

# Welcome to the Carnarvon Park Information Session

## HOW WE GOT HERE

Through past community engagement and feedback, the District finalized a Master Plan for Carnarvon Park. This Master Plan included the features to be included in this park:

- A new Main Building containing two large community rooms, a childcare facility, and restrooms large enough to change in
- A new Splash Park
- New playground equipment
- All Wheels park
- Covered bike shelter
- Off leash dog park
- An accessible path around the park perimeter
- Upgraded parking and sidewalk for safety
- Pickleball courts
- Tennis courts
- EV charging stations

No changes will be made to the lawn bowling facility or playing fields. However, we will be making improvements to some of the baseball amenity buildings. The new recreation centre and amenities will be accessible, while the new building will be Net Zero Energy.

In December 2024, Oak Bay Council approved the conceptual vision for Carnarvon Park and directed staff to begin the detailed design process.

In September 2025, the District asked for public feedback on the design of new park amenities such as the Adventure Play Area, the Splash Park, the All Wheels Zone, and the Dog Park. The feedback helped develop conceptual designs for the

## WHERE WE ARE TODAY

The intention of today's session is to share information and receive your feedback on the designs for Carnarvon Park.

This feedback will be presented to Council, before seeking direction to prepare construction drawings and documents.

Through the feedback received, the original conceptual design has been refined in the following ways:

### 1. The racket courts have moved east into a more central location and the new Recreation Centre building has been moved west to Henderson Road. These changes:

- Provide a more welcoming entrance to the park, rather than being faced with tall fencing.
- Improve drop-off and pick-up for childcare users and access for people using the recreation facility.
- Eliminate the need for a fire lane into the park for fire truck access to the building.
- Reduce the impact to existing trees.
- Improve noise mitigation from pickleball courts

### 2. The building being reduced from two storeys to a single storey and the basement was removed. This was done to:

- Make the building more accessible to people with mobility issues.
- Reduce construction costs and improved earthquake resilience by eliminating the need for multiple staircases and an elevator.
- Reduce the building height by about 1.2m (4 feet).
- This will also result in multi-purpose rooms larger than those at the Windsor Pavillion.

## PROVIDE YOUR COMMENTS



Provide your comments through Connect Oak Bay QR Code

# Carnarvon Park

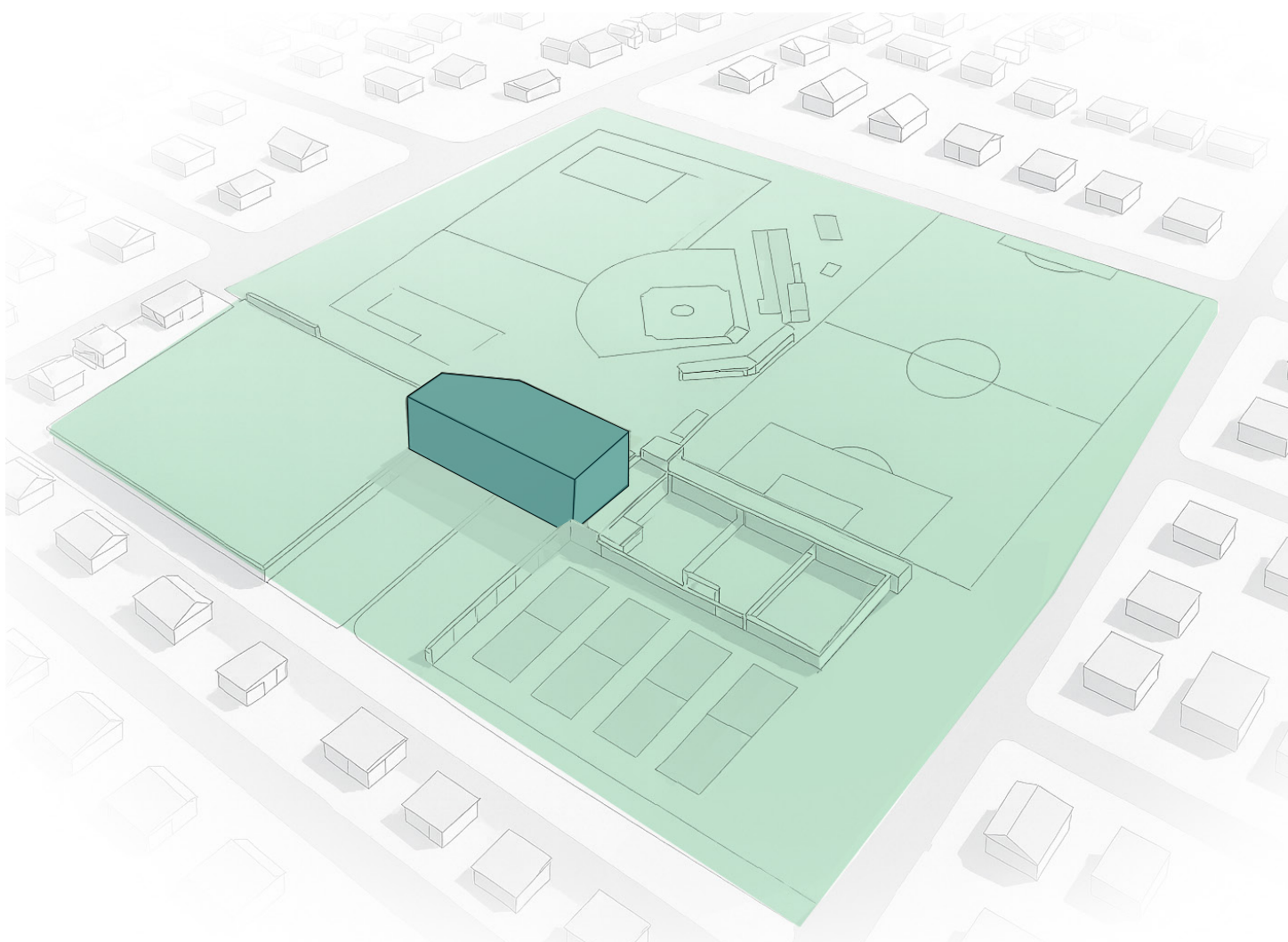


Carnarvon Park is a central community space in Oak Bay, offering a mix of recreation amenities, open green areas, and family-friendly activity zones.

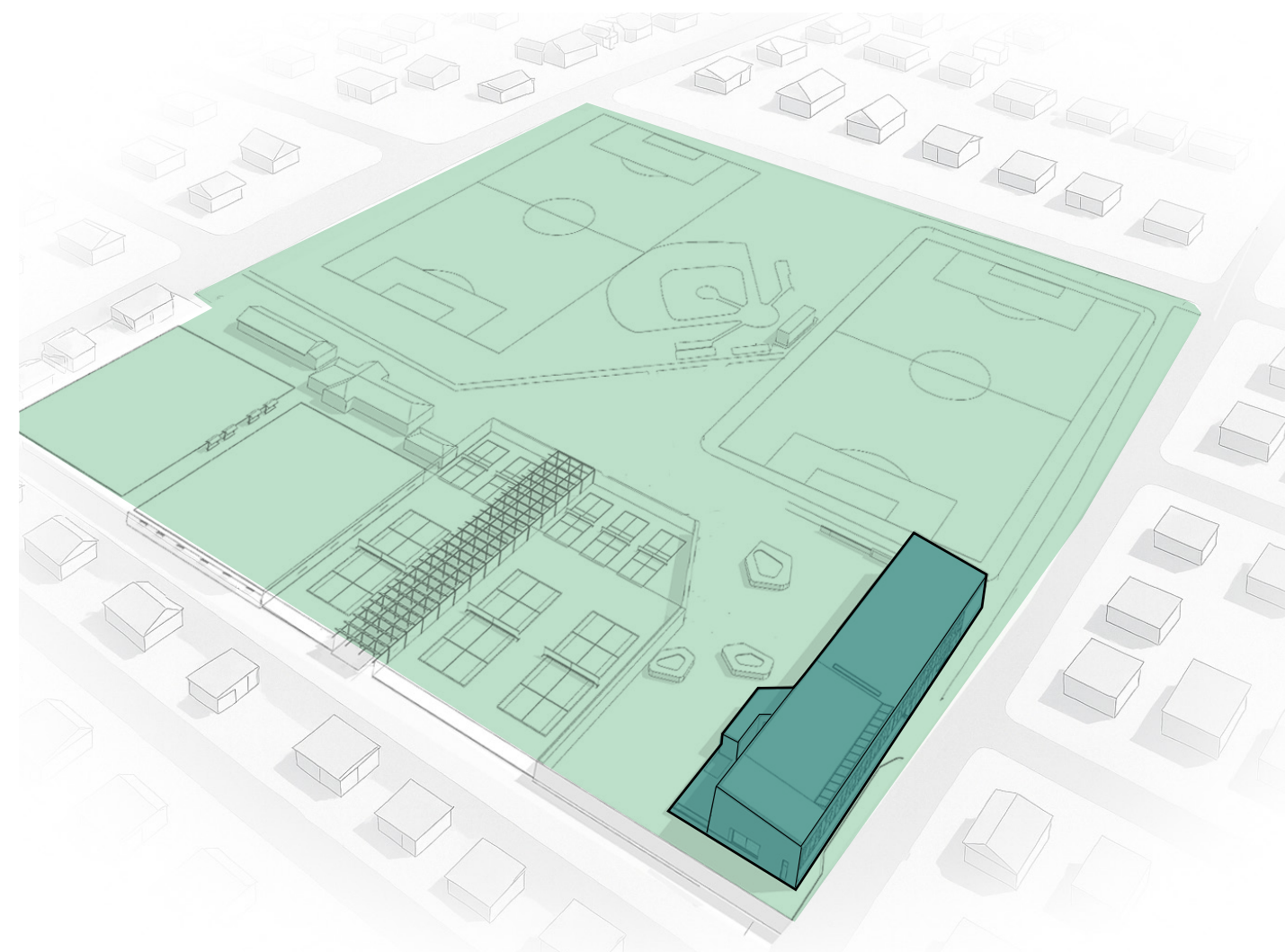
Work is now underway to update and enhance the park, strengthening its role as a vibrant gathering place for the neighbourhood.

AERIAL VIEW OF EXISTING PARK

PREVIOUSLY PROPOSED REC CENTRE LOCATION



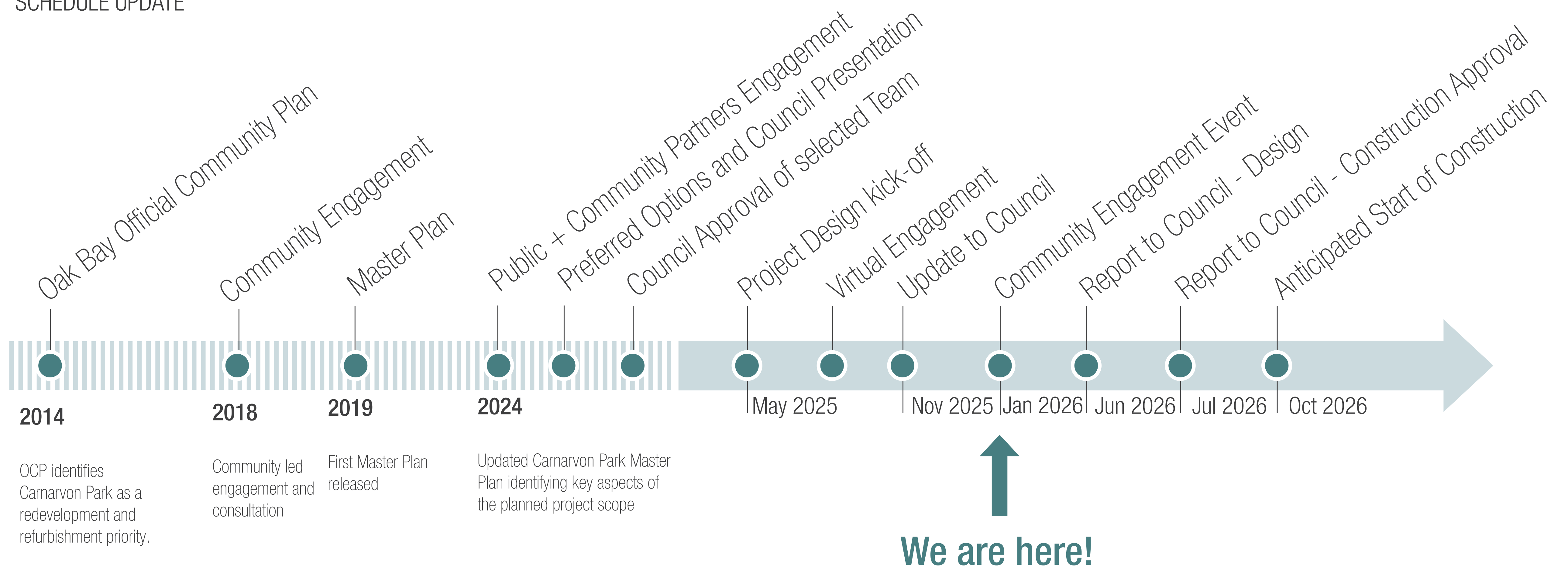
CURRENTLY PROPOSED REC CENTRE LOCATION



After gathering community feedback about the Dec 2024 Master Plan and example building design, the decision was made to position the building at the northwest corner of the park along Henderson Road.

- ✓ Optimal Access for Childcare Drop Off & Pick Up
- ✓ More Centralized Pickleball Location
- ✓ Improved Firefighter Access
- ✓ Building as gateway to the Park

## SCHEDULE UPDATE



# A Reimagined Park



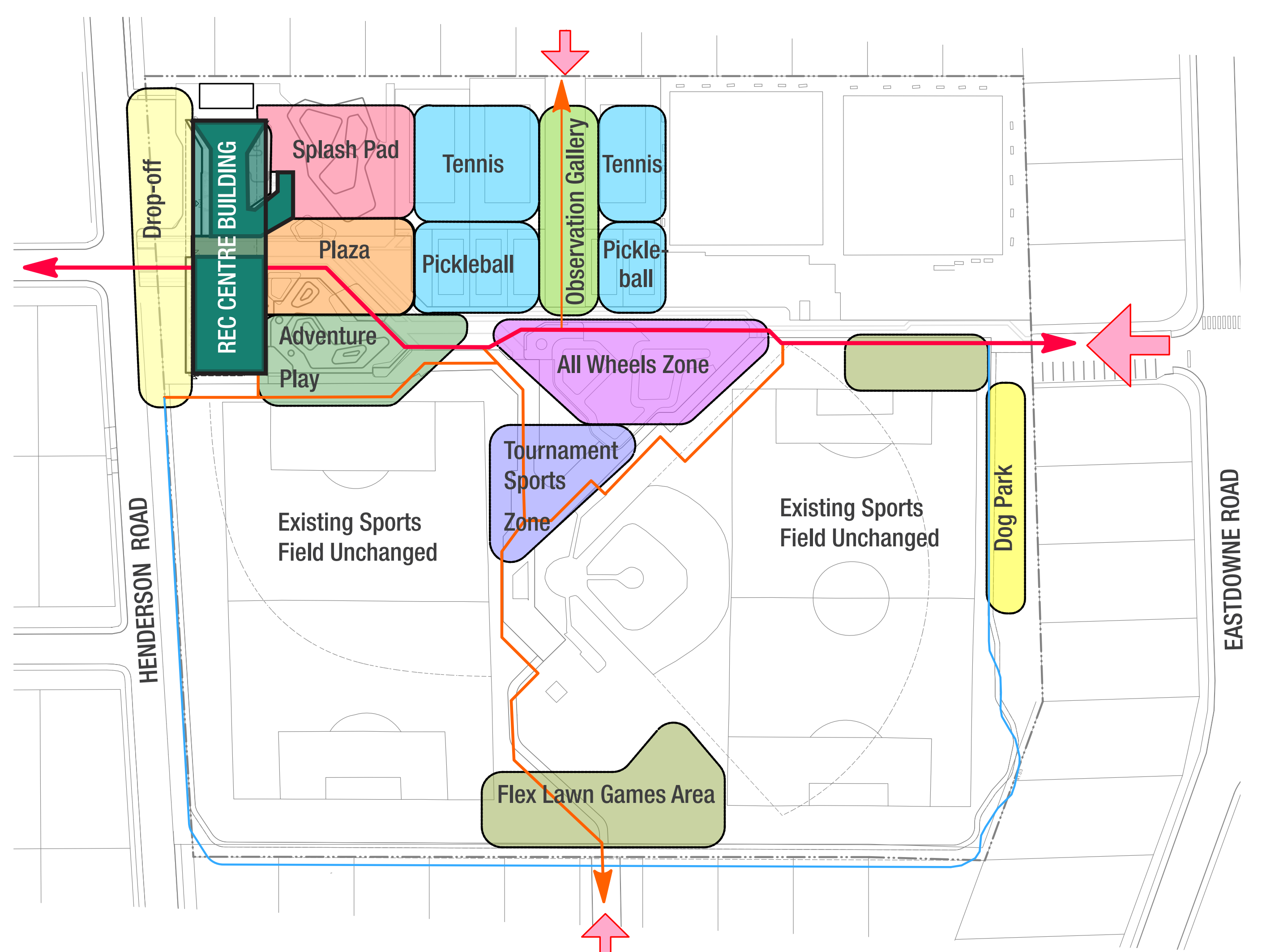
Aerial View of Carnarvon Park with new Rec Centre in foreground

The project reshapes Carnarvon Park to make it easier to move through and enjoy.

A clear and welcoming entrance helps visitors know where to arrive and how to begin their visit. From this entry, a simple east-west path guides people across the park and connects all of the main areas in a direct and intuitive way.

At the centre of the park, a main plaza acts as a shared meeting place and the heart of park activity. From this central space, people can easily see and reach play areas, sports spaces, and other amenities. Together, these ideas create a park that feels open, connected, and welcoming, supporting both active recreation and relaxed community gathering.

A well-defined edge around the park includes a walking track that clearly marks the park boundary while encouraging daily walking, running, and casual use.



**PUBLIC SURVEY:** Carnarvon Park is an important part of Oak Bay's open-space network, providing recreation and leisure opportunities for a wide range of users. Revitalization of the park's aging infrastructure is a priority for the community.

**WHAT WE DID:** The project scope includes a new recreation centre, upgraded racket court facilities, and the introduction of expanded outdoor programs such as an enlarged splash pad, an all-wheels zone, an adventure playground, and a central plaza space. Additionally, a dedicated dog park will be located along the eastern edge of the site.

# Carnarvon Recreation Centre



View looking North-West across the Plaza towards the proposed Recreation Centre

The main building brings together community uses with multipurpose rooms, childcare spaces, park washrooms, and support areas for nearby recreation, creating a clear and welcoming entrance into the park.

Features such as a green roof, a wood structure, and direct walking routes help the building feel closely connected to the surrounding landscape and reinforce its relationship to the park.

Indoor and outdoor spaces are designed to work together, allowing events, childcare activities, and recreation programs to naturally extend into the central plaza, splash pad, and adventure play areas. Both the interior rooms and the outdoor spaces are flexible and can adapt over time to support a wide range of activities, while the close connection between childcare, recreation, and plaza areas allows multiple programs to take place at the same time without conflict.

A family-friendly and easy-to-access entrance, combined with generous natural light, creates a bright and welcoming atmosphere throughout the building.

From the multipurpose rooms, clear views into the central plaza and surrounding park allow users to stay visually connected to outdoor activity, strengthening the sense of openness and shared community space. Durable materials, simple detailing, and energy-saving features help ensure the building will perform well over the long term.



View of the Park from Henderson



Interior view of Multipurpose Room looking out at Plaza and Play Areas.

**PUBLIC SURVEY:** The current building is a long walk from the parking lot and difficult if you have mobility issues. Also, dropping children off at a Daycare can be challenging with a long walk to the building and multiple distractions.

**WHAT WE DID:** Move the main building closer to the main parking along Henderson so access is only a few meters. A drive through drop-off area in the parking lot makes access clearer and easier.

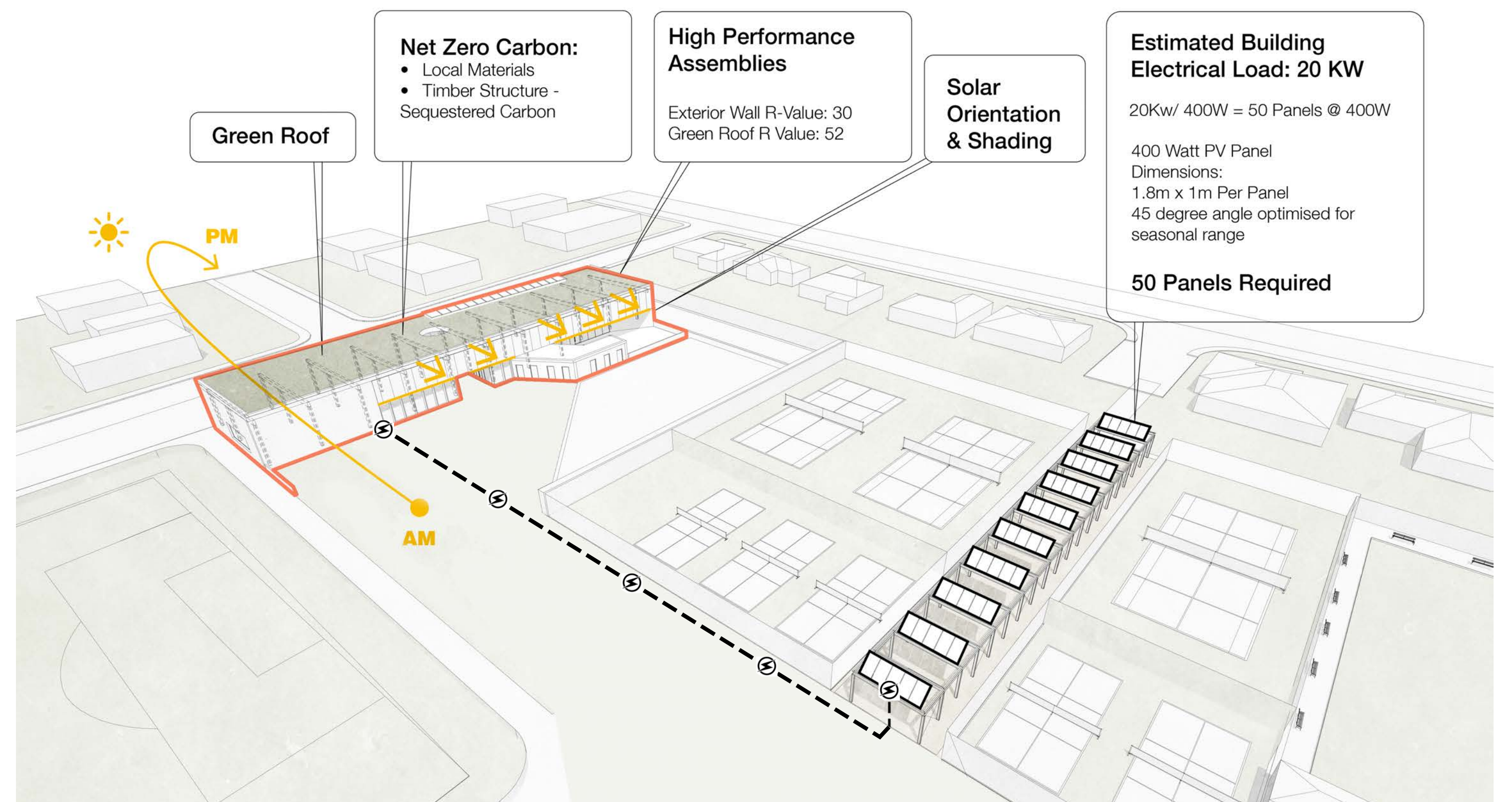
# Sustainability

This project uses a clear and practical approach to sustainability, beginning with a large green roof that helps keep the building insulated, reduces heat buildup, and slows and absorbs rainwater.

The new building is made with locally sourced wood, which stores carbon and reduces environmental impact, and is paired with well-insulated materials that help keep indoor temperatures comfortable throughout the year.

The building is also oriented north to south, and its perforated metal screen exterior helps limit heat from the sun, reduce glare, and create a more comfortable indoor environment.

A covered walkway with solar panels between the racket courts produces clean energy while also providing shaded seating and gathering space, supporting an overall design that is efficient, durable, and well suited to long-term



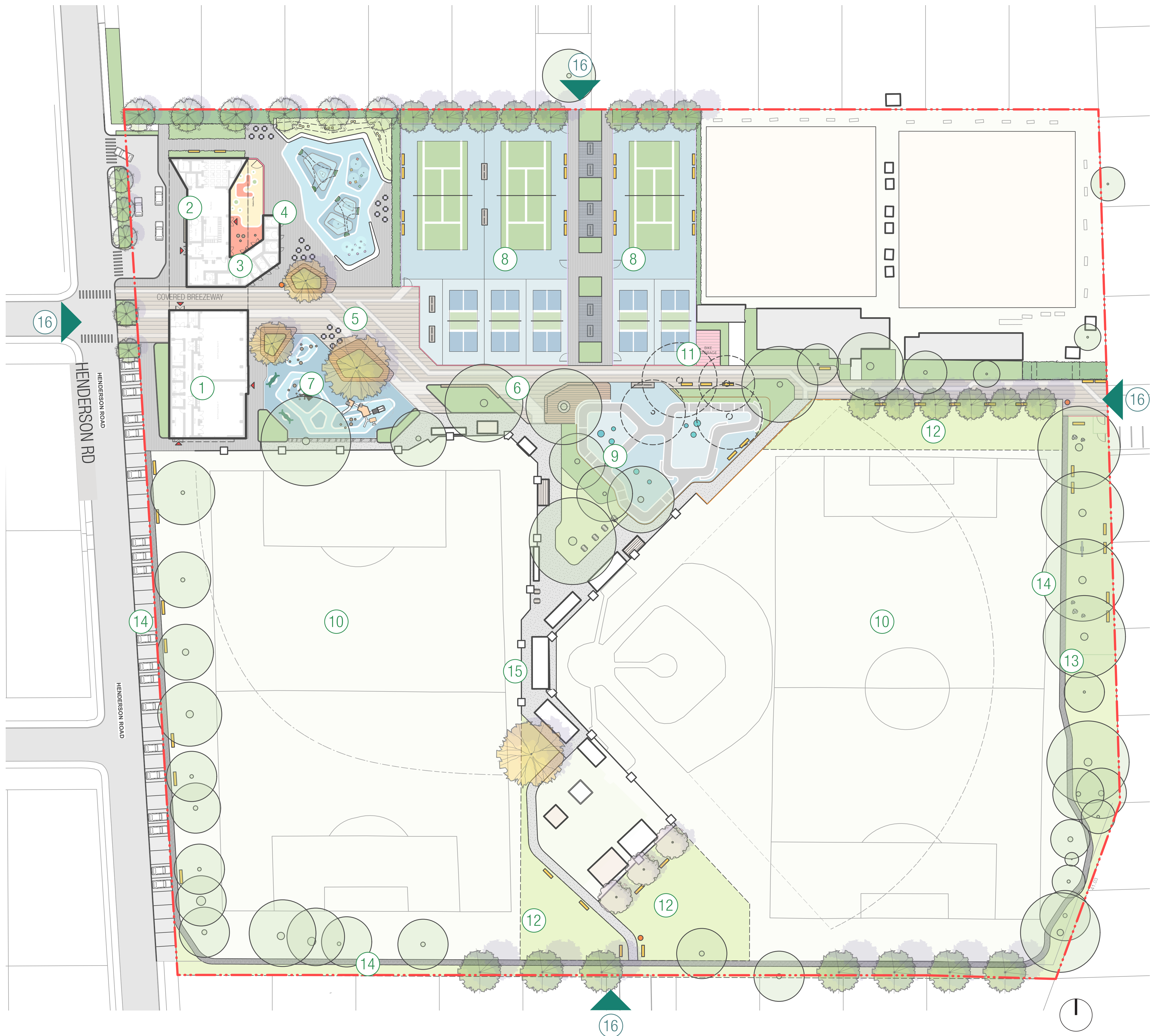
Aerial view highlighting the integrated photo-voltaic-panel shade structure overlooking the racket-sport courts.

**PUBLIC SURVEY:** Strong support for a resilient, durable, and sustainable building that supports all park activities, as well as a safe childcare facility serving the youth of Oak Bay.



**WHAT WE DID:** The building is oriented to maximize passive design strategies, reducing reliance on fossil-fuel heating and cooling systems. Its primary structure uses locally sourced timber, sequestering carbon and supporting a zero-carbon, net-zero facility. High-performance wall, roof, and floor assemblies minimize the energy required for conditioned spaces. Solar panels further reduce operational demands and help mitigate the heat-island effect of surrounding concrete. A planted green roof contributes to stormwater retention and improved air quality.

# Park Landscape Plan



## Landscape Features

- |                                       |  |                          |
|---------------------------------------|--|--------------------------|
| ① Carnarvon Rec Centre - Multipurpose | ⑦ Adventure Play Area Zone                 | ⑬ Dog Run Area           |
| ② Carnarvon Rec Centre - Childcare    | ⑧ Racket Court Area                        | ⑭ Perimeter Path         |
| ③ Park Washrooms and Changerooms      | ⑨ All-Wheel Zone                           | ⑮ Sports Concession Zone |
| ④ Splash Park                         | ⑩ Existing Sports Field & Baseball Diamond | ⑯ Park Entrances         |
| ⑤ Entry Plaza                         | ⑪ Covered Bike Storage and E-Bike Charging |                          |
| ⑥ Primary East-West Route             | ⑫ Flex-Lawn Games Area                     |                          |

**PUBLIC SURVEY:** Strong Support for Fitness & Wellness Classes, Open Run Space for Dogs, Space for Seasonal Events, Water Spray Structures, Playground Climbing Structures, All-wheel Ramps and Slopes.



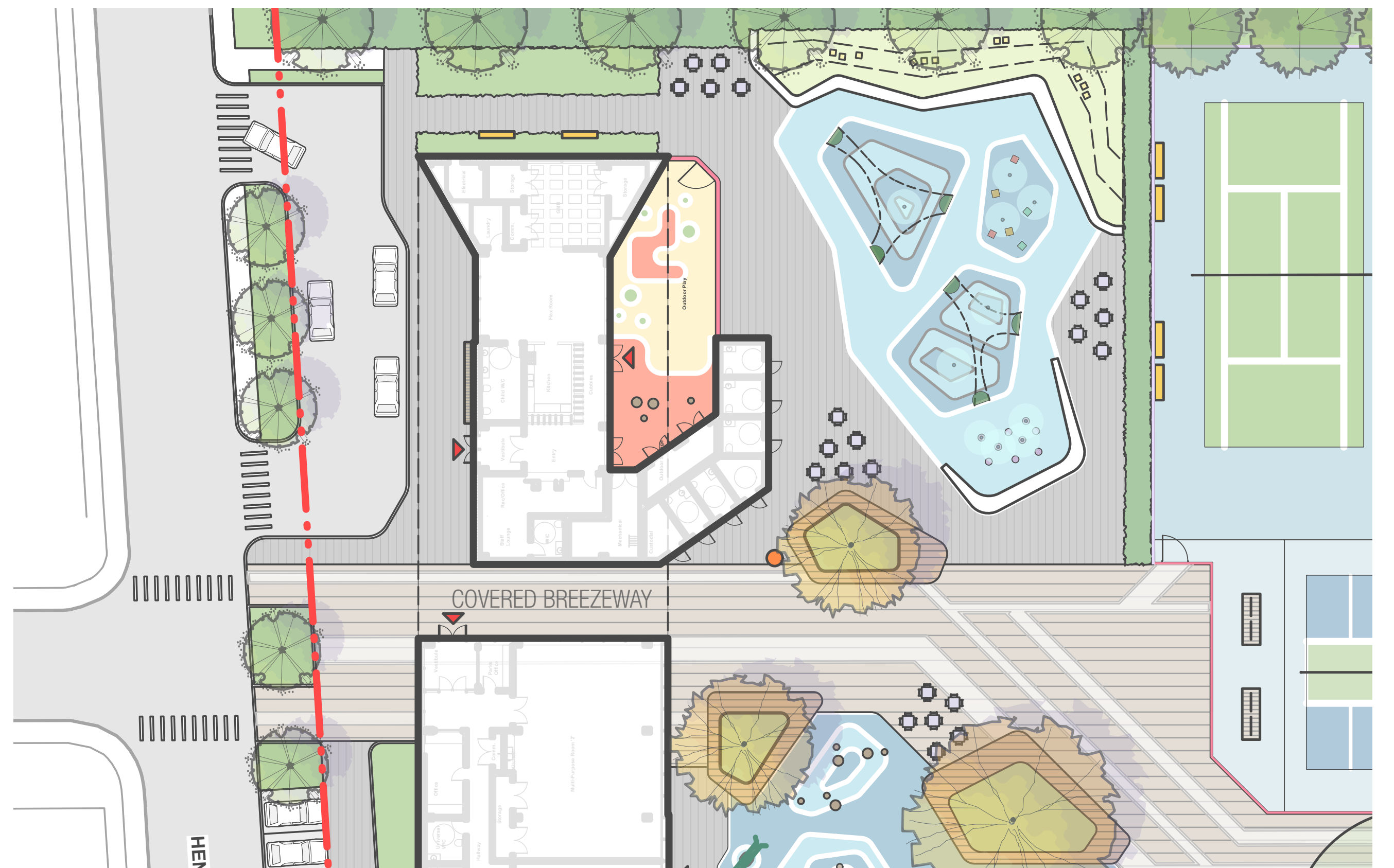
**WHAT WE DID:** Multi-purpose rooms within the proposed building support a variety of classes; a designated dog-run space is provided on the east side of the park; a central plaza accommodates seasonal events; the splash pad incorporates spray structures; the adventure play zone includes climbing elements; and the all-wheel zone offers a range of pump tracks.

# Plaza

The community plaza is designed as a series of active, family-friendly spaces linked by a wide central walking path that guides people through the park. On the north side, a lively splash pad sits next to the main building, with nearby change rooms that make it easy and convenient for families to use.

To the south, an adventure playground built with natural materials offers a hands-on play experience that encourages exploration and creativity. Along the main path, seating and viewing areas give visitors places to stop, gather, and watch activity throughout the plaza.

Toward the southeast, the plaza connects to an all-wheel area that includes a pump track and safe practice spaces for bikes, scooters, and other wheeled activities, extending the park's active uses in a clear and connected way.



Aerial view of the plaza, adventure play zone, and splash pad

**PUBLIC SURVEY:** Space for seasonal, cultural, and outdoor fitness events; water-spray structures, shade, and ground play; playground climbing structures, swings, and slides.



**WHAT WE DID:** A generous pedestrian walkway connects the splash pad and adventure play zones. The plaza provides a variety of seating options with tree shading, wayfinding pavers to distinguish program areas, and open space to host performances and events. The splash pad features spray structures and gently undulating, fully accessible surfaces. The adventure play area incorporates naturalized climbing structures, accessible ground-level play features, and slides.

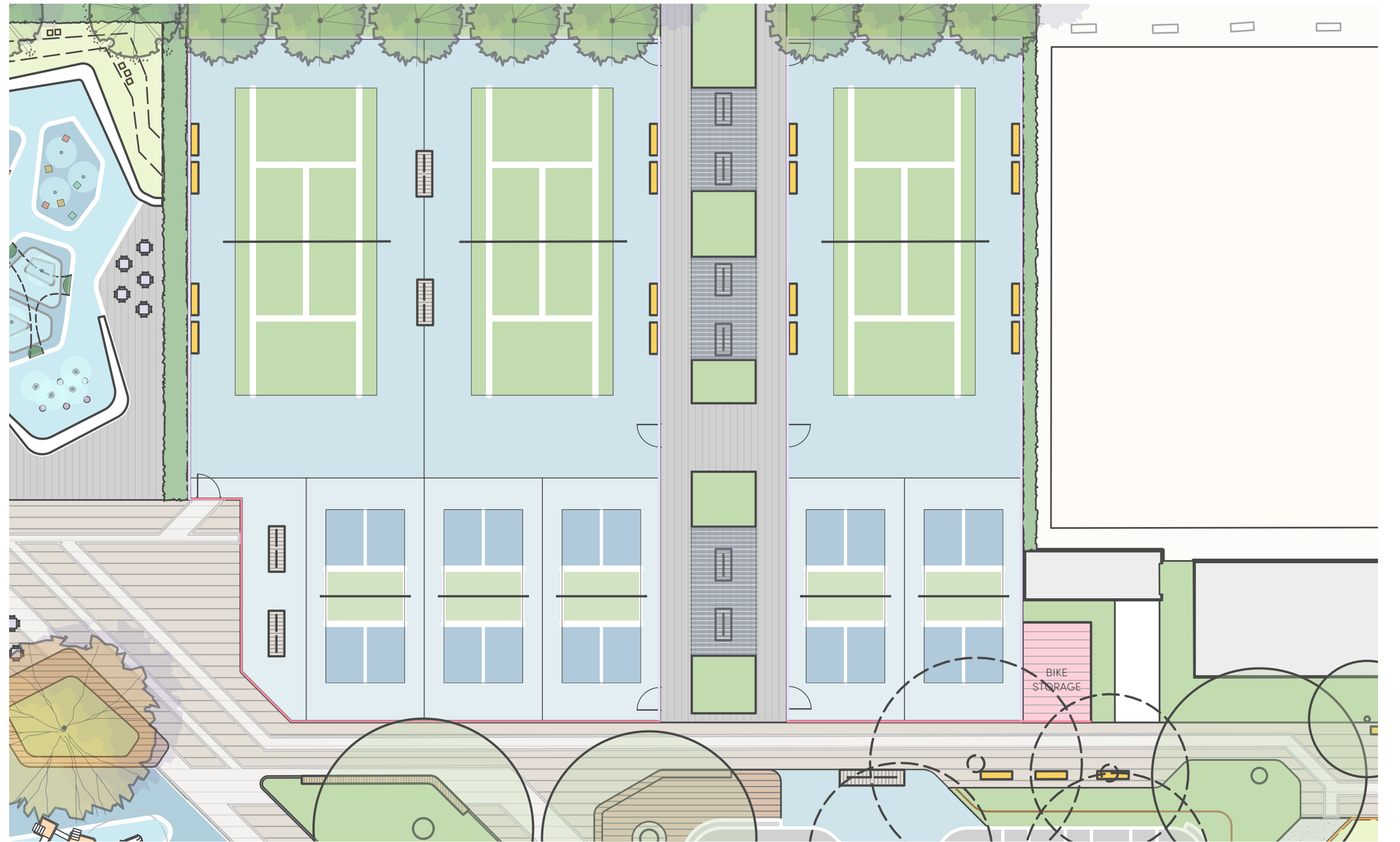
# Racket Courts

The site plan places five pickleball courts in the south and central part of the park, with three tennis courts located farther north, creating separation between uses so that the louder pickleball activity has less impact on nearby homes. Trees and planted areas are used to help reduce noise, along with added measures such as sound-reducing fencing and court surfaces that absorb sound.

Between the courts, shaded seating and viewing areas give visitors comfortable places to rest and watch games. These areas are covered by a structure with solar panels that provides protection from sun and rain while also supporting energy generation for the park.

## PICKLEBALL SOUND MITIGATION STRATEGIES

- ✓ Centralized Location in the Park
- ✓ Sound-Absorbing Materials
- ✓ Double-Height and Dense Enclosures



Aerial view of the layout of racket-sport courts, featuring photo-voltaic panels integrated into shaded observation canopy. Sound-reducing panels are not shown in these renderings.

**PUBLIC SURVEY:** Support for both tennis and pickleball courts, as well as covered seating areas.

→ **WHAT WE DID:** Five dedicated pickleball courts are located near the center of the park, with sound-barrier strategies implemented to reduce noise during play. Three tennis courts, using similar sound-mitigation approaches, are positioned along the north edge of the park. A solar-panel superstructure divides the courts and provides weather protection, with seating benches located below.

# Perimeter Path, Lawns & Dog Run

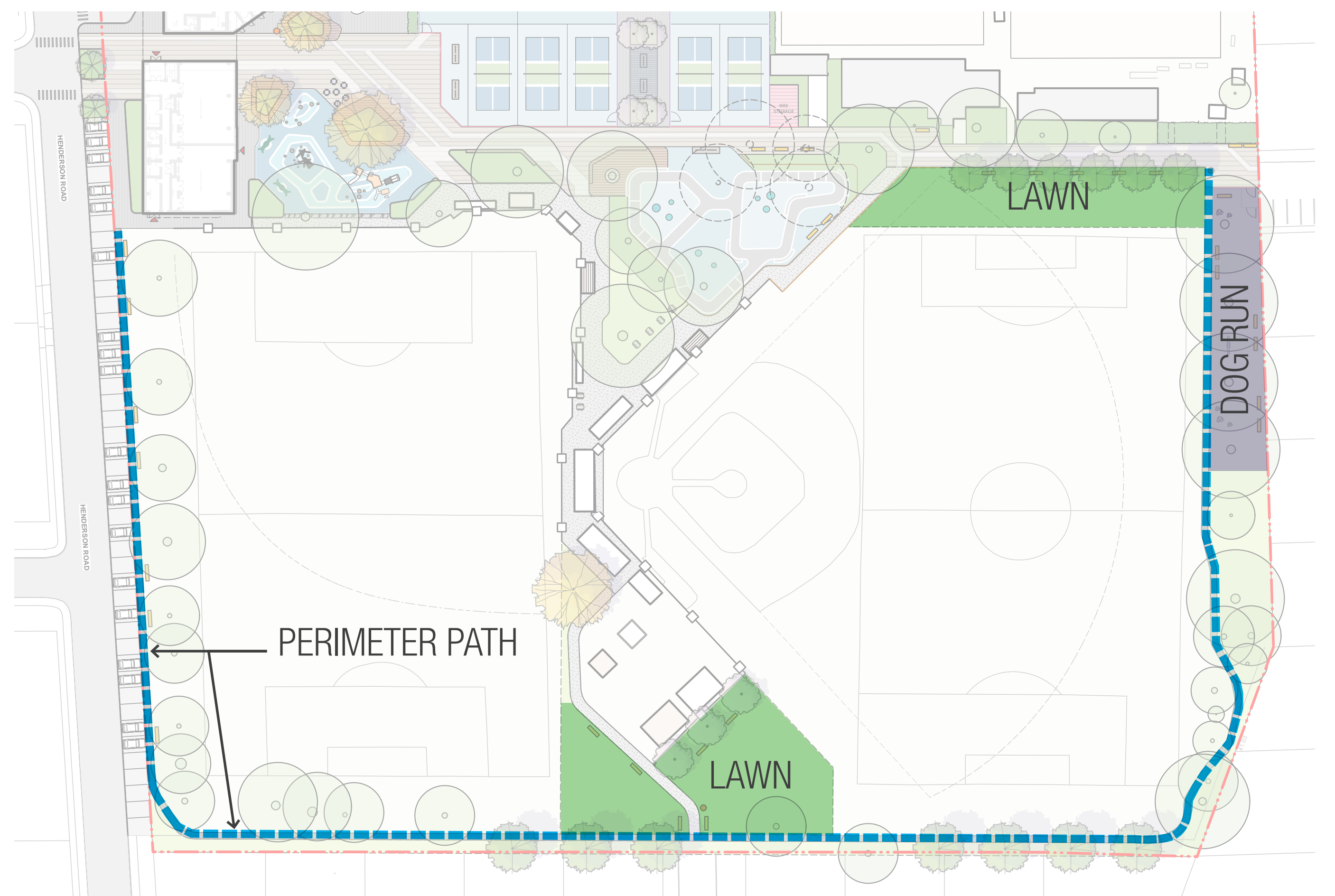
Surrounding the actively programmed areas of the park, the landscape design also creates space for simple, everyday uses that support relaxed and welcoming outdoor activity.

A continuous path runs around the edge of the park, creating a clear loop for walking, jogging, and casual strolling. This path connects easily to all areas of the park and encourages regular use by people of all ages.

Along the path, open lawn areas provide flexible space for picnics, informal games, and quiet time outdoors.

At the east edge of the park, a fenced dog run sits directly beside the walking path, making it easy for dog owners to include it as part of their daily routine. The dog run provides a safe, enclosed space for dogs to exercise and socialize, along with seating, shade, and waste stations for convenience.

Together, the path, lawns, and dog area create a park that supports daily use, community connection, and shared enjoyment.



View from the east edge of the park along the perimeter path, between the east sports field and the dog run area.

**PUBLIC SURVEY:** In addition to the programmed areas of the park, the community loves the open space in the park for passive activities and daily use.

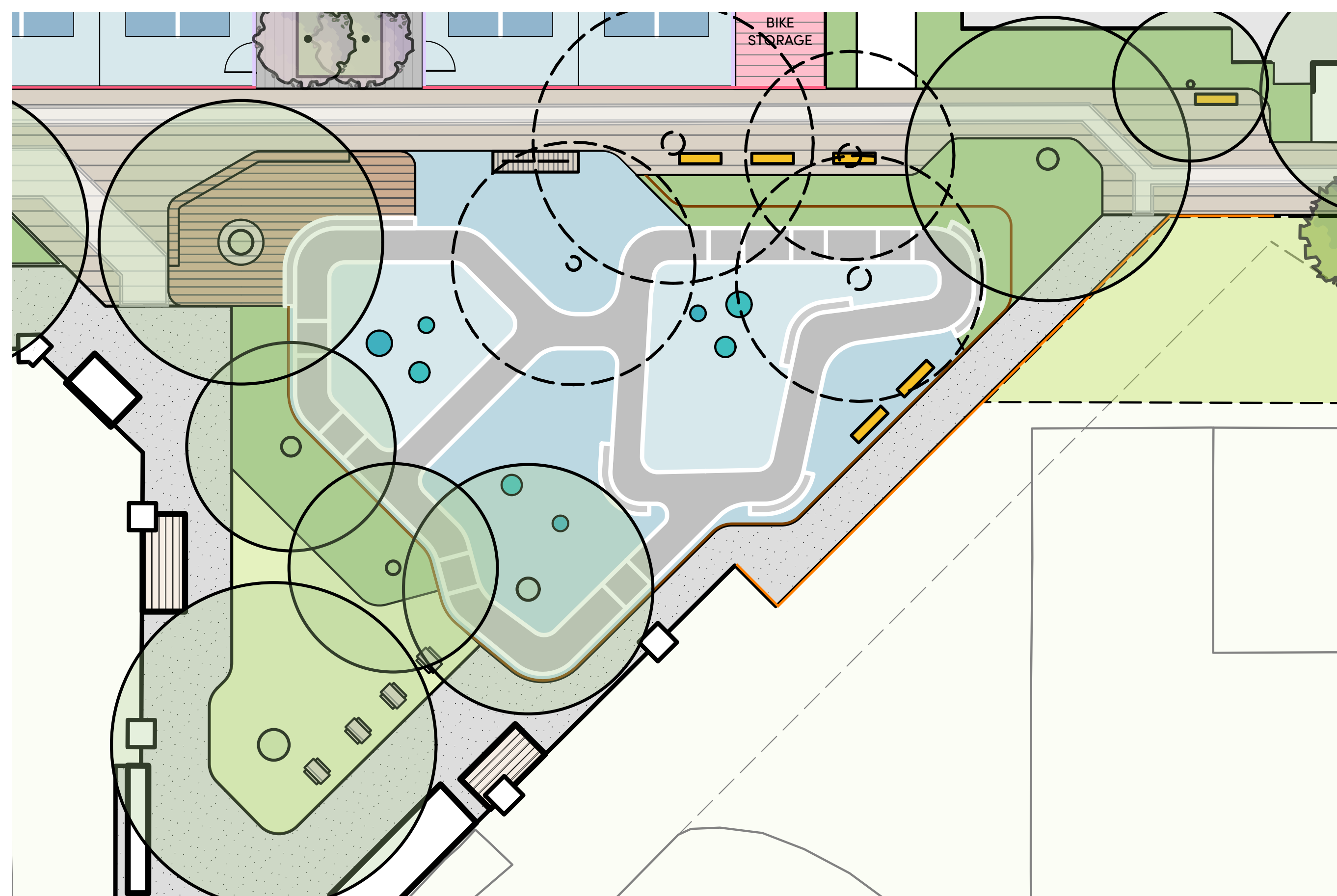


**WHAT WE DID:** A perimeter path makes space for continuous walking loops and relax meandering. Open lawn areas are protected and preserved so that there's space to spread out for sunbathing, picnics and informal games.

# All Wheel Zone

The all-wheel zone sits at the southeast corner of the park and provides an active area where people of all ages can safely enjoy biking, scootering, and other wheeled activities. It includes a pump track and nearby practice areas that allow users to build skills at their own pace in a safe and controlled setting.

To keep movement clear and safe, the area is bordered by planted buffers and seating that separate riding areas from the main walking path. These planted edges help define the space and add a layer of safety, while the seating areas give parents, caregivers, and visitors comfortable places to watch and enjoy the activity without getting in the way of riders.



Aerial view of the all-wheel zone

**PUBLIC SURVEY:** Strong support for an all-wheel zone that includes a variety of play features.



**WHAT WE DID:** A continuous pump track provides a variety of ramps, slopes, berms, ledges, and pathways suitable for all levels of riders. The all-wheel zone is bordered by seating areas and landscape buffers that help clearly define and separate it from adjacent park zones.

# What We Did

## A Reimagined Park

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