

# McPHEE MEADOWS

## CONCEPT PLAN

AUGUST 2022



CITY OF  
**COURTENAY**

THIS REPORT IS PREPARED FOR THE SOLE USE OF CITY OF COURTENAY. NO REPRESENTATIONS OF ANY KIND ARE MADE BY URBAN SYSTEMS LTD. OR ITS EMPLOYEES TO ANY PARTY WITH WHOM URBAN SYSTEMS LTD. DOES NOT HAVE A CONTRACT.  
© 2022 URBAN SYSTEMS®.

# CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
<b>1. INTRODUCTION .....</b>	<b>1</b>
1.1 PROJECT INTRODUCTION & PURPOSE	1
1.2 ENGAGEMENT PROCESS	3
1.3 COMMUNITY INPUT	4
<b>2. SITE INVENTORY AND ANALYSIS .....</b>	<b>5</b>
2.1 OVERVIEW	5
2.2 STRENGTHS & CHALLENGES	6
<b>3. CONCEPT PLAN DEVELOPMENT.....</b>	<b>11</b>
3.1 GUIDING STATEMENTS	11
3.2 PROGRAM	12
<b>4. PREFERRED CONCEPT PLAN .....</b>	<b>13</b>
4.1 PLAN FEATURES	13
<b>5. IMPLEMENTATION .....</b>	<b>16</b>
5.1 PHASING	16
5.2 COST ESTIMATE	17
5.3 NEXT STEPS	17
 <b>APPENDICES</b> .....	
<b>APPENDIX A PREFERRED CONCEPT PLAN .....</b>	<b>19</b>
<b>APPENDIX B COMMUNITY SURVEY SUMMARY .....</b>	<b>21</b>
<b>APPENDIX C INVENTORY &amp; ANALYSIS MAP .....</b>	<b>37</b>

# ACKNOWLEDGMENTS

## TERRITORIAL LAND ACKNOWLEDGMENT

We respectfully acknowledge that the land on which we gather is the unceded traditional territory of the K'ómoks First Nation.

**K'ómoks First Nation:** For their input and knowledge of the lands

**McPhee Family:** For their generosity and collaboration

**Nature Trust BC:** For their guidance and partnership

**Island Corridor Foundation:** For their partnership and cooperation with the City

**Community:** For their commitment to the process and passion for this project

**Municipal Departments:** Recreation, Culture and Community Services,  
Engineering Services, Public Works Services Park Division



---

# EXECUTIVE SUMMARY

In 2011, the City of Courtenay and Nature Trust BC jointly received an 11.8 acre (4.78 hectare) land donation, now referred to as McPhee Meadows. The current conditions of the site do not allow for safe public use and therefore the site has remained closed since 2011. The purpose of this project is to prepare a proposed concept plan for McPhee Meadows to support its improvement and subsequent opening.

The concept plan is based on input from partners, rights-holders, interest holders, and the community. This draft report will be presented online for community feedback.

The following is the vision:




*McPhee Meadows focuses on protecting and enhancing this culturally and environmentally rich property, providing opportunities for the community to walk through, enjoy, and learn about the cultural, historical, and ecological context of this beautiful riverfront park."*

After exploration of multiple options, the preferred plan includes the following key features:

- Formalized river access point
- Orchard expansion to allow for demonstration gardens and cultural/heritage learning spaces
- Pedestrian trails around meadow and through west panhandle
- Access points from Menzies Avenue and 3rd Street
- Washroom facility
- Parking
- Select invasive species removal
- Native tree/shrub planting for riparian restoration and adjacent property privacy

The preferred plan is accompanied by a phasing plan with Class D cost estimate. Phasing may be implemented in three phases based on available funding.









---

# 1. INTRODUCTION


## 1.1 PROJECT INTRODUCTION & PURPOSE

In 2011, the City of Courtenay and Nature Trust BC jointly received an 11.8-acre (4.78 hectare) land donation, now referred to as McPhee Meadows. This generous donation helped secure more than 20% of the potential 2.6 kilometre Puntledge River Greenway proposed in the Official Community Plan. The late donor, Robert McPhee, wanted to ensure this property would be maintained by the City as a public wetland park. The current conditions of the site do not allow for safe public use and therefore the site has remained closed since 2011.

The purpose of this project is to prepare a proposed concept plan for the improvement and subsequent opening of McPhee Meadows. The plan is being prepared through a comprehensive community process, and it is based on direction from documents described below. The approved concept plan resulting from this process will be used to guide detailed design and construction.

The design direction for the property is determined primarily by the intentions of the donor and the terms of Federal Ecological Gift program requirements, which state that biodiversity and environmental heritage features of the property must be maintained. In the spirit of Truth and Reconciliation, input from the K'ómoks First Nation (KFN) is also important as the McPhee Meadows property has historical, cultural, and archaeological significance to KFN members.

Guidance is also provided in the Official Community Plan, the Parks and Recreation Master Plan, and the McPhee Meadows Management Plan. Key objectives outlined in the Management Plan are the following:

- control invasive species
  - restore riparian and wildlife habitat
  - maintain heritage features
  - develop the Puntledge River Greenway
- 

The McPhee Meadows site is adjacent to multiple private residential properties. The design process involves confirmation of some of these property lines and working with neighbours who appreciate and provide oversight of the lands.

Adjacent to this parcel of land, the City of Courtenay and the Island Corridor Foundation (ICF) have a Memorandum of Understanding in place that covers the ICF lands along Menzies Avenue. The corridor from 1st Street to 5th Street is considered in the concept plan process for McPhee Meadows because the corridor has the opportunity to provide access and infrastructure to support use of McPhee Meadows. Development of this land is pending confirmation of agreements between the partners.





## 1.2 ENGAGEMENT PROCESS

A comprehensive engagement process was implemented to obtain input from partners, rights-holders, interest holders and the community as outlined below.

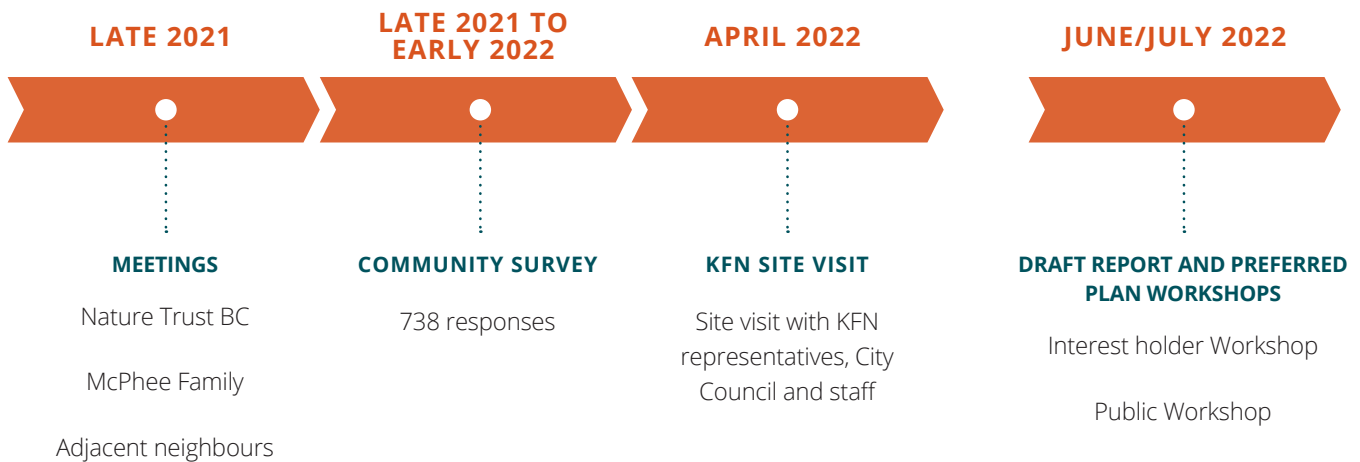
### PHASE 1 ENGAGEMENT

The following were topics addressed at these sessions:

- Strengths and challenges of the site
- Vision and objectives
- Recommendations for consideration in the concept plan

### PHASE 2 ENGAGEMENT

The purpose of the second phase of engagement was to obtain input on the draft report and preferred plan.



The input received during phase two engagement will be used to refine the concept plan.



## 1.3 COMMUNITY INPUT

### SURVEY

The community survey requested input on the park's vision, objectives, and program. The key input is summarized below (see Appendix B for detailed results).

- Current activities on the property include walking, nature/wildlife appreciation, dog walking, access into/out of river, visiting a beach, fishing, picnicking, picking berries/fruit, memorial events, maintenance, and playing frisbee
- Desired future uses of the park were (in order of importance) walking, nature/wildlife appreciation, visiting a beach, access into/out of river, picnicking, leashed dog walking, culture/history appreciation, fishing, disc golf, cycling, off-leash dog walking, running, relaxing, kayaking, birding, and swimming
- Access to the park was indicated (in order of importance) as driving, walking, biking, and transit
- The top objectives were trails through the site, environmental stewardship by the community, and trail connectivity with other Courtenay trails
- Trails and river access were the top two park improvements by a substantial margin
- Major themes from comments were:
  - Prioritize the environment (prioritize nature over human access/recreation)
  - Recreational opportunities (disc golf and trail development/connectivity)
  - Safety (concerns about crime and encampments)
  - Dog management (enforcing on-leash)
- LUSH Valley (non-profit organization based in the Comox Valley focusing on food security) are interested in expanding the existing orchard to include new trees (possibly replacing some removed trees), native plant restoration, plant guilds (using perennials), and education opportunities.

### K'ÓMOKS FIRST NATION (KFN)

As identified in the Archaeological Overview Assessment (AOA), the McPhee Meadows property has historical, cultural, and archaeological significance to the KFN members. It is important to the KFN that the AOA's recommendations for site development are followed. Refer to the Archaeological Report section on page 10 for more information. KFN would also like the cultural history to be captured through educational signage and programs, and has expressed interest in native species planting including plant varieties that restore indigenous food systems.

## 2. SITE INVENTORY AND ANALYSIS

### 2.1 OVERVIEW

Spanning 576 metres of shoreline, this 4.78 hectare (11.8 acre) site is located on the south bank of the Puntledge River approximately 4.1 kilometres upstream of the Courtenay River estuary. There are private residences to the east, west, and south. The Island Corridor Foundation (ICF) lands adjacent to McPhee Meadows will also be available for park and trail use, pending confirmation of lease agreements. The intent would be to extend the Rotary Trail, which currently terminates at 5th Avenue, to McPhee Meadows.



- McPhee Meadows Project Boundary
- Island Corridor Foundation (ICF) Land

McPhee Meadows consists of a meadow, orchard, riparian corridors, and landmark mature trees. There are significant wildlife values, especially within 1.3 hectares (3.2 acres) that are classified as mature riparian forest. The entire property lies within the lowland bench of the Puntledge River floodplain, where ground elevations are no greater than one metre above the high-water mark. The current primary access is via a gated service road off 3rd Street.

## 2.2 STRENGTHS & CHALLENGES

The following is a summary of the key strengths and challenges. Refer to Appendix C for inventory and analysis map.

NO.	LOCATION AND DESCRIPTION	STRENGTHS	CHALLENGES
1	<p><b>Entry off 3rd Street</b></p> <p>Existing drive traversing down steep slope</p>	<ul style="list-style-type: none"> <li>• Most direct access to meadow</li> <li>• New chainlink fence/gate installed in December 2021</li> <li>• Peak-a-boo views to site and river from top of entry</li> <li>• Mature King Apple tree at base of access road</li> </ul>	<ul style="list-style-type: none"> <li>• Slope exceeds 5% so universal design is limited</li> <li>• Traffic/parking concerns at corner of 3rd Street and Harmston Avenue</li> <li>• Some bank instability above/below access drive</li> </ul>
2	<p><b>Fitzgerald Avenue connection</b></p> <p>Informal, narrow, very steep trails down forested embankment</p>	<ul style="list-style-type: none"> <li>• Potential for a trail traversing down slope Excellent view from north end of Fitzgerald Avenue has potential for a viewpoint</li> </ul>	<ul style="list-style-type: none"> <li>• Very steep slope</li> <li>• Unauthorized entry to the property</li> <li>• Drainage outlet at north end of Fitzgerald</li> <li>• Trees help to stabilize slope</li> <li>• Outside of McPhee Meadows property boundary (City property)</li> </ul>
3	<p><b>Informal gathering area</b></p> <p>Clearing near Puntledge River</p>	<ul style="list-style-type: none"> <li>• Space has potential to support a viewpoint near the river east side of the site near a potential entry</li> </ul>	<ul style="list-style-type: none"> <li>• Secluded and currently used by those experiencing homelessness</li> <li>• Subject to flooding</li> <li>• Outside of McPhee Meadows property boundary (City property)</li> </ul>



NO.	LOCATION AND DESCRIPTION	STRENGTHS	CHALLENGES
4	<p><b>Meadow</b> Open space with long grasses</p>	<ul style="list-style-type: none"> <li>• Beautiful open space with historic value</li> <li>• Relatively flat so easy to add trails with minimal impact</li> </ul>	<ul style="list-style-type: none"> <li>• Surface is slightly hummocky in places and has wet areas</li> <li>• Subject to flooding</li> </ul>
5	<p><b>Orchard</b></p>	<ul style="list-style-type: none"> <li>• 800m<sup>2</sup> orchard serviced by a well containing 20 different types of apple/pear species including heritage varieties</li> </ul>	<ul style="list-style-type: none"> <li>• Damaged fence poses safety issue for public</li> <li>• Well poses safety issue for public</li> <li>• Some trees need care</li> <li>• Site has had minimal maintenance in recent years</li> </ul>
6	<p><b>Riparian corridor</b> Narrow strip of riparian vegetation</p>	<ul style="list-style-type: none"> <li>• Cottonwood trees and other native vegetation</li> </ul>	<ul style="list-style-type: none"> <li>• Strip of vegetation is narrow and fragmented</li> <li>• Blackberries</li> </ul>
7	<p><b>Clearing near Puntledge River</b> Small clearing in the trees</p>	<ul style="list-style-type: none"> <li>• Grassy clearing along Puntledge River with good access to water</li> </ul>	<ul style="list-style-type: none"> <li>• Blackberries</li> <li>• Subject to flooding</li> <li>• Location in riparian area limits options</li> </ul>
8	<p><b>Private easement</b> Path to meadow from residence</p>	<ul style="list-style-type: none"> <li>• Provides McPhee family direct access to the meadow</li> </ul>	<ul style="list-style-type: none"> <li>• Current bridge is unsafe for public use</li> <li>• Could be confused with public access - needs proper signage</li> </ul>
9	<p><b>Riverside trail</b> Trail winding through forest and scrub</p>	<ul style="list-style-type: none"> <li>• Beautiful walk along Puntledge River</li> <li>• Understory is relatively free of invasives</li> </ul>	<ul style="list-style-type: none"> <li>• Dense vegetation limits views to river</li> </ul>
10	<p><b>Steep bank in ICF</b> Forested slope with trail to private property</p>	<ul style="list-style-type: none"> <li>• Beautifully treed area with peak-a-boo views to the river</li> <li>• Wide enough for switchback trail</li> <li>• Access here would have many benefits</li> </ul>	<ul style="list-style-type: none"> <li>• Steep grade</li> <li>• Trail would need to work around trees that help to stabilize slope and are important to retain</li> <li>• No fence along private property</li> </ul>

NO.	LOCATION AND DESCRIPTION	STRENGTHS	CHALLENGES
11	<b>Flat area at top of bank</b> Clearing at north end of Menzies Avenue	<ul style="list-style-type: none"> <li>Opportunity for a viewpoint</li> </ul>	<ul style="list-style-type: none"> <li>Currently used by those experiencing homelessness</li> <li>ICF lands – City to formalize lease agreement</li> </ul>
12	<b>Pocket beach</b> Small riverside access	<ul style="list-style-type: none"> <li>Existing beach (in summer) provides access to river</li> <li>Stop-off for river users</li> </ul>	<ul style="list-style-type: none"> <li>Blackberries</li> <li>Proximity to private property</li> <li>Flooding</li> </ul>
13	<b>Gravel lot</b>	<ul style="list-style-type: none"> <li>Large opening that could accommodate parking</li> <li>Gravel material already in place</li> <li>Potential for pedestrian access to 3rd Street</li> </ul>	<ul style="list-style-type: none"> <li>ICF lands – City to formalize lease agreement</li> </ul>
14	<b>Utility Easement</b>	<ul style="list-style-type: none"> <li>Provides utilities and access to private property on east side of corridor</li> </ul>	<ul style="list-style-type: none"> <li>Construction restrictions within easement</li> </ul>
15	<b>Mature riparian forest</b>	<ul style="list-style-type: none"> <li>Rare ecosystem type supporting birds and other wildlife</li> </ul>	<ul style="list-style-type: none"> <li>Protection of ecosystem</li> </ul>
16	<b>Primary flooding areas</b>	<ul style="list-style-type: none"> <li>Occasional flooding (does not meet Environment Canada's ecosystem requirement for Seasonally Flooded Field)</li> </ul>	<ul style="list-style-type: none"> <li>Path location/materials need to consider flooding</li> </ul>



## 2.3 ARCHAEOLOGICAL REPORT

Early in the process, Baseline Archaeological was engaged to provide the following information:

- An Archaeological Overview Assessment (AOA), reviewing the background data available on the BC Archaeology Branch Remote Access to Archaeological Data (RAAD) website
- Recommendations regarding the need for further archaeological work, such as a permitted Archaeological Impact Assessment (AIA)





Baseline Archaeological conducted a preliminary field reconnaissance (PFR) of McPhee Meadows and the adjacent ICF lands accompanied by a member of the K'ómoks First Nation. Baseline determined that due to the high archaeological potential of McPhee Meadows, it is recommended that a permitted AIA (Archaeological Impact Assessment) be conducted under the authority of a Heritage Conservation Act Heritage Inspection Permit prior to, or due to the minimal impacts proposed, in conjunction with park development. No further archaeological work is recommended for the ICF lands due to the assessed low archaeological potential. The report elaborates on the archaeological sites in close proximity to McPhee Meadows and the existing conditions of the site.

At the time of writing this report, the City of Courtenay has obtained a cultural heritage investigation permit from the K'ómoks First Nation to ensure any archaeological findings during construction are handled in accordance with the KFN Cultural Heritage Policy.





## 3. CONCEPT PLAN DEVELOPMENT

### 3.1 GUIDING STATEMENTS

The following guiding statements are intended to direct the park plan. The vision statement provides an overarching direction, and the objectives identify ways to achieve the vision at a high level. The vision and objectives are based on the acquisition agreements, City plans, and engagement.

#### VISION



“

*McPhee Meadows focuses on protecting and enhancing this culturally and environmentally rich property, providing opportunities for the community to walk through, enjoy, and learn about the cultural, historical, and ecological context of this beautiful riverfront park.”*


#### OBJECTIVES

1. Minimize environmental impacts
2. Provide a trail through McPhee Meadows, with multiple access points, to support walking through the park along the Puntledge River Greenway and connections to the broader trail network
3. Accommodate access by all ages and abilities to the degree possible given the steep slopes that surround the site
4. Provide environmentally sensitive features that support use and enjoyment of the park
5. Include signs and programs with information about the cultural, historic, and ecological characteristics of the site
6. Improve safety and security for park users and neighbouring residents by incorporating principles of crime prevention through environmental design (CPTED)
7. Selective invasive species removal and restore riparian habitat

8. Design the park to minimize maintenance needs
9. Explore partnerships that can support park stewardship and learning opportunities
10. Provide a connecting trail and park infrastructure in the ICF lands that support access to and enjoyment of McPhee Meadows
11. Provide designated parking to avoid further congestion on residential streets

## 3.2 PROGRAM

Based on the guiding statements and analysis of existing site conditions, the following are the features proposed for the park:

- 
- *Safe pedestrian access from ICF lands and 3rd Street (with potential for 2nd Street/Fitzgerald Avenue access in the long term)*
  - *Dedicated public pathway from access points along the river and looping through the meadow*
  - *Access to river's edge*
  - *Restoration and potential expansion of the orchard*
  - *Cultural, historical, and environmental interpretive signage*
  - *Seating along the path*
  - *Selective invasive species removal*
  - *Remove/secure existing unsafe site features (fences, well, etc.)*
  - *Environmental restoration*
  - *Parking in or near ICF lands*
  - *Washrooms in ICF lands*

*These features will be refined during the detailed design process. They will also be dependent on available funding, grants, and Council direction.*

## 4. PREFERRED CONCEPT PLAN

The following is a description of the preferred concept plan based on input from partners, interest holders, the community survey, and KFN (Appendix A). The features will be refined during the detailed design process. They will also be dependent on available funding, grants, and Council direction.

### 4.1 PLAN FEATURES

The list below describes the site features that are numbered on the preferred plan. The features without numbers are program elements that are not specific to one location.



#### **RIVER ACCESS (1)**

Existing river access points to have invasive vegetation species removal, native restoration planting, and rock/boulder arrangements; rocks/boulders to be used as natural seating and for informal steps to enter/exit river



#### **ORCHARD (2)**

Orchard to be cleaned up and maintained, with tree care, and potential expansion to allow for additional tree planting, demonstration gardens, and cultural/heritage learning spaces; existing fence to be replaced for safety reasons



#### **PEDESTRIAN TRAILS (3)**

New gravel paths to improve circulation and connectivity within the park and to surrounding areas, with loop trails in the meadow and connections to park entries and Rotary Trail



### PEDESTRIAN ACCESS (4)

Formalized park access off 3rd Street and new pedestrian access off Menzies Avenue (ICF Lands) connecting with the panhandle of McPhee Meadows



### WASHROOMS (5)

Washrooms located near the Menzies access point and the 2nd St/Menzies Ave fire hydrant



### ICF OPEN SPACE (6)

Grass open space located within the ICF lands for gatherings, picnics, and other activities; screen of trees and native shrubs on the east side for privacy of the neighbouring properties



### ICF PARKING (7)

A proposed parking lot on the southern portion of the ICF lands near the intersection of 5th Street and Menzies Avenue; entrance/exit locations to be determined during detailed design



### VIEWPOINT (8)

A small viewing platform located at the north end of Fitzgerald Avenue overlooking the river and park



### MEADOW

Existing meadow preserved to the greatest extent possible





### **BENCHES AND OTHER SITE FURNISHINGS**

Benches distributed around the loop trail and within expanded orchard to allow for resting and viewing meadow/river; waste receptacles at key access and use points



### **TREE AND SHRUB PLANTING**

Existing trees and native shrubs preserved where possible

*Specific trees noted in the 2012 McPhee Meadows Management Plan as “Protected Tree” (Garry Oak) and “Heritage Tree” (King Apple) will be protected and retained, provided that they are in good and safe condition. Proposed trees on site will provide visual interest and environmental value. Native/riparian shrubs are proposed to discourage pedestrian travel through the riparian areas and to provide privacy for adjacent properties.*



### **SIGNAGE**

New entry and interpretive signage to contribute to the park’s sense of place and identity

*Interpretive signage will address the environmental and cultural values and history of the site, including K’ómoks and Pentlatch culture and heritage. Wayfinding signs will mark destinations. Regulatory signs at major entry points will describe site protocol. Signage delineating private and public property will be placed where the trail is close to adjacent properties. Design and specific locations of signage will be determined during detailed design.*



### **SELECTIVE INVASIVE SPECIES REMOVAL**

Invasive vegetation species removal along the river’s edge and native restoration planting concentrated in areas where river access is discouraged

# 5. IMPLEMENTATION

## 5.1 PHASING

The preferred plan may be implemented in three phases based on available funding. This will enable the opening of the park as soon as possible. The timing and scope of the phases are subject to City Council approval of the final concept, detailed design, acquisition of permits, and availability of capital budget or grant funding. Below is a summary of the phases.



### Focus on the meadow area and improvements that allow for safe park opening and use

- Improvements to existing entrance off 3rd Street
- Gravel trail around the meadow with occasional rest/seating areas
- Orchard improvement and potential expansion, new fence, securing the existing well
- Improvements to the existing river access point
- Invasive species removal and planting along the river's edge
- Park entry signage
- Barrier with potential fencing to discourage unauthorized access near 2nd Street and Fitzgerald Avenue



### Focus on the panhandle to the Menzies Avenue access point

- Trail through the panhandle
- Pedestrian access from Menzies Avenue
- Tree assessment and management throughout panhandle and ICF lands
- Park entry signage at Menzies Avenue access point



### Focus on additional amenities and ICF land

- Bike parking and washroom facilities at the Menzies Avenue access point
- Parking lot with safe access points
- Improved trail access along Menzies Avenue, with potential crosswalk at Menzies and 3rd Street
- Tree/shrub screening along adjacent properties
- Flexible open space
- Viewpoint at corner of 2nd and Fitzgerald Avenue
- Interpretive signage throughout park

## 5.2 COST ESTIMATE

The following is a summary of the phased Class D cost estimate (including a 50 percent contingency). Class D cost estimates are intended for long-term capital planning and preliminary discussion of capital projects. These costs are reflective of 2022 pricing and will be revised as the design progresses. The costs do not include GST.

PHASE 1	\$1,044,500
PHASE 2	\$831,500
PHASE 3	\$1,423,000
<b>TOTAL</b>	<b>\$3,299,000</b>

## 5.3 NEXT STEPS

The following next steps will be required prior to construction.

### REPORTING, PERMITTING, & SURVEY

A number of studies and site investigations will be needed to support detailed design. The following is a preliminary list.

**Arborist Report** – Review of existing bylaw trees potentially affected by the construction by an arborist during detailed design to confirm tree health and provide recommendations for removal or retention

The arborist report will help define the alignment of the trail through the panhandle and construction methods for access points through trees

**Geotechnical Report** – Analysis of areas proposed for substantial park features by a geotechnical engineer to understand existing conditions and recommend design/construction methods



**Environmental Impact Assessment (EIA)** – Preparation of an environmental impact assessment (EIA) by a Registered Professional Biologist prior to any development work (including site preparation) as the project site contains both Sensitive Ecosystems and Hazard Lands

The EIA will include an Ecological Inventory and Assessment, Impact Assessment and Mitigation report, and requirements for environmental permits.

**Archaeological Impact Assessment (as per AOA report)** – Completion of an Archaeological Impact Assessment (AIA) under the authority of a Heritage Conservation Act Heritage Inspection Permit prior to, or due to the minimal impacts proposed, in conjunction with park development due to the high archaeological potential of McPhee Meadows

KFN would prefer this assessment to be completed prior to park development.

**Traffic Study** – Analysis of existing traffic near the site, and recommendations for managing traffic and parking based on anticipated use of the park

**Survey** – Topographic survey of areas with proposed features where grading and existing conditions are of particular importance to ensure accurate design and construction

## **DETAILED DESIGN**

**Drawings** – Preparation of a detailed design package and landscape drawing package that identifies materials, layout, grading, drainage, planting and details

Costs and scope of work will be refined throughout this process

**Specifications** – Detailed descriptions of materials, products, installation methods, and maintenance/warranty requirements to ensure quality construction

**Class A Cost Estimate** – Detailed cost estimate

The City will continue to communicate with partners, rights-holders, interest holders and the community with information regarding the project as it evolves.



APPENDIX A

**PREFERRED  
CONCEPT  
PLAN**



## CONCEPT PLAN

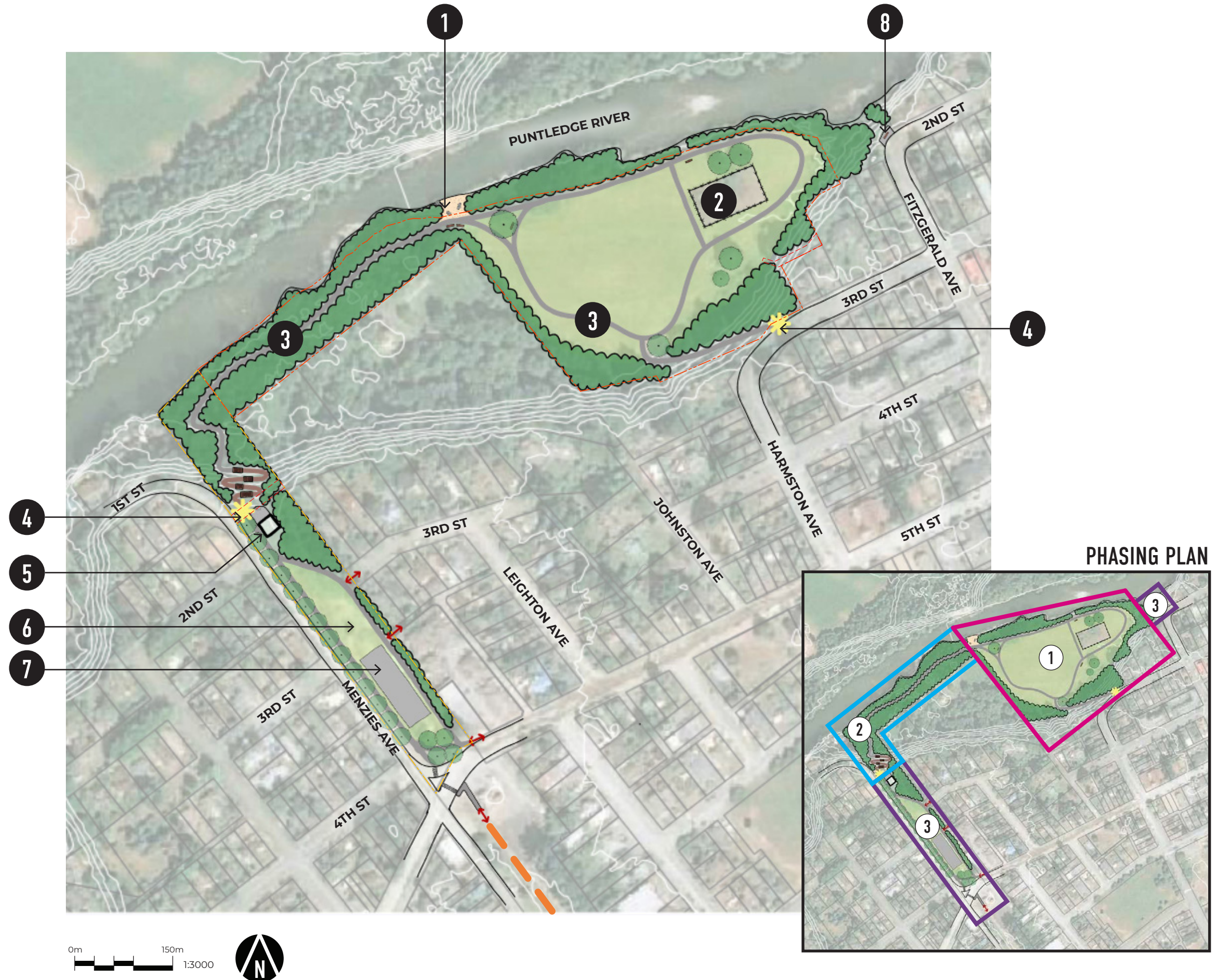
AUGUST 19, 2022

### LEGEND

- 1** RIVER ACCESS
- 2** ORCHARD WITH EDUCATION AND DEMONSTRATION SPACES
- 3** PATHS
- 4** PEDESTRIAN ACCESS POINTS
- 5** WASHROOM (ICF LANDS)
- 6** ICF OPEN SPACE
- 7** PARKING (ICF LANDS)
- 8** VIEWPOINT
- BENCHES
- ✻ ACCESS POINTS
- ↔ PEDESTRIAN CONNECTION
- 🌳 EXISTING/PROPOSED VEGETATION INCLUDING SELECTIVE INVASIVE PLANT REMOVAL
- EXISTING ROTARY TRAIL

### PHASING

- 1** —
- 2** —
- 3** —







APPENDIX B

**COMMUNITY  
SURVEY  
SUMMARY**



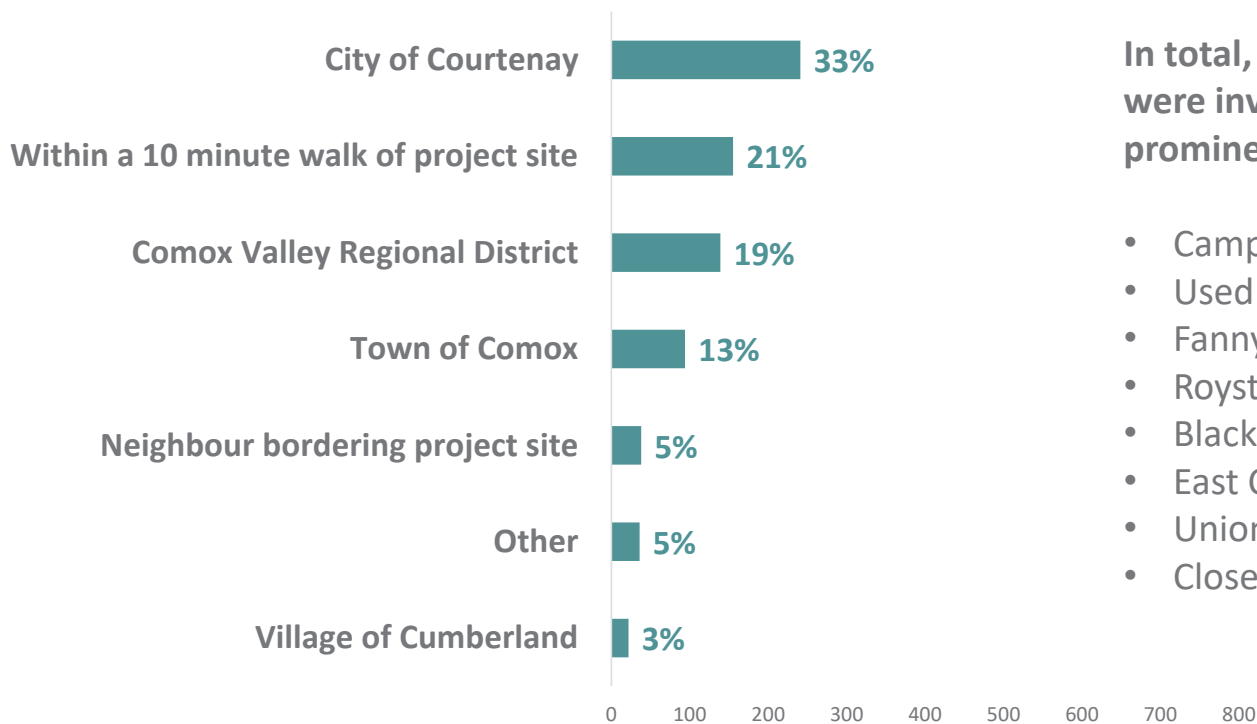
# McPhee Meadows Community Survey Summary

*February 2022*

CITY OF  
**COURTENAY**



# Where Respondents Live



In total, 36 respondents chose “Other”. They were invited to provide a comment. The most prominent locations are listed below:

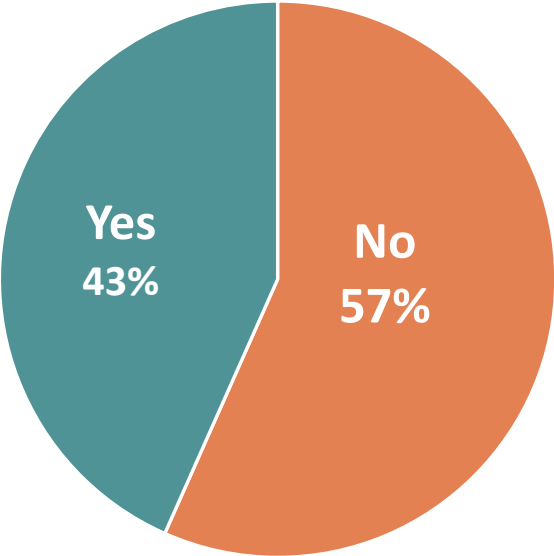
- Campbell River (6)
- Used to live close, but have moved away (5)
- Fanny Bay (4)
- Royston (2)
- Black Creek (2)
- East Courtenay (2)
- Union Bay (2)
- Close by, but farther than 10 minutes (2)

**Q:** Where do you live? (choose the most specific option)

**N:** 725

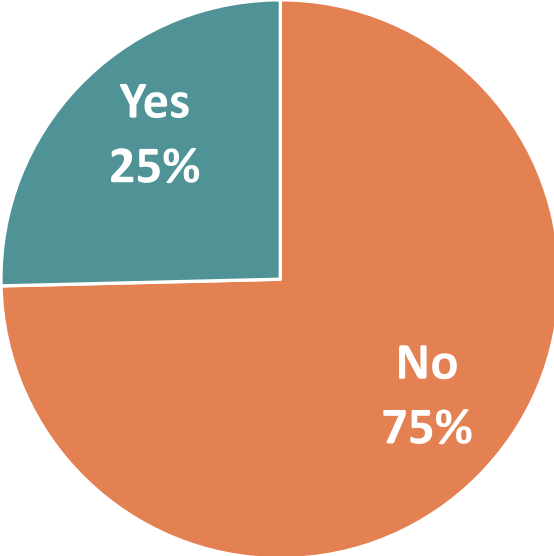


# Respondents who have Heard about the Project



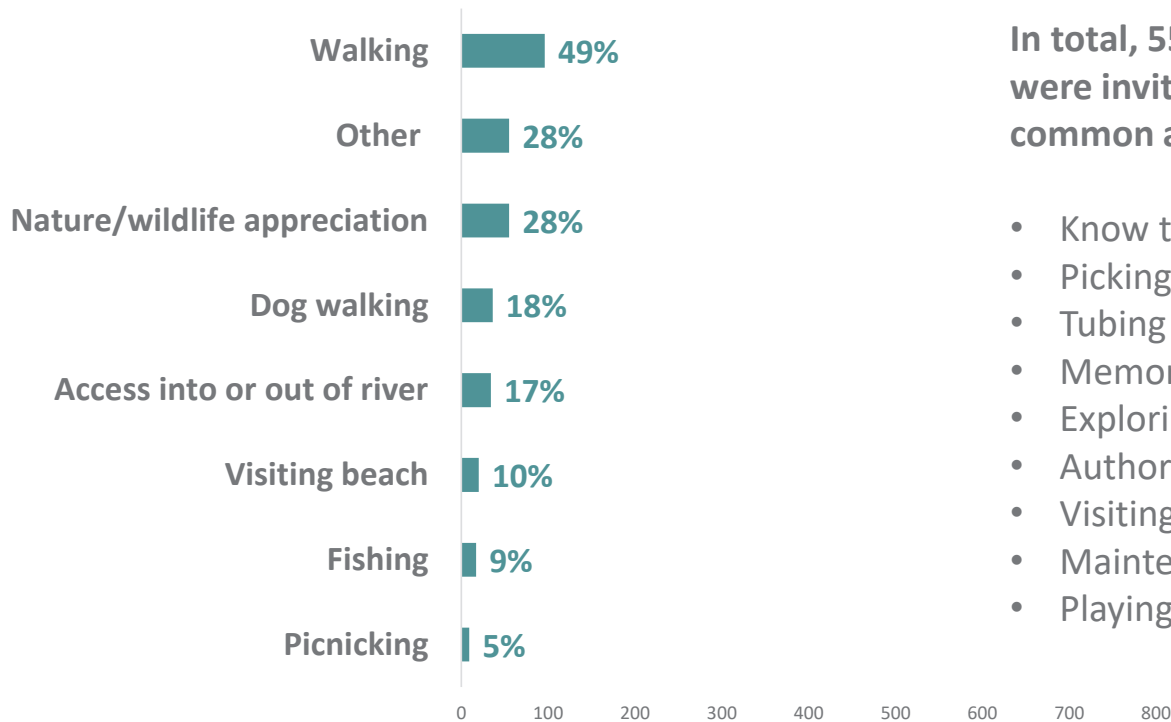
**Q:** Have you previously heard about McPhee Meadows becoming a new public park?  
**N:** 722

# Respondents who have Visited the site



**Q:** Although this site is currently closed to the public, the City is aware that people have been visiting on occasion. Have you ever visited the McPhee Meadows site?  
**N:** 721

# Current Activities on the Property



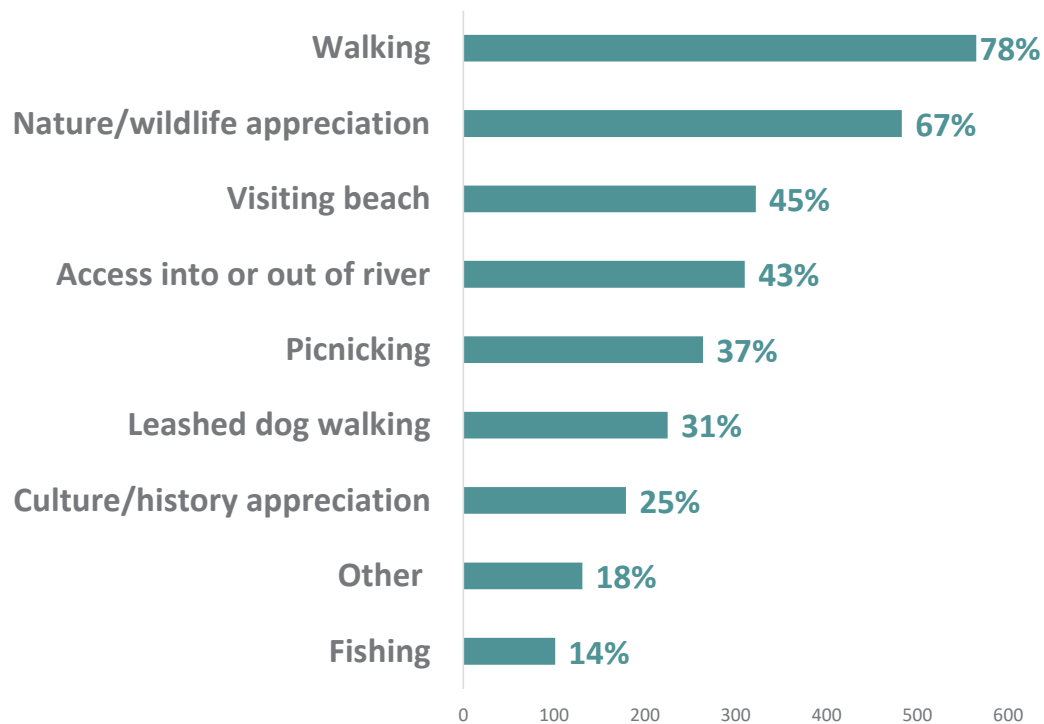
In total, 55 respondents chose “Other”. They were invited to provide a comment. The most common activities are listed below:

- Know the McPhee Family (7)
- Picking berries / fruit (6)
- Tubing down the river (5)
- Memorial events (5)
- Exploring / walking (5)
- Authorized tours (4)
- Visiting with City staff (3)
- Maintenance (4)
- Playing frisbee (2)

Q: *If so, what were you doing on the property?*

N: 195

# Future Use of the Park



In total, 131 respondents chose “Other”. They were invited to provide a comment. The most common uses are listed below:

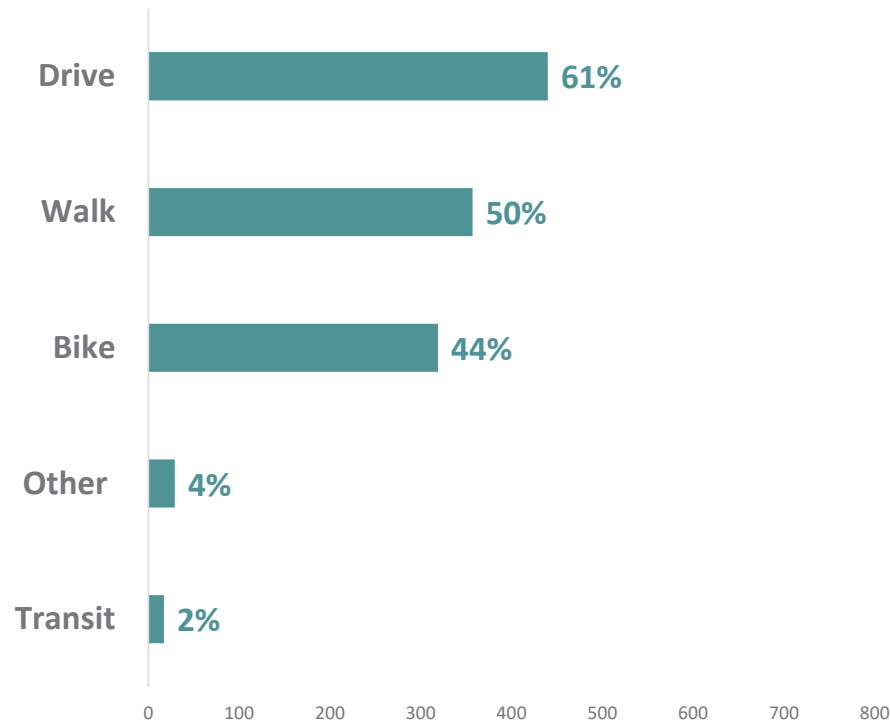
- Disc Golf course (if developed) (72)
- Cycling (if allowed) (18)
- Having dogs off leash (16)
- Running (5)
- Relaxing (3)
- Kayaking (3)
- Birding (2)
- Swimming (2)
- Picnicking (2)

**Q:** Based on the information provided thus far, how would you intend on using the park in the future?

**N:** 720



# How Respondents Travel to/from the Site



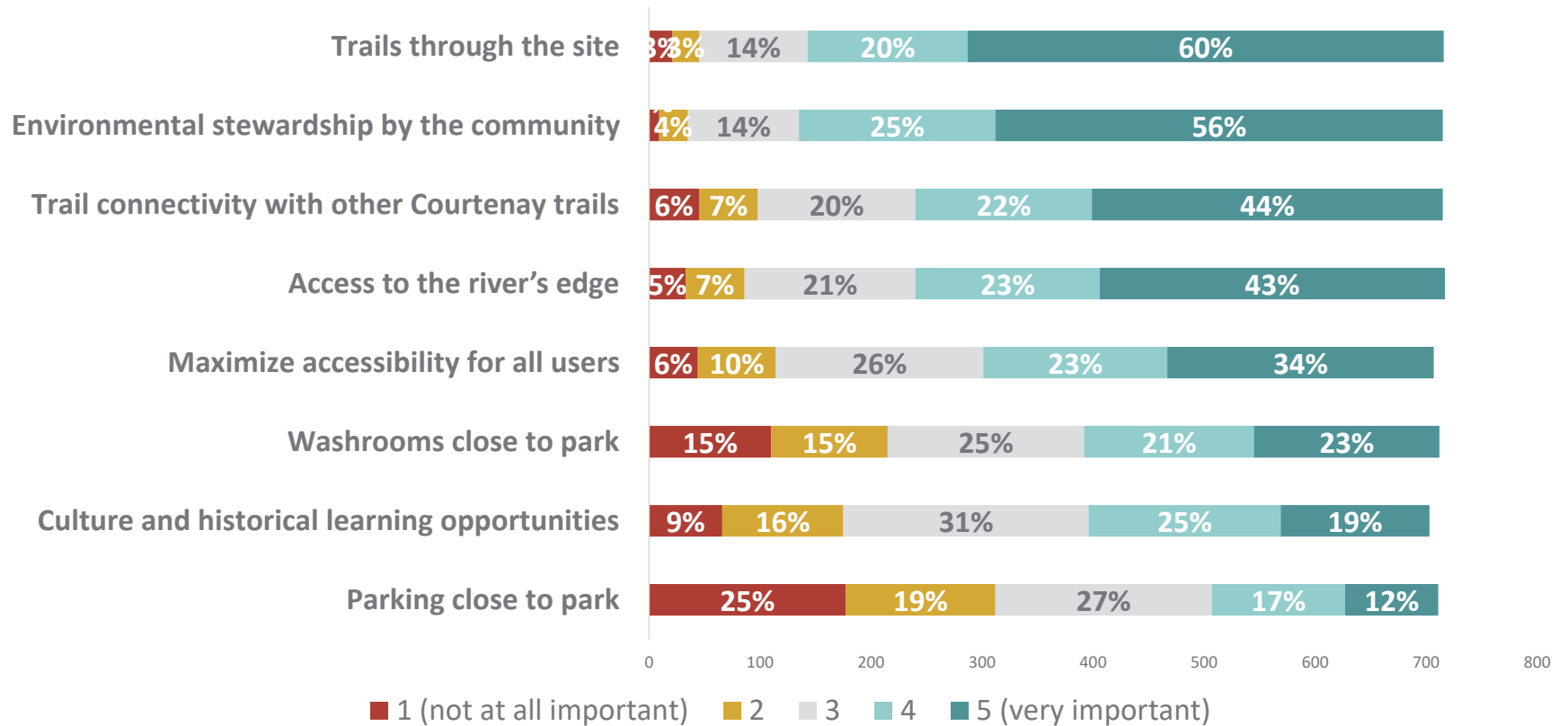
In total, 29 respondents chose “Other”. They were invited to provide a comment. The most common travel forms are listed below:

- Tubing down the river (5)
- Driving (3)
- Running (3)
- Electric vehicle (E-bike, E-scooter, EV) (3)
- Would bike if there was a safe route (3)
- Walking (2)
- Would drive if there was parking (2)
- Other water access (kayak) (2)

**Q:** How would you travel to/from McPhee Meadows?

**N:** 721

# Level of Importance for the Following Factors Throughout the Project



**Q:** Considering the guidelines outlined in the Federal Ecological Gift Program and the recommendations in the McPhee Meadows Management Plan (2012), the City will preserve the ecological significance of McPhee Meadows Park. How important is each of the following to you for this project? Rate each on five-point scale where 1 is not at all important and 5 is very important.

**N: 724**

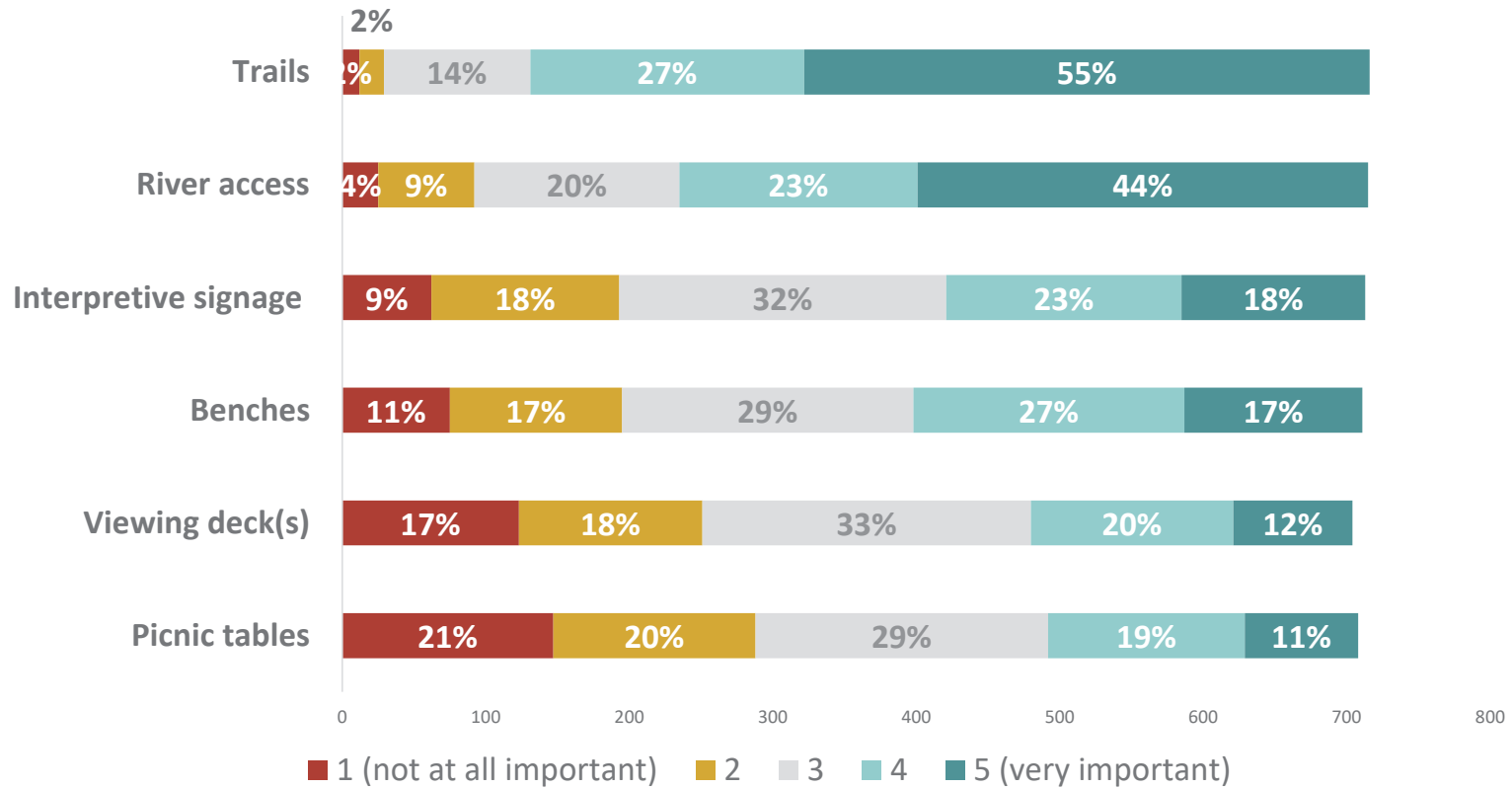
# Other Important Factors

Theme	
<b>Preservation of Nature (17 comments)</b>	<ul style="list-style-type: none"> <li>• Protecting nature (keeping it as natural as possible, minimize trampling of vegetation, environmental stewardship, protecting habitats) (9)</li> <li>• Not allowing dogs (to protect plants and wild animals) (3)</li> <li>• Protecting the riparian zone (2)</li> </ul>
<b>Recreation (16 comments)</b>	<ul style="list-style-type: none"> <li>• Disc golf (7)</li> <li>• Off leash areas / doggie bins (3)</li> <li>• Bike trails (2)</li> <li>• Pickleball (2)</li> <li>• Nature play (2)</li> </ul>
<b>Other (15 comments)</b>	<ul style="list-style-type: none"> <li>• Educational opportunities (4)</li> <li>• Being considerate of adjacent neighbours (4)</li> <li>• Safety (concerns over substance use, ambulatory access to river's edge, security) (4)</li> <li>• Reconciliation (land back, partnerships with First Nations, access for ceremonies) (3)</li> </ul>

**Q:** Considering the guidelines outlined in the Federal Ecological Gift Program and the recommendations in the McPhee Meadows Management Plan (2012), the City will preserve the ecological significance of McPhee Meadows Park. What other factors are important for this project?

**N: 54**

# Supported Park Improvements



**Q:** Preservation of vegetation and the orchard, and invasive species management, will be part of the project. Which of the following park improvements would you support? Rate each on five point scale where 1 is not at all important and 5 is very important.

**N:** 723



# Other Park Improvements

Theme	
<b>Recreation</b> (16 comments)	<ul style="list-style-type: none"><li>• Disc golf (10)</li><li>• Bike infrastructure (trails, storage) (3)</li><li>• Trails and walkways (3)</li></ul>
<b>Maintenance and Management</b> (13 comments)	<ul style="list-style-type: none"><li>• Garbage management (6)</li><li>• Infrastructure (benches, tables, picnic areas, washrooms, outdoor kitchen) (5)</li><li>• Doggie bins (2)</li></ul>
<b>Environmental Stewardship</b> (9 comments)	<ul style="list-style-type: none"><li>• Protect nature and habitats (4)</li><li>• Protect the riparian zones (3)</li><li>• Protect the salmon and other species at risk (2)</li></ul>
<b>Accessibility</b> (6 comments)	<ul style="list-style-type: none"><li>• Safe access to the water (4)</li><li>• Accessible trails for diverse mobility needs (2)</li></ul>

**Q:** Preservation of vegetation and the orchard, and invasive species management, will be part of the project. What other park improvements would you support?

**N:** 50

# Other Comments

Theme			
<b>Prioritize the environment</b> <b>103 comments)</b>	<ul style="list-style-type: none"> <li>• Prioritize nature over human access and recreation / keep it as natural as possible (65 comments)</li> <li>• Limit vehicle access (21)</li> <li>• Protect the riparian zone (9)</li> <li>• Protect salmon spawning grounds and fish habitat (6)</li> <li>• Concerns about overcrowding (2)</li> </ul>	<b>Comments on the Project</b> <b>(48 comments)</b>	<ul style="list-style-type: none"> <li>• Support for project (38)</li> <li>• Quicker timelines (4)</li> <li>• Concerns over the cost (2)</li> <li>• More involvement from local First Nations (2)</li> <li>• More community engagement (2)</li> </ul>
<b>Recreational Opportunities</b> <b>101 comments)</b>	<ul style="list-style-type: none"> <li>• Disc golf (56 comments)</li> <li>• Active transportation connections (12 comments)</li> <li>• Develop trails and walkways (11)</li> <li>• Connect to broader trail network in the community) (10)</li> <li>• Bridge across the Puntledge (connect One Spot Trail) (6)</li> <li>• Limit bike access (2)</li> <li>• Bike parking (2)</li> <li>• Pickleball facilities (2)</li> </ul>	<b>Access</b> <b>(35 comments)</b>	<ul style="list-style-type: none"> <li>• Access to the water (16)</li> <li>• Accessibility for diverse mobility needs) (11)</li> <li>• More access points (5)</li> <li>• Parking needed (3)</li> </ul>

**Q:** Do you have any other comments about this project?  
**A:** 290

# Other Comments Continued

Theme			
<b>Safety</b> <b>(34 comments)</b>	<ul style="list-style-type: none"> <li>Concerns over crime and unhoused encampments (19)</li> <li>Opposition to fires (5)</li> <li>Clear trail signage outlining the rules for use (4)</li> <li>Safer trails (3)</li> <li>Flood planning (3)</li> </ul>	<b>Maintenance and Management</b> <b>(21 comments)</b>	<ul style="list-style-type: none"> <li>Garbage management (10)</li> <li>Ban smoking (6)</li> <li>Close the area over night (5)</li> </ul>
<b>Dog Management</b> <b>(32 comments)</b>	<ul style="list-style-type: none"> <li>Enforce dogs on leash (14)</li> <li>Opposition to allowing dogs at all (11)</li> <li>Have off leash areas (7)</li> </ul>	<b>Amenities and Facilities</b> <b>(21 comments)</b>	<ul style="list-style-type: none"> <li>Picnic areas (6)</li> <li>Washrooms (5)</li> <li>Opposition to allowing picnics (encourages litter) (5)</li> <li>Viewing platforms (3)</li> <li>Raised boardwalks (2)</li> </ul>

**Q:** *Do you have any other comments about this project?*

**N:** 290

# Other Comments Continued

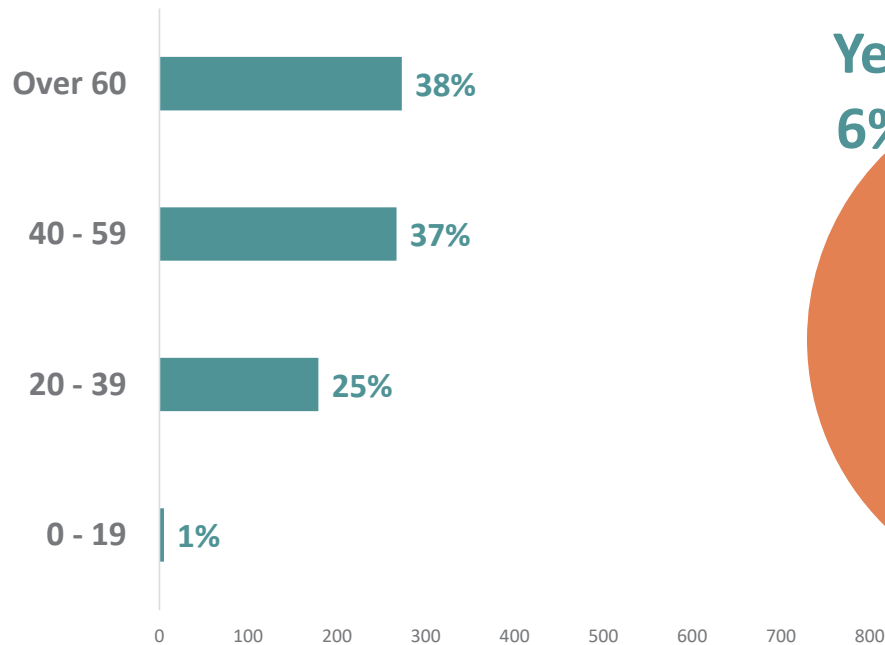
Theme	
<b>Other (26 comments)</b>	<ul style="list-style-type: none"><li>• Better use of ICF lands (community gardens, parks, housing, transportation connections, trails) (8)</li><li>• Promote educational opportunities (Indigenous history, nature) (5)</li><li>• Protect neighbouring properties (from an influx of visitors, noise, and neighbourhood parking) (5)</li><li>• Protect the orchard (4)</li><li>• Shaded areas and trails (2)</li></ul>

**Q:** *Do you have any other comments about this project?*

**N:** 290

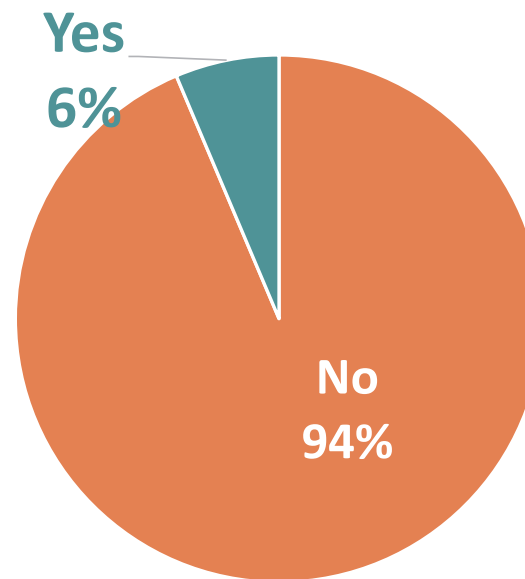


## Age of Respondents



**Q:** Within which age range are you?  
**N:** 724

## Respondents who Identify as Someone with a Disability that Impacts their Mobility

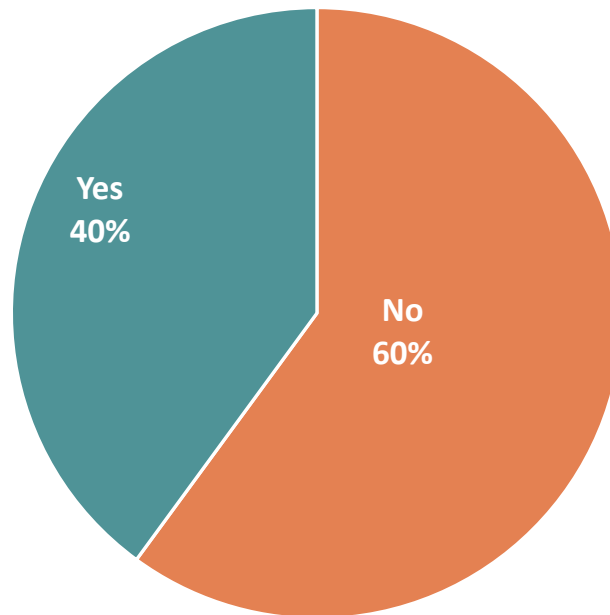


**Q:** Do you identify as someone with a disability that impacts your accessibility or mobility?  
**N:** 722

Respondents were able to elaborate on the disabilities that impact mobility. In total, there were 27 comments.

- Not personally, but know people (5)
- Not personally but support accessibility for those who do (5)
- Limited mobility (4)
- Struggle with balance (4)
- Joint problems (3)
- Use of wheelchair (2)
- Use of scooter (1)
- Parkinson's Disease (1)
- Use of crutches (1)

# Ownership of Dogs



**Q:** *Do you own one or more dogs?*

**N:** 721



APPENDIX C

**INVENTORY  
& ANALYSIS  
MAP**



# CITY OF COURTENAY

MCPHEE MEADOWS CONCEPT DESIGN OPTIONS ANALYSIS

## SITE INVENTORY & ANALYSIS

### LEGEND

- 1** ENTRY OFF 3RD STREET
- 2** FITZGERALD AVENUE CONNECTION
- 3** INFORMAL GATHERING AREA
- 4** MEADOW
- 5** ORCHARD
- 6** RIPARIAN CORRIDOR
- 7** CLEARING NEAR PUNTLEDGE RIVER
- 8** PRIVATE EASEMENT
- 9** RIVERSIDE TRAIL
- 10** STEEP BANK IN ICF
- 11** FLAT AREA AT TOP OF BANK
- 12** POCKET BEACH
- 13** GRAVEL LOT
- 14** UTILITY EASEMENT
-  MATURE RIPARIAN FOREST
-  PRIMARY FLOODING AREAS
-  ISLAND CORRIDOR FOUNDATION (ICF)
-  MCPHEE MEADOWS PROPERTY BOUNDARY

