regulating anchoring and mooring. This has recently changed, predominantly as local concern over managing abandoned (derelict) or hazardous vessels has increased. BC Courts have ruled that, provided the seabed is within the boundaries of the local government, the local government may enact bylaws that limit anchoring and mooring, provided the purpose of the bylaws is to manage land (the seabed and adjacent upland properties) and not manage navigation. Importantly, the restriction to such bylaws is that they cannot interfere with anchoring or mooring for a “reasonable time, for a reasonable purpose”.

Municipal boundary of The Corporation of the District of Oak Bay (“the District”) extends approximately 1,000 feet seaward and is included in the P4 – Sea Zone. Bylaw #3531 P-4 Sea Zone Use prohibits “the use of houseboats, rafts, scows, boats or other floating structures when such structures are used for sleeping or dwelling purposes”, however this bylaw is not being enforced. The nearby bay is not under any lease from the Provincial Government. The District currently holds a Lease for public recreation purposes from the Provincial Government for the use of Willows Beach, issued April 8, 2014, File # 0238567 for the 20-year term.

First Nations have authorities similar to provincial and local governments over upland and aquatic lands within Indian Reserves. Outside Reserves, traditional rights to marine resources are the subject of ongoing Treaty negotiations for many of the First Nations along BC’s coast. The provincial and federal governments have a duty to consult with First Nations on any shoreline tenure applications to ensure that they do not significantly affect Aboriginal or Treaty rights.

2. Regional Examples from Local Governments.

2.1. Examples of Municipalities Obtaining Jurisdiction from Federal Government:

2006: City of Vancouver for False Creek

Transport Canada approved a regulation to restrict anchorages in False Creek

The City of Vancouver has taken responsibility for anchorage in False Creek. In 2006, Transport Canada authorized a boating restriction, the first of its kind in Canada, to restrict the anchoring of boats in non-navigational channels. The federal government's Boating Restriction Regulations, under the Canada Shipping Act, have been amended to allow for the City's new anchoring permit system. The permits, which are free, allow boaters to drop anchor in False Creek for up to 14 days out of 30 during the spring and summer, and up to 21 days out of 40 in the fall and winter. A memorandum of understanding between Transport Canada and the city gave the Vancouver Police Department the power to enforce this federal law in False Creek.

2016: City of Port Moody

The Port of Vancouver Designated Anchorage Area Initiative

The Vancouver Fraser Port Authority is responsible for the stewardship of federal port lands at the Port of Vancouver. According to the Port of Vancouver, it is unconstitutional for them to prohibit anchorage if the anchorage can occur in a safe manner and it is not within shipping lanes. The Port may grant a water lease to a municipality to allow the municipality to better control anchorage within a marine area but the municipality may not prohibit it, except to the extent that the municipality prohibits motorized vessels from entering designated swimming areas adjacent to beaches or designates specific anchorage areas.

In response to concerns expressed by the City of Port Moody, the Port proposed that Designated Anchorage Areas (DAA) be created in Port Moody, Belcarra and Deep Cove. The DAA involves the Port entering into a Licence Agreement with the municipality to create a water lot in which the municipality assumes responsibility for the management and control of anchored boats.

In the case of Port Moody, the DAA is in an area of relatively shallow water that provides anchorage for up to 20 vessels for up to 3 weeks within a 40-day period. Boats anchored within the DAA must register with Port Moody and pay a nominal fee (\$12.50 plus GST per night, managed through somewhat cumbersome online system)^{vii}. As Port Moody does not own a vessel, enforcement is left to land based observation and/or making arrangements with private vessels and/or other agencies (such as police or fire vessels) to make contact and/or arrange inspections.

Management of anchorage outside the DAA remains a federal responsibility. Port Moody elected to install only Cardinal Buoys to mark the area and did not install Moorage Buoys, which are more common in organized designated anchorages and allow for safer, longer-term stays. In Port Moody's case, the Port assumed the majority of the start-up costs and Port Moody assumed responsibility for some of the start-up costs and all of the ongoing operating costs. Ongoing operating costs for the municipality were assumed to exceed the annual revenue generated.

Ongoing: District of North Vancouver for Deep Cove

DAA enabled by a lease from The Vancouver Fraser Port Authority

VFPA and the District of North Vancouver started discussions about a similar solution for Deep Cove in North Vancouver^{viii}. On October 2, 2019 DNV hosted a Community information session to help residents to learn more about how a DAA would work and share feedback^{ix}.

Under the current rules, the waters in Deep Cove are a federal responsibility, enabling boats to drop anchor and stay there indefinitely. Setting up a DAA would allow the municipality to control the cove, but the District would also have to pay for administrative and enforcement costs. It would likely cost \$100,000 to set up, according to a report to council authored by David Stuart, chief administrative officer for the District of North Vancouver^x.

Stuart explored the idea of installing several moorage buoys. Boaters would have to pay a fee (Port Moody's fee is \$12.50 per night) and the amount of time they could stay would be limited (perhaps two or three nights in a month). In 2019, the number of boats anchored in the cove has fluctuated between six and 19 vessels. The DAA would allow the municipality to reduce that number, although enforcement would be tricky since the District doesn't have its own boat.

2.2. Example of Municipalities Obtaining Jurisdiction from the Province

2017: Bowen Island Municipality for Mannion Bay Licence of Occupation from the Province & Municipal Bylaw

Bowen Island Municipality has obtained a 30 year tenure (Licence of Occupation) for Mannion Bay from the Ministry of Forests, Lands and Natural Resource Operations with the intent of restoring socioecological integrity in the Bay, effectively giving the municipality jurisdiction over those waters so it can move forward with a plan to restore environmental and community well-being to the area^{xi}. The Use of Beaches and Water Areas Bylaw (No. 418)^{xii} was adopted by Bowen Island Municipal Council on July 11, 2016. "This bylaw will assist the Municipality in moving forward with the five step Mannion Bay Management Strategy, which includes obtaining a Licence of Occupation (LOO), social planning and environmental assessment."^{xiii} The Bylaw includes the restrictions related to live-aboards and floating storage units. If you have a mooring buoy in Mannion Bay, you are required to: pay an annual fee of \$240 to Bowen Island Municipality in one installment, ensure your vessel is safe, seaworthy and in compliance with the Licence of Occupation, and the Use of Beaches and Water Areas Bylaw.

2016-2018: City of Victoria for Gorge Waterway Lease and License of Occupation from the Province & Municipal Bylaw

The Gorge Waterway (also known as Selkirk Waters) is a tidal inlet that is connected to Victoria Harbour. The Gorge Waterway consists of three District lots (DL 138, 142 and 152) as well as Crown foreshore or lands covered by water. The City has leased a portion of the Gorge Waterway from the Province, and holds a License of Occupation for the remainder of the Gorge Waterway.

In respect of two surveyed parcels of Crown-owned foreshore, the Province granted the City leases under s. 38 of the Land Act, for "public park purposes" and "public park and storm drain and outfall purposes", respectively. In respect of the remaining area, the Province granted the City a License of Occupation under s. 39 of the Land Act for "marine park purposes".

The City of Victoria Bylaw^{xiv} prohibits vessel owners from mooring their vessels, in the Gorge Waterway, for an extended period (over 48 hours because that is widely considered to be a reasonable period to allow for the incident right of anchorage, and federal jurisdiction over navigation cannot be superseded by the province or a municipality). Saanich has a 72-hour maximum for mooring along the Gorge. It was brought in at about the same time Victoria moved to change its own bylaws to improve the management of the Gorge Waterway by limiting long-term mooring to a maximum of 48 hours and not more than 72 hours in a 30-day period.

BC Supreme Court decision *The Corporation of the City of Victoria v. Zimmerman, 201^{xv}*, ruled that the City has the authority to regulate the waterway, so they could use their bylaws to restrict the length of time that vessels could moor there for 48 hours or 72 hours in a month.

Since 2017: District of Central Saanich for Brentwood Bay Application for The License of Occupation

The District of Central Saanich^{xvi} has made application to the Province of B.C. for a Licence of Occupation for Brentwood Bay. The current application is in progress, however the negotiations may have stalled because the Province's terms regarding the shift in liability.

The main concerns are derelict and abandoned boats (in prior years the area has been cleaned up, but due to the lack of regulatory oversight, the bay fills up again), sewage and garbage, the number of vessels and vessel speed. The Licence of Occupation, if issued by the Province, will give the District the authority to regulate the number and placement of moorage buoys in the area under licence. If granted this licence, the District will be overseeing the number and location of mooring buoys in the bay. An area will also be designated where sewage cannot be dumped.

Management of the bay is not supposed to transfer the responsibility of Provincial and Federal governments to the District in terms of recovering sunken vessels. Instead, it would enable the District of Central Saanich to manage Brentwood Bay to ensure all residents (live-aboard and on land), as well as visitors, can enjoy the bay.

The program will regulate the number and placement of mooring buoys and likely reduce the number of buoys in the bay to 60 (approx. 15 live-aboard on the 80 boats that are currently attached to buoys, there are also approx. 40 buoys without boats); ensure the buoys leave uninterrupted the navigational channels; and ensure existing live-aboard have insurance, holding tanks and receipts to prove pumping for their vessels. The Licence of Occupation is a nominal rate tenure and fees collected must be used directly to pay for the cost of the regulatory service.

Moorage fees will be collected by the District, or a contracted moorage operator operating on behalf of the District. The cost of initially installing moorings will be borne by the mooring users. Existing moorings that meet all required standards will be allowed to remain, but may have to be moved to a location that is specified by the District and consistent with the District's management plan for the licence area. The exact number and placement of the mooring buoys within the tenure area will be refined during the consultation and referral process, with input from Transport Canada, local stakeholders and First Nations. Moorings will be secured to the seabed using heavy concrete or steel screw anchors (whichever proves to be most secure and cost effective) and will not be placed within 50 metres of existing private foreshore tenures or in the proposed navigation channels.

3. Recommendation for Management of Nearby Bay

As demonstrated by our analysis in Section 2 above, Regional Examples from Local Governments, other municipalities have found that practical solutions were not readily available. Given the proximity of the nearby bay to the marina's current tenure, the most practical option is for the District of Oak Bay, at the time of the Renewal of Aquatic Lands Lease, to apply to the Province of B.C. to extend the tenure's area to include the nearby bay. Sub-Lease of the Aquatic Lands by the District as part of the marina will allow the District to establish a managed mooring buoy field.

For illustrative purposes, OBMG engaged Inter Tidal Design to sketch a sample mooring plan to safely moor 43 vessels, taking into account estimated boat lengths, swing radius, water depth, tide conditions, and the navigational channel (see Exhibit B: A Theoretical Layout of 43 Moorings).

After completing the theoretical layout in Exhibit B, the number of moorings has been reduced from 43 to 35, removing any impact on sensitive eelgrass habitat, valuable for salmon fingerlings and other marine species habitat. See Exhibit C: Proposed Extension of the Tenure to see the approximate size of the expanded foreshore tenure. The navigational channel and areas marked Shallow-No Anchorage would not allow for mooring buoys.

Should the District favour this management approach, OBMG proposes to establish and manage 35 mooring buoys as part of the marina's sublease. The buoys would be used for both long-term moorage and transient/guest moorage, driving tourism revenues in Oak Bay. The same general requirements of moorage customers in the marina will apply to moorage at the buoys, including such things as a seaworthy boat and mooring lines, proof of ownership, registration and requirement of insurance. Boat owners using mooring buoys will have access to the Marina for potable water, laundry, washroom/shower facilities, sewer pump-out, garbage disposal, dinghy access and vehicle parking.

A Management Plan will be required to receive an extension of the tenure from the Province, and/or guide any necessary changes to the DOB's Official Community Plan (OCP) and Zoning Bylaw #3531 P-4 Sea Zone Use to limit and designate areas, tenure and conditions for permanent moorings, and length of time anchorage is permitted. As noted in Section 1.13.5 of OBMG's Technical Proposal, OBMG will prepare a Management plan that satisfies Provincial requirements. This Management Plan will include:

- numbers, location and spacing of private mooring buoys to provide as much moorage as is feasible, while minimizing impacts on vessel navigation and other users of the waters of Oak Bay;
- type of tackle permitted (mooring buoys need to be engineered and inspected regularly);
- ground tackle maintenance and repair regulations;
- allowance for upland riparian rights to be observed;
- allowance for designated transient anchorage;
- numbers, size, type, and condition of attached vessels(s);
- requirements for vessel insurance and registry;
- length of term for vessels permitted to remain in the harbor;
- access to land and sanitation facilities for moored vessel occupants;
- decision to allow (or prohibit) live-aboard vessels;
- mandatory enforcement of regulations (e.g., type of use, live aboard, rentals, holding tank discharge).

Our recommendation of establishing a managed mooring field by the way of extension of the current marina tenure, at the time of renewal, constitutes the most practical way to resolve the issues of negative environmental and recreational impacts, and unmanaged financial risk for the District.

Advantages to the District are:

1. **Managed Risks:** The moorings will be installed and managed by an experienced marina operator under a provincial foreshore tenure which has many performance obligations of the marina operator (e.g. tenure payments, taxes, environmental protections, insurance requirements, maintenance requirements etc.).

2. Financial Benefits: A managed bay will reduce unexpected costs of removing abandoned vessels. The District will benefit from increased lease revenues under the marina's sub-lease agreement.
3. Environmental: The number of buoys will be limited and regulated ensuring the protection of sensitive eelgrass areas. Boaters in the mooring field will access to the marina's pump out station for discharge of sewage.
4. Recreational: With fewer negative environmental impacts, the nearby bay can be revived as a space to enjoy for recreational activities such as kayaking, paddle boarding and sailing.

Should the District accept the plan OBMG has proposed, based on our experience, it is recommended that an application for tenure of the nearby bay be submitted concurrent with the District's application for the marina replacement lease.

Exhibit A: Cold Water Divers Mooring Field Report

Note: 8th vessel sunk after the date of this report, on November 15, 2020

Mooring Field Report – OBMG

Date: October 13, 2020

For: Oak Bay Marina Group (OBMG)

Description: OBMG Mooring Bay Inspections

Date: October 9th

Contact: Jeff McKay

-7 vessels were found within the location

-Ranging from 24'-60'



diving@coldwaterdivers.com

coldwaterdivers.com

250 880 2601

Adam Coolidge



Mooring Field Report – OBMG

Date: October 13, 2020

For: Oak Bay Marina Group (OBMG)

Description: OBMG Mooring Bay Inspections

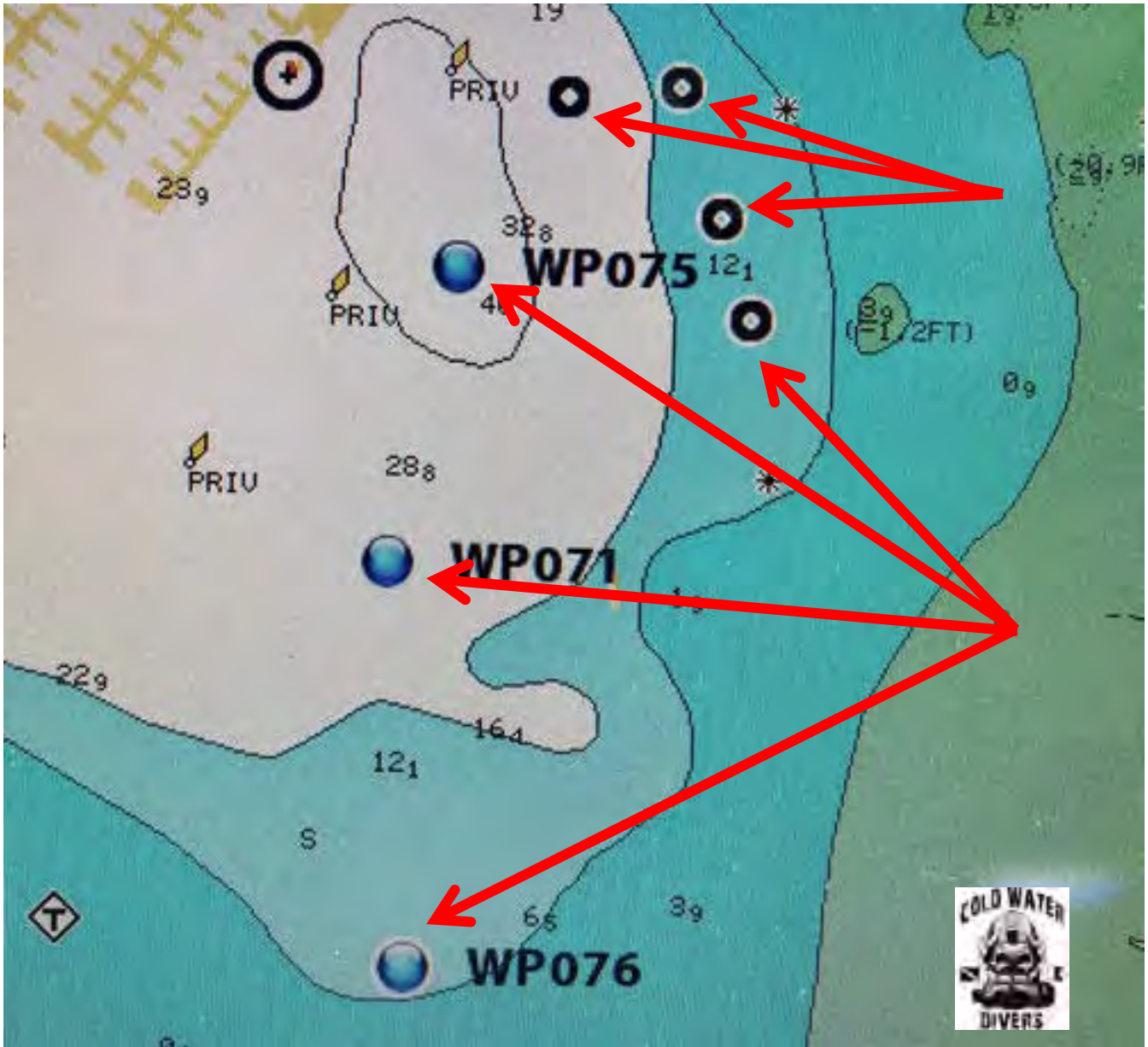
Date: October 9th

Contact: Jeff McKay

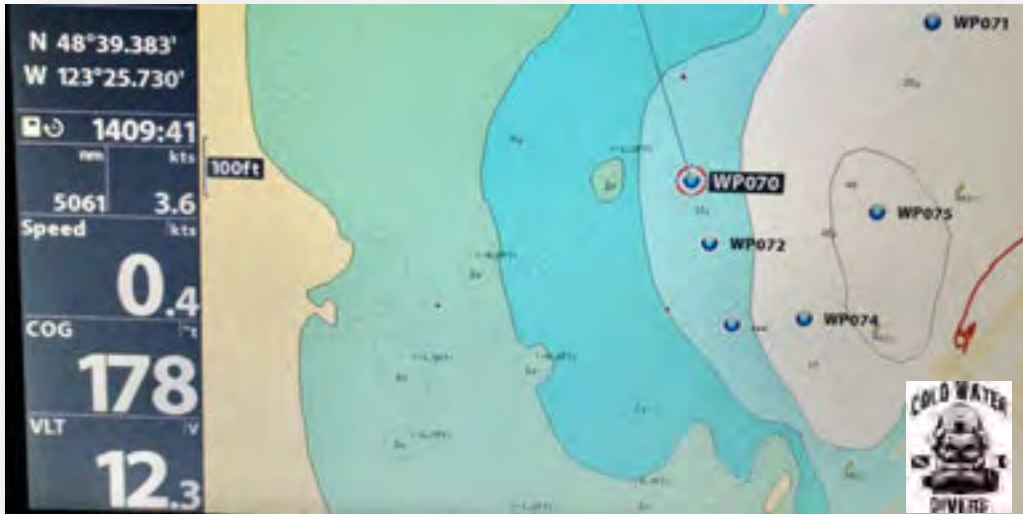
- 7 vessels were found within the location
- Ranging from 24'-60'
- The approximate size and description of the vessels is as follows:

1. WP070 = 35' sailboat
2. WP071 = 24' sailboat
3. WP072 = 28' sailboat
4. WP073 = 45' powerboat
5. WP074 = 28' sailboat
6. WP075 = 50' powerboat
7. WP076 = 60' powerboat

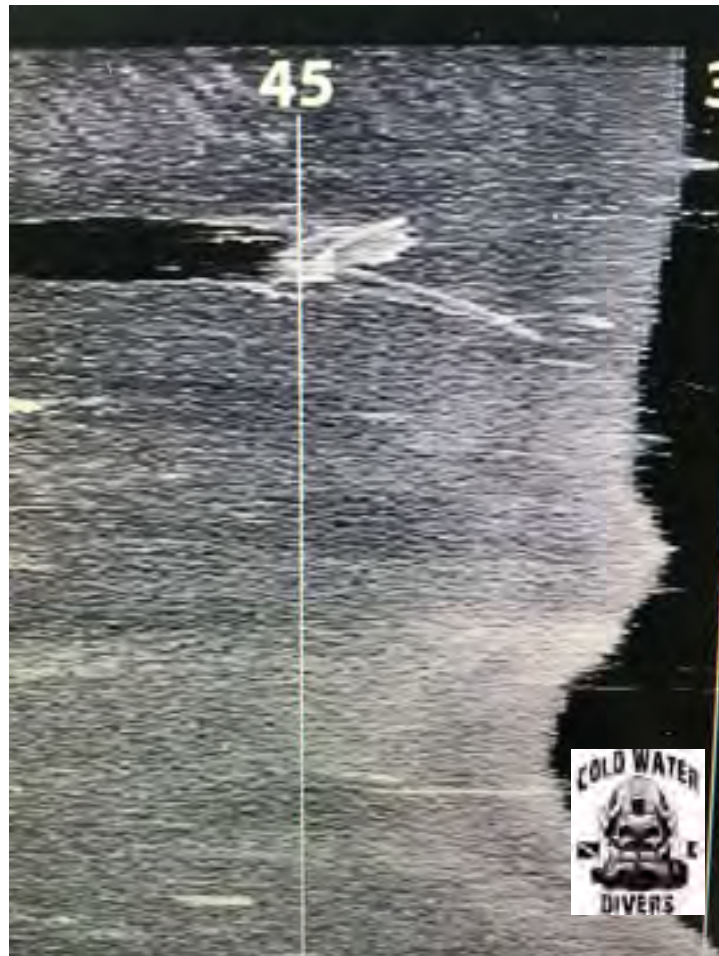
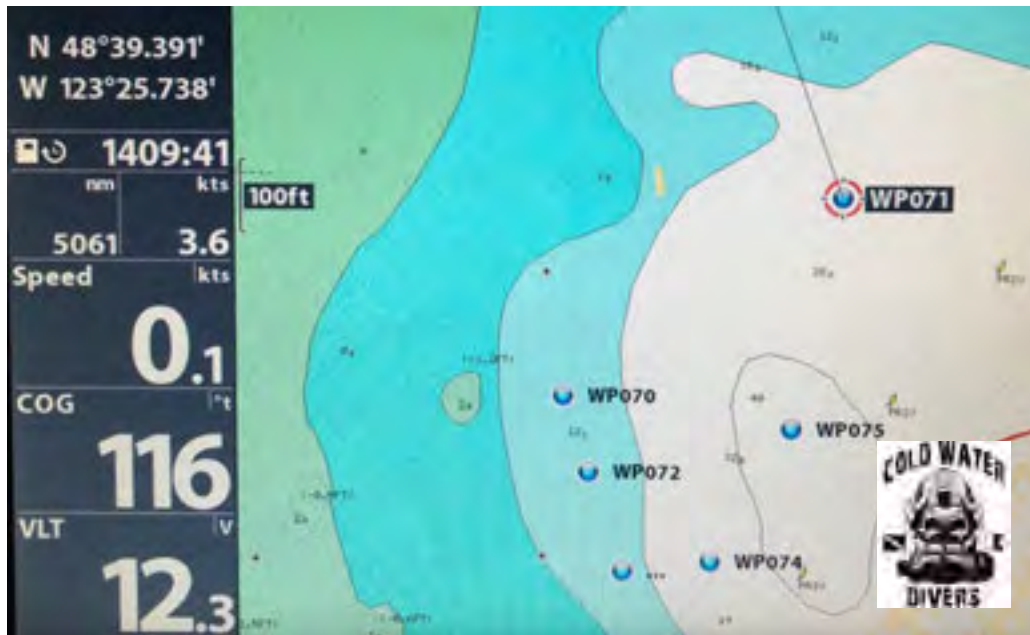
Overall Locations of 7 Sunken Vessels



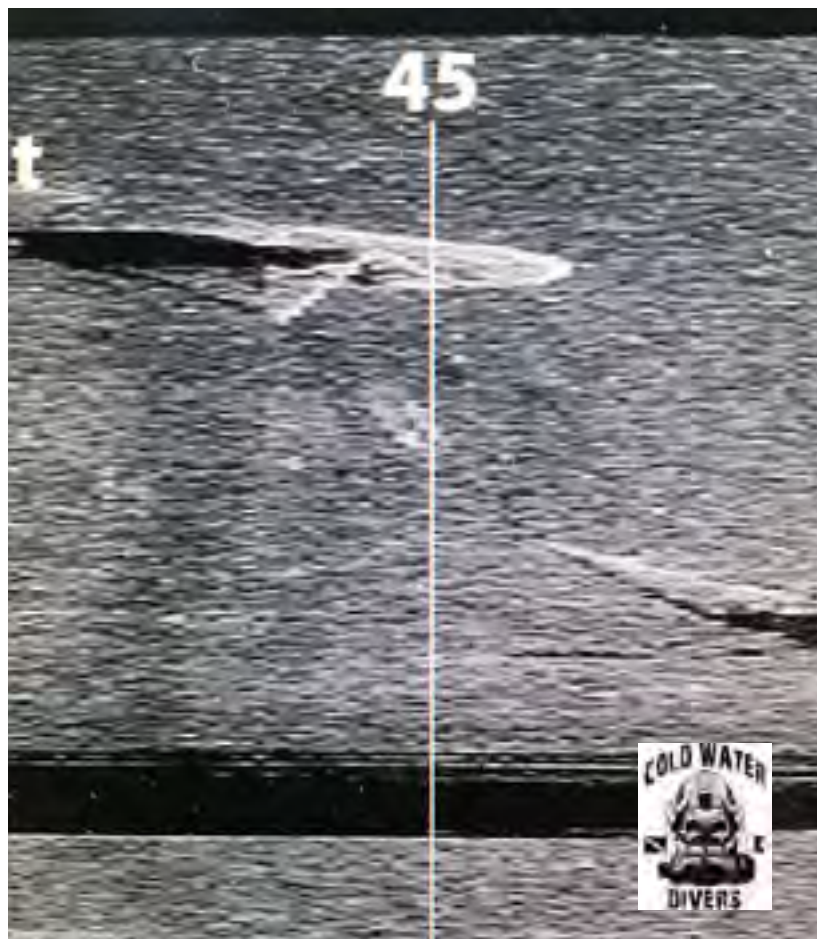
Vessel # 1



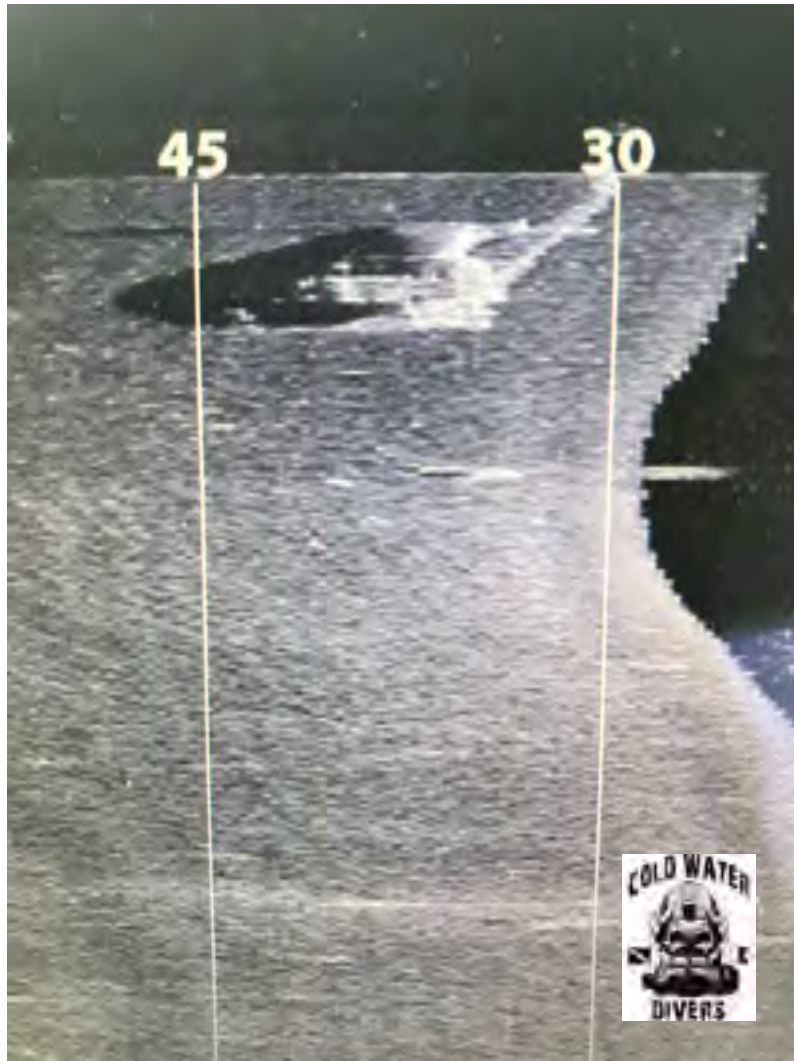
Vessel # 2



Vessel # 3



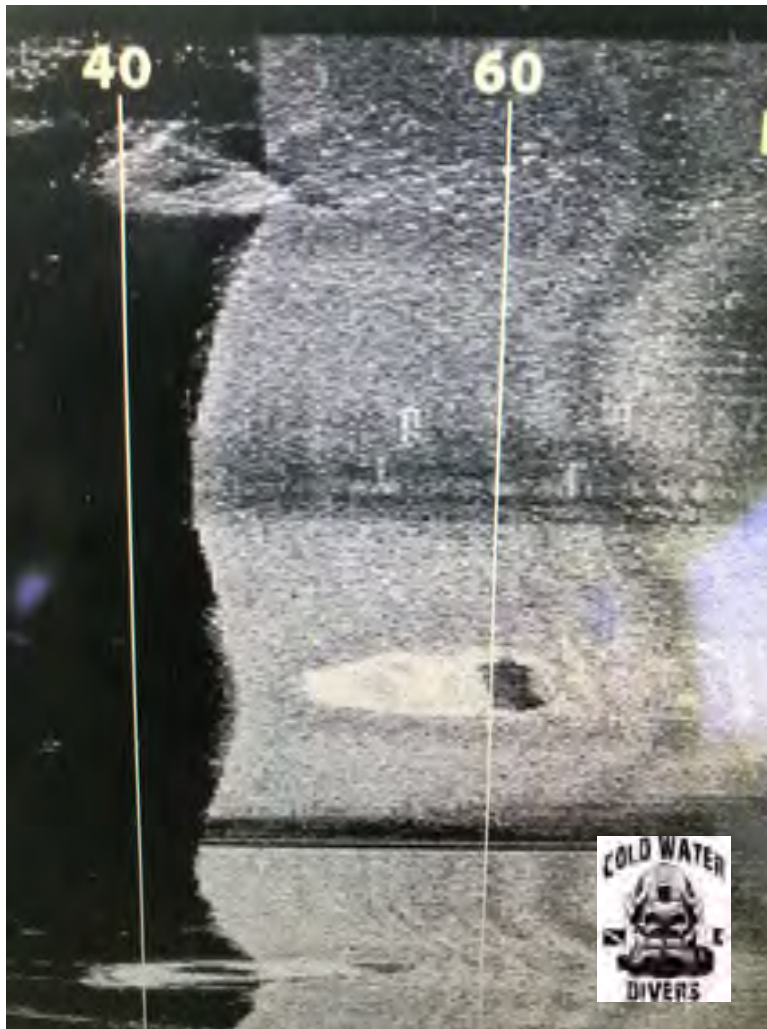
Vessel # 4



Vessel # 5



Vessel # 6



Vessel # 7

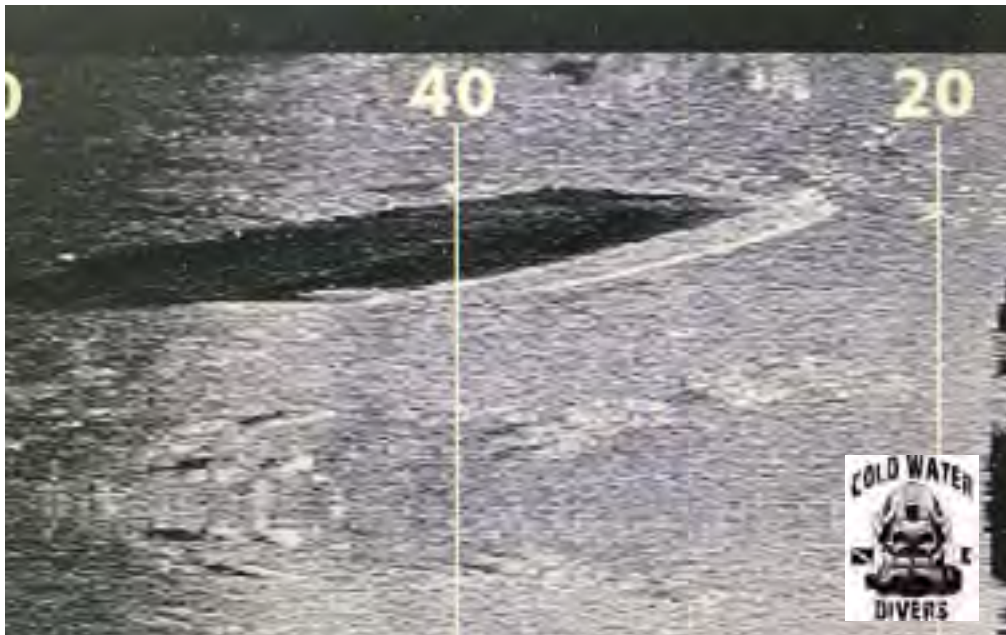


Exhibit B: A Theoretical Layout of 43 Moorings

OBMG estimates 43 moorings in the plan below. The sketch below shows 43 moorings. An update to this plan will see only 35 mooring buoys installed, removing spots that impact sensitive eelgrass areas. This area is also a main paddling thoroughfare and navigation channel for vessels from the marina. The distribution of sizes will be: 30' = 23; 40' = 7; 50' = 5 (See Exhibit C).



Exhibit C: Proposed Extension of the Tenure



Bibliography

ⁱ Code of Conduct, MARITIME ASSOCIATION MEMBERS AND BOAT OWNERS CODE OF CONDUCT, VERSION 1.0 (AS APPROVED AT MEETING NOV 1, 2016) <https://oakbaymaritimemembersassociation.wordpress.com/code-of-conduct/>

ⁱⁱ DISTRICT OF OAK BAY Official Community Plan, Includes Amendments: 4620.001 4620.002 4620.003, September 19, 2016, November 25, 2019, February 24, 2020
<https://www.oakbay.ca/sites/default/files/ocp/OCP-Schedules-2020.pdf>
<https://www.oakbay.ca/sites/default/files/ocp/2020-OCP.pdf>

THE CORPORATION OF THE DISTRICT OF OAK BAY ZONING BYLAW 3531 adopted September 22, 1986, CONSOLIDATED TO NOVEMBER 13, 2018
<https://www.oakbay.ca/sites/default/files/heritage/Consolidated%20Zoning%20Bylaw%20as%20of%20November%2013%2C%202018%20Reduc.pdf>

ⁱⁱ Oak Bay Eelgrass Inventory, 2014-2015.
<https://www.oakbay.ca/sites/default/files/municipal-hall/Reports/Oak%20Bay%20Eelgrass%20Inventory%20-%20SeaChange%20Marine%20Conservation%20Society.pdf>

ⁱⁱⁱ APEC 4 – Boat repair activities. LEPH, HEPH, PAH, BTEXS, VPH, VOCs, metals and glycols
<https://www.oakbay.ca/sites/default/files/Phase-1-Environmental-Report.pdf>

^{iv} \$22,750 per vessel: July 30, 2019: The federal government has awarded a \$364,000 contract to Salish Sea Industrial Services to remove and dismantle 16 derelict boats from Sooke Harbour and Pender Island.
<https://vancouverisland.ctvnews.ca/ottawa-to-remove-16-derelict-boats-from-sooke-pender-island-1.4530368>

\$40,000-50,000 per vessel: The cost of taking out the old boats is estimated to be between about \$40,000 to \$50,000 and will be shared between Western Forest Products, Western Stevedoring, and Pacific Industrial & Marine. <https://globalnews.ca/news/3545948/b-c-companies-come-together-to-clean-up-derelict-boats-in-cowichan-bay/>

\$17,000 per vessel. The Port Authority's Fraser River Improvement Initiative spent \$2 million over the past five years to help clean up derelict boats on the Fraser River.
<https://www.vanmag.com/in-vancouver-waters-boat-city-is-the-new-tent-city>
Oct 6, 2015 - Port Metro Vancouver announced last month it has addressed 118 of 151 abandoned boat sites on the Fraser River as part of its Fraser River Improvement Initiative
<https://www.vanmag.com/in-vancouver-waters-boat-city-is-the-new-tent-city>

\$15,000 to \$25,000 per vessel: Rhys Davies is a captain and owner of Blue Flasher, a salvage company that has done work for the city of Victoria.
<https://www.cbc.ca/news/canada/british-columbia/city-of-vancouver-may-need-to-pay-for-removal-of-boat-1.3582300>

^v Coastal Shore Jurisdiction in British Columbia Issue Sheet is based on interpretation by the Green Shores Technical Working Group, with review by applicable government staff.
https://www.salishsea.ca/resources/Riparianrights/Greenshores%20JurisdictionIssueSheet_finalVer4.pdf

Private Mooring Buoys and Anchorages – How is the Wild West to be Regulated? December 16, 2016. Darren Williams Info Articles, Legal FAQ's, Marine Law. <https://www.leaguelaw.com/posts/regulated-private-mooring/>

^{vi} Integrated Land & Resource Registry (ILRR)
<https://www2.gov.bc.ca/gov/content/data/geographic-data-services/land-use/integrated-land-resource-registry>

^{vii} The City of Port Moody. Registering for a DAA permit:

If you would like to anchor in the Port Moody inlet overnight, you must register for a Designated Anchorage Area permit. You will need a boat licence and insurance in order to receive a DAA permit. To get a permit, you must:

- complete the DAA permit registration form
- sign a DAA permit contract
- pay \$12.50 plus GST per day

We will send an email confirming that we received your permit application. If necessary, you can show this email to the Enforcement Officer upon inspection until you receive the actual permit.

The City of Port Moody will review your permit application and check for availability for the requested dates. We issue DAA permits on a first come, first served basis.

<https://www.portmoody.ca/en/recreation-parks-and-environment/anchoring.aspx>

<https://forms.portmoody.ca/Administration/Use-of-Designated-Anchorage-Area>

<https://www.portmoody.ca/en/recreation-parks-and-environment/anchoring.aspx>

^{viii} Officials review anchoring rule change to discourage live-aboard boaters in Deep Cove. CTV News Vancouver. Megan Devlin. Published Thursday, October 10, 2019 12:17PM PDT

<https://bc.ctvnews.ca/officials-review-anchoring-rule-change-to-discourage-live-aboard-boaters-in-deep-cove-1.4633115>

^{ix} Terry Beech, MP for Burnaby North–Seymour, DEEP COVE MARINE VESSELS TOWN HALL, MINUTES OF THE DEEP COVE MARINE VESSELS TOWN HALL held in the Library of Seycove Secondary at 1204 Caledonia Avenue, North Vancouver on Monday, January 14, 2018 at 7:00 p.m.

http://terrybeechmp.ca/wordpress/wp-content/uploads/2019/02/MtgMins_DeepCoveTown-Hall_2019215pr.pdf

^x SClerks Col19060413440 - District of North Vancouverapp.dnv.org

REPORT TO COUNCIL. May 29, 2019. File: AUTHOR: David Stuart, Chief Administrative Officer. SUBJECT: Anchorage in Deep Cove

^{xi} Bowen Island Municipality. Mannion Bay Revitalization

<https://www.bowenislandmunicipality.ca/mannion-bay>

^{xii} BIM Bylaw No. 418, 2016(E)

[https://bowenisland.civicweb.net/document/106394/BIM%20Bylaw%20No.418,%202016\(E\).pdf?handle=2A3C01DF18EC491B85FBB9BC459AD5CD](https://bowenisland.civicweb.net/document/106394/BIM%20Bylaw%20No.418,%202016(E).pdf?handle=2A3C01DF18EC491B85FBB9BC459AD5CD)

^{xiii} Bowen Island Municipality. Mannion Bay Revitalization

<https://www.bowenislandmunicipality.ca/mannion-bay>

^{xiv} NO. 16-050A BYLAW OF THE CITY OF VICTORIA

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^{xv} The Corporation of the City of Victoria v. Zimmerman, 2018 BCSC , 321

https://www.victoria.ca/assets/City-Hall/Media~Releases/2018/2018Mar5_MR2_Judge%20Voith,%20re%20The%20Corporation%20of%20the%20City%20of%20Victoria%20v.%20Zimmerman,%2003....pdf

City of Victoria granted injunction to remove derelict and live-aboard boats from Gorge Waterway. March 5th, 2018. Check News.

<https://www.cheknews.ca/city-says-derelicts-live-aboards-must-removed-gorge-waterway-following-bc-supreme-court-ruling-425559/>

^{xvi} District of Central Saanich, Proposed Nominal Rent Tenure for Open Moorage in Brentwood Bay

https://www.centralsaanich.ca/sites/default/files/uploads/documents/brentwood_bay_open_moorage_management_plan_summary.pdf

The Corporation of the District of Central Saanich. COMMITTEE OF THE WHOLE REPORT. For the Committee of the Whole meeting on September 11, 2017. https://www.centralsaanich.ca/sites/default/files/docs/our-community/brentwood_bay-navigating_the_issues_sept_11.17_cow.pdf

Appendix E. Storm Water Management Plan

Appendix E. Storm Water Management Plan



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.

- RAIN GARDEN AREA
- DRAINAGE FLOW
- DRAINAGE ZONES

Oak Bay Marina
PRELIMINARY SWMP
 FOR CLIENT REVIEW 20.11.18

Murdoch de Greeff INC
 Landscape Planning & Design
 200 - 524 Cuddehne Road Phone: 250.412.2891
 Victoria, BC V8T 1G1 Fax: 250.412.2872



Oak Bay Marina
PRELIMINARY SWMP SECTION
 FOR CLIENT REVIEW 20.11.18

NOT FOR CONSTRUCTION

Oak Bay Marina
PRELIMINARY PLANTING
 FOR CLIENT REVIEW 20.11.18



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



Thank you for your consideration!



**OAK BAY
MARINE GROUP**