



SILVA BAY

RESORT AND MARINA

Community Information
Session
2:30pm Presentation

INFORMATION SESSION HIGHLIGHTS

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OPEN FOR
QUESTIONS

The background of the slide features a light cream or off-white color, accented with soft, flowing yellow waves at the top and bottom edges, creating a warm and inviting atmosphere.

Welcome!



HISTORY

HISTORY

- The resort and shipyards have existed on Gabriola Island for many years.
- In 2017, the previous restaurant and general store at the Silva Bay Marina burned down.
- In 2018, Silva Bay Resort and Marina Ltd., purchased the site with the intention of restoring the property that had been destroyed in the fire.



TAKING OUR HISTORY INTO THE FUTURE

Our plan:

- replace the restaurant and general store
- clean up and improve upon the property
- add a new elegant 16 room hotel
- incorporate renewed environmentally-conscious infrastructure and landscaping
- Repair and rebuild the shipyard to our future development





OVERVIEW

FUTURE FACILITIES

We are ecstatic to infuse the south side of the island with activity again!



Casually elegant hotel with 16 rooms



Restaurant and bar with 150+ seats



Lounge space



SILVA BAY PROPERTY



RESTAURANT



GUEST ROOM

FEATURES



Art space for local artists to demonstrate their work



Bookshelves and quiet readings nooks, including space for local writers to showcase their work



Patio overlooking the stunning views



New and improved septic system



Space for farmers markets



Lounge



Bar



Restaurant patio

FEATURES



Grocery store (1000 square feet)



New marina facilities



New civil infrastructure



Green space with drought resistant local plants

MISSION & VISION

Mission:

Silva Bay Resort & Marina, with its unique sense of place and culture is devoted to creating enduring experiences for our guests by providing highly personalized service and gracious hospitality in an informally elegant setting.

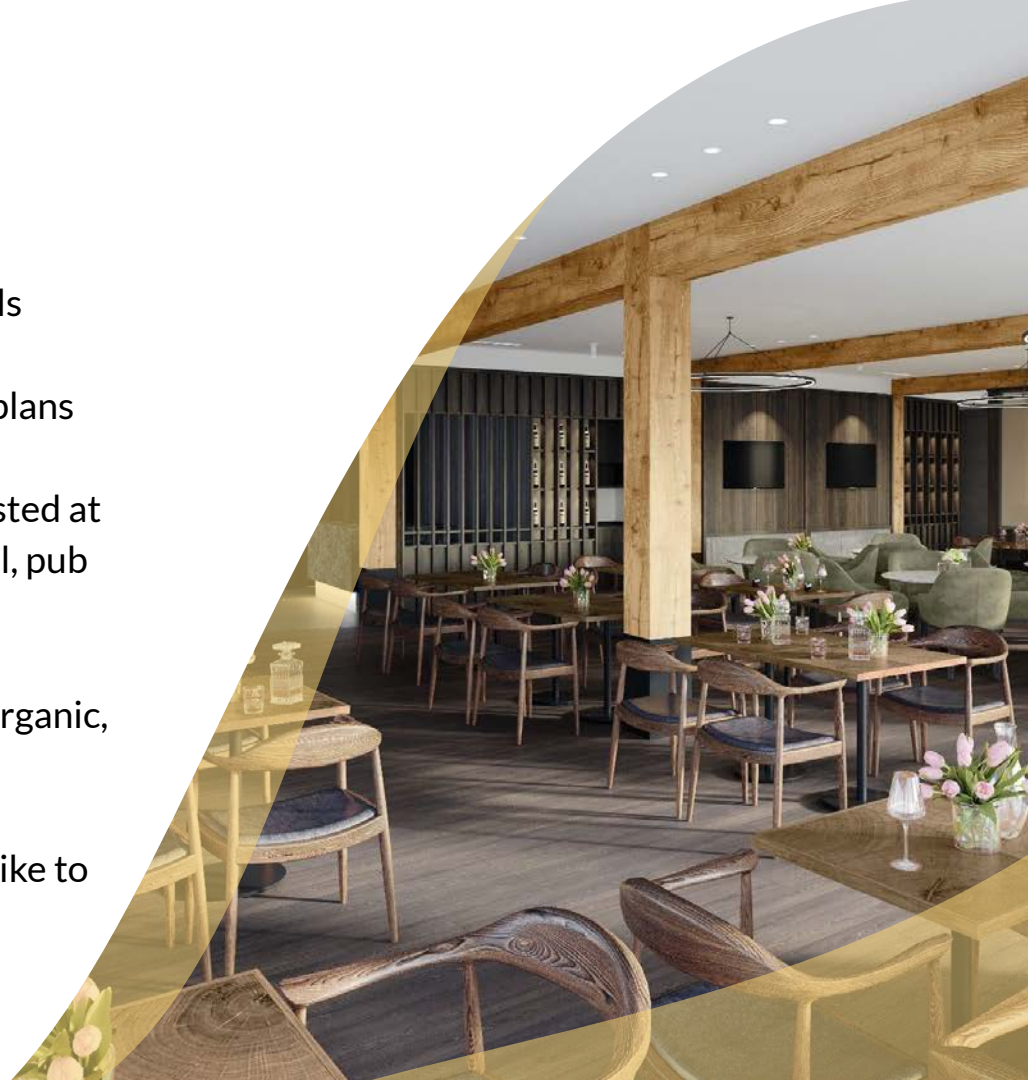
Vision:

An extraordinary destination, inspired by nature and a tranquil guest experience.



INTENTION

- Cleaning up the site of hazardous materials
- Administering environmental protection plans
- Rebuilding the service that previously existed at Silva Bay before the fire - restaurant, hotel, pub and liquor store
- Design inspiration language: west coast, organic, island
- Focus: space for both locals and visitors alike to come together



KEY DATES

The construction process for the resort and restaurant is expected to **take 18-20 months to complete.**

The opening date is ***to be determined*** once the demolition and construction timeline has been solidified.



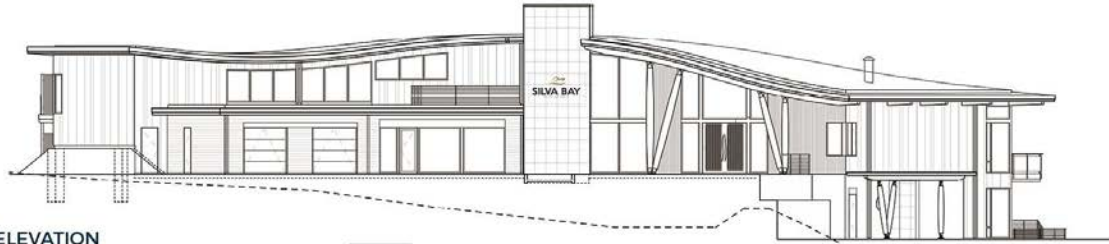


CONSTRUCTION

CONSTRUCTION OVERVIEW

- Main building
- Landscape
- Civil
- Septic system

MAIN BUILDING - BUILDING ELEVATIONS



EAST ELEVATION

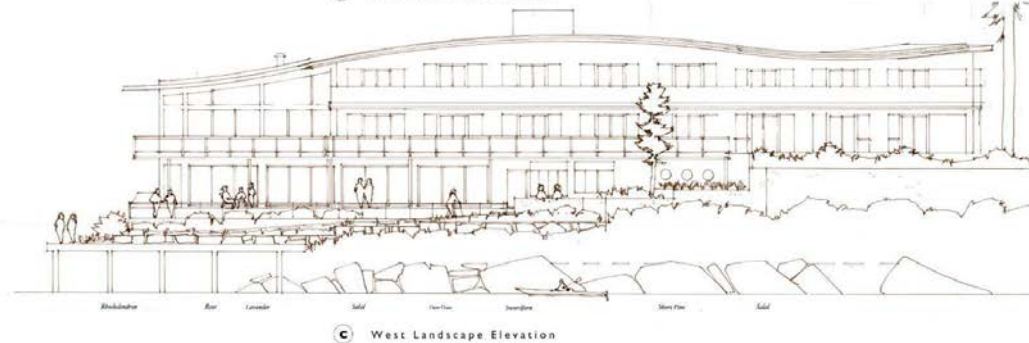
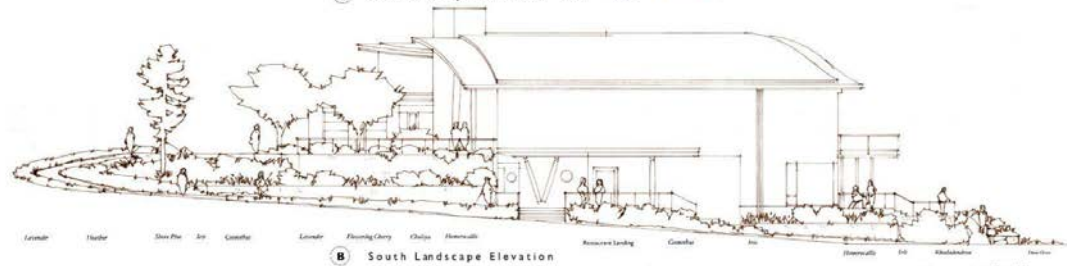
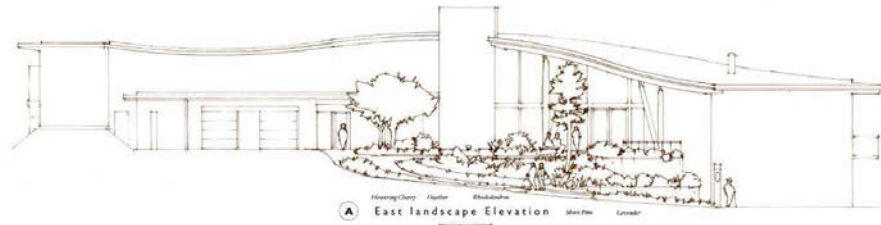


SOUTH ELEVATION



WEST ELEVATION

MAIN BUILDING - CONCEPT SKETCHES



LANDSCAPE - PLANTING PLAN



Examples of vegetation are expected to plant on our property

Low growing California lilac



Blue oat grass



Kinnickinnick



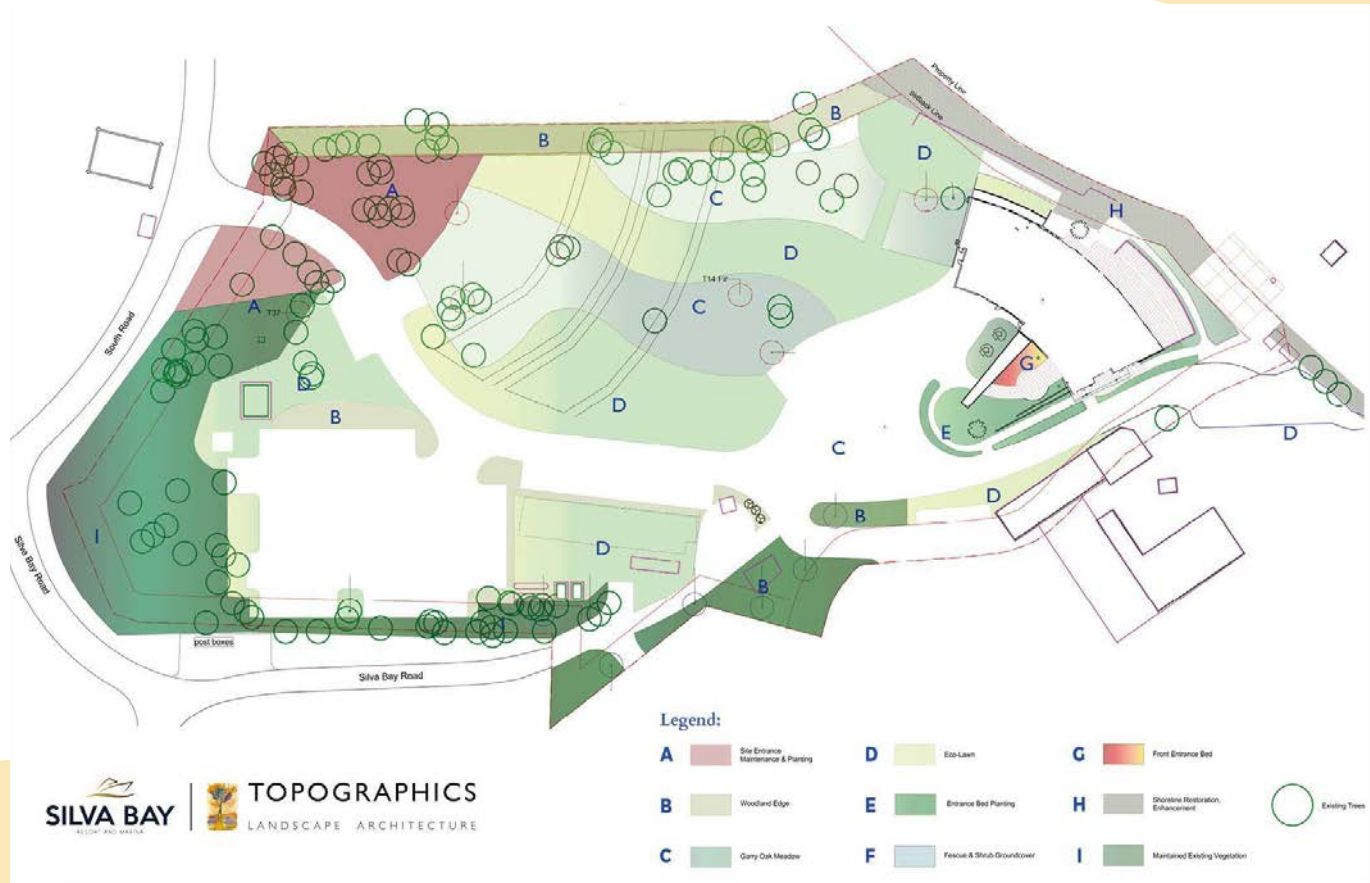
Wild beach rye



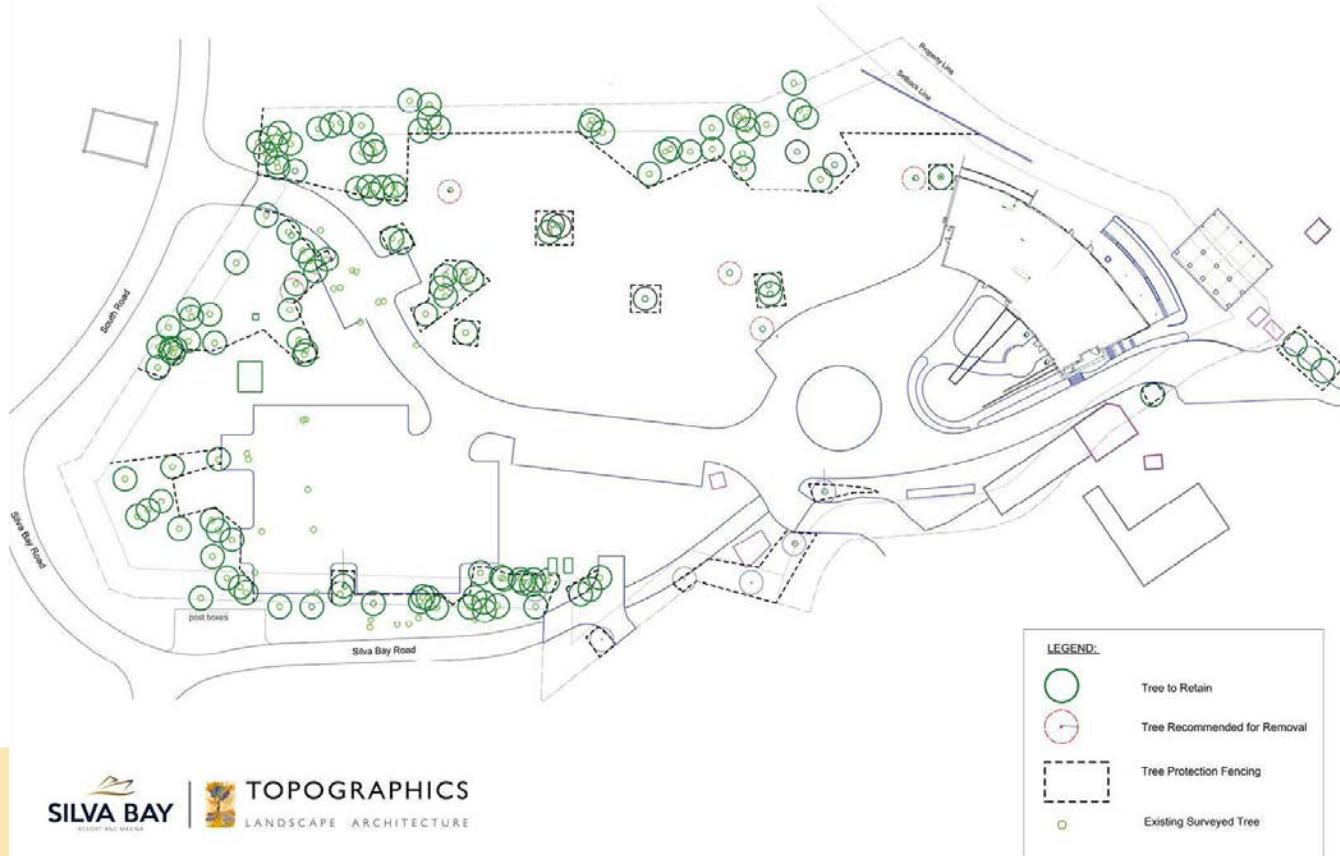
Stonecrop



LANDSCAPE - LANDSCAPE PLAN



LANDSCAPE - TREE PROTECTION PLAN



SEPTIC - GOAL OF THE NEW SEPTIC SYSTEM



Design

Focus of design
has been on
environmental
and health
protection



Sustainability

Designed for
reliability and
maintainability



Professional

Systems have
been designed
by qualified
professionals



Standards

Meets Islands
Trust bylaw
requirements

SEPTIC

- WHAT'S NEW

1. Replaces existing ocean outfall

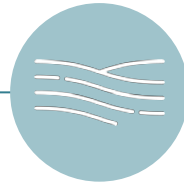
2. Tertiary treatment



Disinfection



Nutrient reduction



Distribute to
sand media

MARINA SERVICE DURING THE DEVELOPMENT

Currently and continually, Silva Bay Resort & Marina operates a full-service marina offering year-round transient, winter and long-term annual moorage.

Allowances will be made throughout the duration of construction for continuation of usage. More information will be provided at a later date once these plans are implemented.





SHIPYARDS

SHIPYARDS

We're keeping the shipyards.

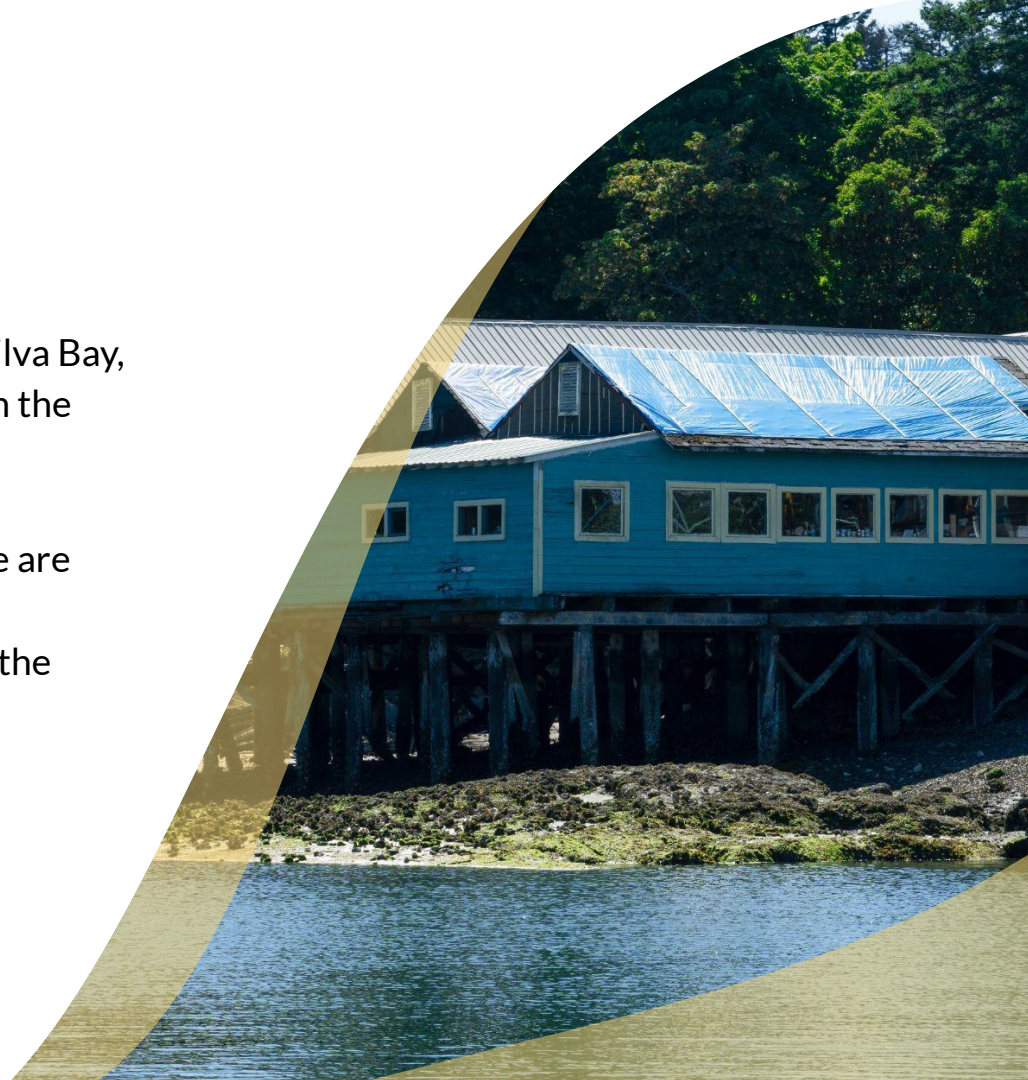
Our development has always included the shipyards into our vision. This valuable piece of history is incorporated in our future.



SHIPYARDS

We are doing our best to revitalize the land at Silva Bay, which includes fixing what has been neglected in the past and removing what is not safe to use.

Safety is a priority for us and our community; we are rebuilding the access road and shoreline, plus demolishing the dangerous, barely used area of the shipyards to protect our residents and visitors.



SHIPYARD CONDITIONS



TRAVEL LIFT CONDITIONS



APRON DECK CONDITIONS



ENVIRONMENTALLY CONSCIOUS SHIPYARD WORKS - ASSESSMENT

- The travel lift has immediate danger potential - it might fall into the water, causing disruption to the fish habitat and overall marine environment
- The retaining wall of the filled area (yard) is unstable and subject to landslide
- The shipyard building (canopy area) is structurally unsafe and unstable. Most pilings or structural members are damaged beyond repair
- The apron area around the shipyard office is structurally unsafe and unstable. Most pilings or structural members are also damaged beyond repair



Marine Upgrade Project Map

1. Marina Wharfhead
2. Workshop & Office
3. Apron/Corridor
4. Stores Deck
5. Shoreline with Riprap
6. Travel Lift
7. Shiyard Canopy

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Hemmera
An Ausenco Company

ENVIRONMENTALLY CONSCIOUS SHIPYARD WORKS - OUR PLAN

- Remove the canopy
- Remove the travel lift
- Repair the shoreline with riprap
- Repair and upgrade the apron area to replace the loss of the travel lift
- Repair marine structure of the foreshore area and the workshop area



WELL WATER

WATER PROFESSIONALS

- Waterline Resources Inc. (Waterline) is an environmental and hydrogeology consulting company with a team of professionals designated under the Association of Engineers and Geoscientists of the Province of British Columbia (EGBC).
- Silva Bay retained Waterline as the qualified professional to complete technical assessments and groundwater licensing as required by the BC Water Sustainability Act (WSA).

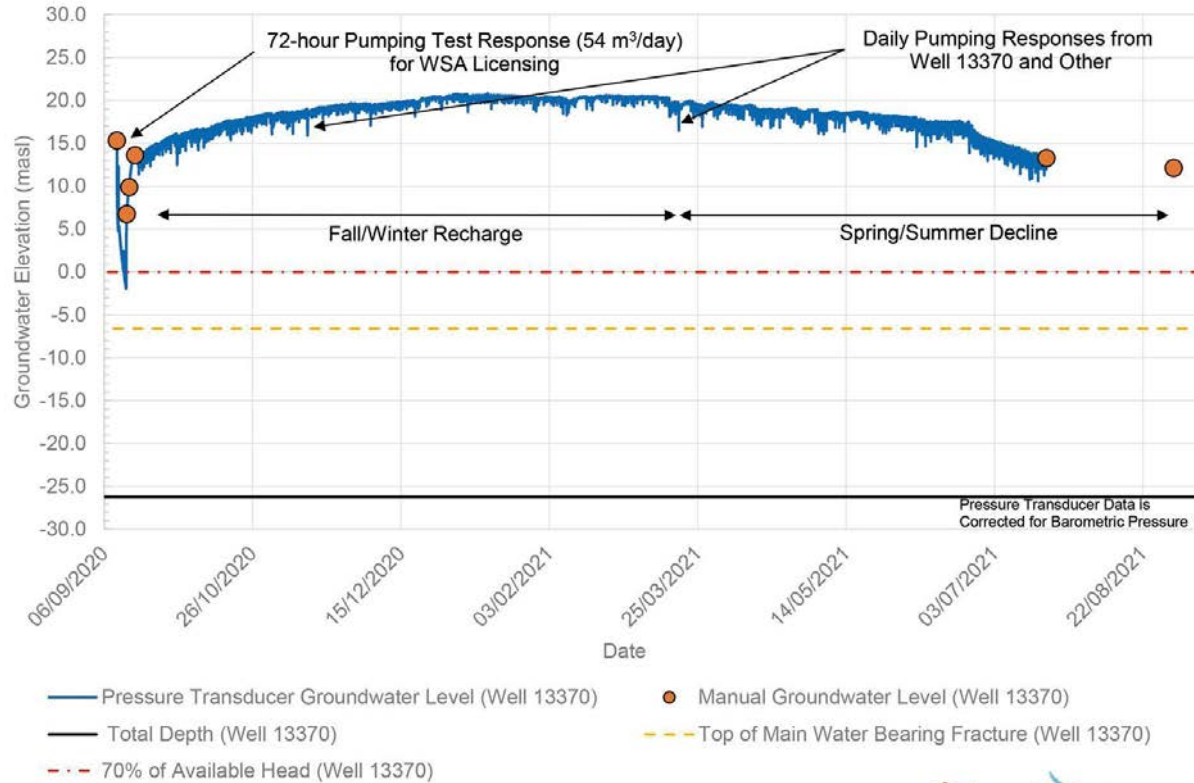
GROUNDWATER USE

- The existing well (from 1970), along with the new well at Silva Bay, will be used by the new development
- All commercial groundwater usage is strictly governed by Water Sustainability Act (WSA)
- WSA has very clear and defined guidelines to protect groundwater for residential usage over commercial usage
- The water demand for the development is calculated by experts
- The supply of the wells are sufficient for hotel demand, proven by well testing during a drought season (which is also a requirement from WSA)
- All the studies and reports have satisfied provincial requirements thus far

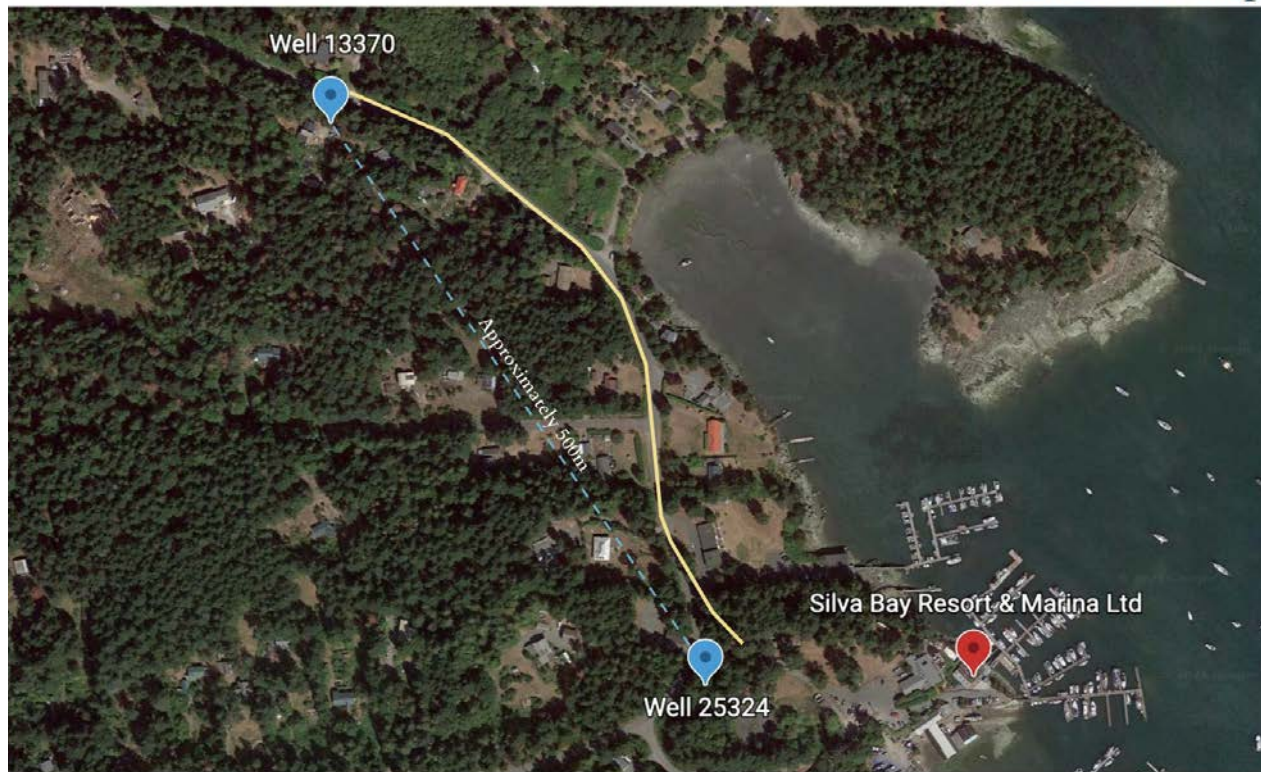
GROUNDWATER USE

- On behalf of Silva Bay, Waterline completed a technical assessment for the new and existing groundwater use, to support ongoing and planned operations at the resort and marina.
- Waterline provided these reports to FLNRORD as part of the Existing Use and New Use Water Licence applications.

Groundwater Level Hydrograph for Well 13370



Well Location Map



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Waterline

--- Direct Distance to Property

— Pipeline from Water Lot



OPEN FOR
QUESTIONS



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OPEN FOR QUESTIONS

THANK YOU!



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