



SAAHTLAM PARK DETAILED PLAN

APRIL 2024



TOWN OF
QUALICUM BEACH



Document Submission
April 19, 2024

DETAILED PLAN

- 1 | INTRODUCTION..... 1
 - 1.1 Purpose of the Plan 2
 - 1.2 Using This Document 3
 - 1.3 Summary of Recent Developments 3
 - 1.4 Planning Process Overview..... 5
 - 1.5 Community Engagement 5
 - 1.6 Park Vision Statement..... 7
 - 1.7 Guiding Principles 8
- 2 | RECOMMENDATIONS 11
 - 2.1 Refined Concept Illustration..... 12
 - 2.2 Summary List of Recommendations 12
 - 2.3 Recommendations..... 14



1 | INTRODUCTION

CONTENTS

1.1	PURPOSE OF THE PLAN.....	2
1.2	USING THIS DOCUMENT.....	3
1.3	SUMMARY OF RECENT DEVELOPMENTS.....	3
1.4	PLANNING PROCESS OVERVIEW.....	5
1.5	COMMUNITY ENGAGEMENT.....	5
1.6	PARK VISION STATEMENT.....	7
1.7	GUIDING PRINCIPLES.....	8

1.1 PURPOSE OF THE PLAN

The Saahtlam Park Detailed Plan (the Plan) is an update to be used as an amendment (not a consolidation or replacement) of the *2020 Former St. Andrews Concept Plan*. The 2020 Concept Plan was initiated by the Town of Qualicum Beach following the acquisition of the property in 2018. This Plan aims to bring together previous work alongside recent developments to form a cohesive and unified plan for the future of this important waterfront park.

This Plan provides an opportunity to reconsider the site today, two years after it was opened as a community park. This Plan identifies priorities for short-term (1-3 years), medium-term (3-10 years), and ongoing that will create a resilient park for the community to enjoy for generations to come.

This Plan was undertaken with the following objectives:

- ▶ Explore how the site's existing conditions and assets have changed since the 2020 Concept Plan;
- ▶ Re-engage with interest groups, members of the public, staff, and Council;
- ▶ Investigate key issues and challenges;
- ▶ Revise the 2020 Concept Plan vision statement, site plan illustration, and recommendations to reflect key changes and support the Town to plan, prioritize, and budget for park improvements over time.

1.2 USING THIS DOCUMENT

The Saahtlam Park Detailed Plan, in conjunction with the *2020 Former St. Andrews Concept Plan*, is considered a living document that will continue to evolve as needs shift and opportunities arise. Recommendations in this plan are intended to be reviewed annually and adjusted in 5-10 years to reflect evolving park and community needs.

This Plan does not illustrate an exact or final layout for all potential improvements, rather it provides a vision and strategies for planning, assessing, and implementing desired changes over time.

All capital projects recommended in this Plan will be considered within the Town of Qualicum Beach's broader planning and budgeting processes, and will be subject to individual consideration and approval by Council prior to proceeding.

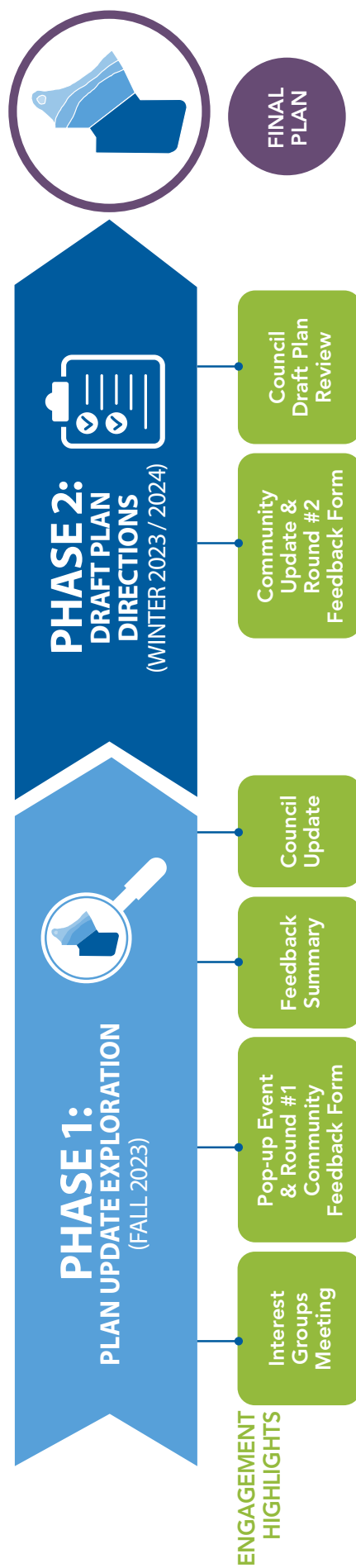
This Plan sets a framework for positive change — success will depend on the continued contributions from the Town, St. Andrews Lodge Historical and Cultural Society (SALHACS), and the broader community.

1.3 SUMMARY OF RECENT DEVELOPMENTS

Since the 2020 Concept Plan's adoption the park has undergone key developments that informed the need for the 2024 Detailed Plan. Recent developments include:

- ▶ **2020:** Council decides to retain the Lodge building in support of community aspirations.
- ▶ **2021:** The St. Andrews Lodge Historical and Cultural Society (SALHACS) forms and begins planning for Lodge improvements and programming special events in the park.
- ▶ **2021:** Park opens to the public.
- ▶ **2021:** Park use is increasing including several successful events and community gatherings in the park and programming such as yoga and exercise classes.
- ▶ **2022:** Qualicum First Nation gifts the name "Saahtlam", meaning "the green at the mouth of the river".

Figure 1: Process Diagram



1.4 PLANNING PROCESS OVERVIEW

The Saahtlam Park Detailed Plan process was conducted in two phases. The process was initiated in Summer 2023 and concluded in Winter 2024. Each phase involved community engagement and feedback. Community input was fundamental to refining the plan directions.

PHASE 1 This phase met with stakeholders, developed a refined concept illustration, vision statement, and draft list of directions, and then gathered community input and feedback.

PHASE 2 Based on feedback from Phase 1, this phase revised the concept illustration, recommendations list, and vision statement for further input from Council, interest groups, and the community prior to developing the Plan document.



1.5 COMMUNITY ENGAGEMENT

As illustrated in the Process Diagram (Figure 1), community input was gathered during both phases of the project. Engagement activities included:

ROUND #1:

- ▶ **Interest Groups Meeting:** The project team met with interest groups in the park to review the former plan and to discuss opportunities, challenges, and priorities to be addressed in the Detailed Plan.
- ▶ **Farmer's Market Pop-Up Event:** The Town of Qualicum Beach staff ran a booth at the Qualicum Beach Farmer's Market to gather community input on park plan refinements, answer questions, and share information about the detailed plan update process.
- ▶ **Community Feedback Form:** A community feedback form was available at the pop-up event, Town Hall, and online throughout October. The focus of the community feedback form was to share updates on the Saahtlam Park Detailed Plan process and receive feedback on the updated concept plan and potential park improvements.

ROUND #2:

- ▶ **Community Referral (Round #2 Feedback Form):** A feedback form was available at Town Hall and online. The feedback form shared the revised materials with the community for further comment. The material refinements were a reflection of the feedback heard in Round #1.

ROUND #1 WHO PARTICIPATED?

286

Completed Community
Feedback Forms

~100

Visited the Farmer's Market
Pop-Up Event

ROUND #2 WHO PARTICIPATED?

207

Completed Round #2
Feedback Forms



1.6 PARK VISION STATEMENT

The vision describes a long-term future for this waterfront park in the Town of Qualicum Beach. It provides a reminder about the spirit and intent for this public space and encourages planning and development to make progress towards this community aim. A vision helps to guide decisions about future park changes and development.

2020 Vision Statement:

The 2020 Park Concept Plan was adopted with the following vision statement:

The Town of Qualicum Beach's former St. Andrews waterfront park offers a natural respite among mature trees and is a highlight of the Town's waterfront character. This park serves to connect people with nature, community, family, and site history. Visitors of all ages are invited here to relax, socialize, be active outdoors, enjoy the waterfront, and celebrate natural coastal features for generations to come.

2024 Refined Vision Statement:

The following is the updated vision statement that includes the following refinements:

- ▶ Uses the park name "Saahtlam Park"
- ▶ Enhances reference to "culture and heritage"
- ▶ Reflects the park's role as a gathering place to "celebrate with community"
- ▶ Identifies the importance of "stewardship" here
- ▶ Clarifies the active role for "restoring" the natural coastal features

VISION STATEMENT:

Saahtlam Park offers a natural respite among mature trees and is a highlight of the Town's waterfront character. This park serves to connect people with nature, community, family, culture, and heritage. Visitors of all ages are invited here to relax, celebrate with community, enjoy the waterfront, be active stewards, and join in restoring the natural coastal features for generations to come.



1.7 GUIDING PRINCIPLES

Guiding principles support realization of the vision by providing guidance for future projects within the park. These principles act as a "checklist" for proposed park improvements; if a potential project meets these objectives it will support the spirit and focus of the Plan.



Protect and Enhance Natural Areas

- Retain healthy, significant trees and vegetation
- Maintain a naturalized foreshore that is receptive and resilient to coastal processes
- Plan park improvements to best respond to projected sea level rise
- Protect a healthy marine ecosystem that is not threatened by human interference
- Encourage opportunities for local stewardship of the park
- Restore and enhance the park's natural features through removal and management of invasive species and implementation of plantings that encourage wildlife and pollinators



Improve Access

- Create pathways that support accessible travel to the beach and park
- Link beyond the park's boundaries to the surrounding neighbourhood and across the highway
- Provide routes that feel safe and inviting and encourage universal accessibility and inclusivity
- Create a wayfinding and signage system that is clear and engaging
- Integrate clear park entry points that include arrival amenities
- Establish viewpoints to key park features and the waterfront
- Encourage active transportation users by providing end-of-trip facilities (e.g., secure bike parking, e-bike charging)
- Seek opportunities for parking to support park access and use



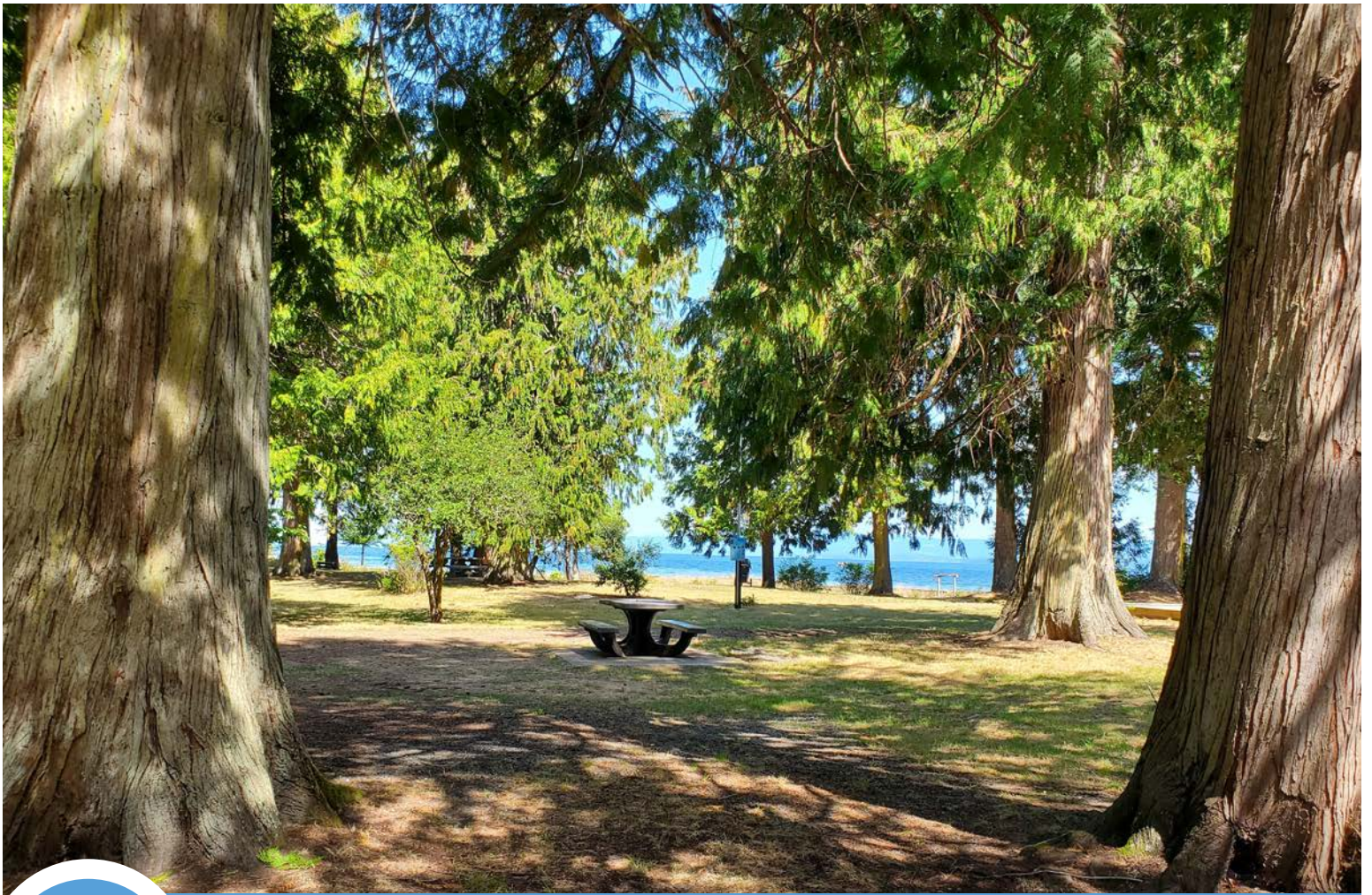
Celebrate Site History

- Provide park visitors opportunities to see and learn about cultural and ecological features of the park
- Work with Qualicum First Nation to celebrate local Indigenous culture and heritage
- Integrate the legacy of the site's recent history as a lodge and vacation destination
- Pursue opportunities to connect park users to the past through use of materials or naming of park features
- Encourage amenities that attract both residents and visitors throughout the year



Encourage a Healthy, Active Community

- Encourage park visitors of all ages and abilities to be active outdoors
- Provide a setting for positive social interactions and community connections
- Promote features and amenities that are unique from other parks in Town
- Strengthen access to amenities that are family-friendly and exciting
- Offer opportunities for social gathering, both day-to-day and special events
- Integrate flexible, multi-use spaces that encourage a wide range of activities



2 | RECOMMENDATIONS

CONTENTS

2.1	REFINED CONCEPT ILLUSTRATION.....	12
2.2	SUMMARY LIST OF RECOMMENDATIONS.....	12
2.3	RECOMMENDATIONS.....	14

2.1 REFINED CONCEPT ILLUSTRATION

The adjacent Refined Concept Illustration summarizes the proposed vision for the park. This illustration shows how the park Vision and Guiding Principles could be incorporated in the future and is used to set planning directions, recommendations, and current priorities.

The illustration and corresponding list are informed by:

- » The 2020 Concept Plan;
- » Use of the Lodge and Park since the Park's opening in 2021;
- » Council motions;
- » Input from interest groups;
- » Input from the community;
- » Input from Qualicum First Nation; and
- » Technical review by the consulting team and Town.

2.2 SUMMARY LIST OF RECOMMENDATIONS

Refer to the summary list of recommendations below, which is also the legend for the Refined Concept Illustration.

Refer to the adjacent illustration for locations of improvements.

* Indicates improvement is not shown on the Concept Illustration.

QUALICUM FIRST NATION

Relationship Building with Qualicum First Nation

UPLAND PARK AMENITIES

- 1 Park Washroom
- 2 Play Area
- 3 Performance + Audience Space
- 4 Upland Pathways
- 5 Outdoor Seating + Picnic Areas
- 6 Multi-Purpose Open Space
- 7 Art Opportunity
- 8 Food Truck Parking & Amenities

ACCESS & PARKING

- 9 Crosswalk + Trail Connection
- 10 Cyclist Amenities
- 11 Service Vehicle Access
- 12 Accessible Parking
- 13 Drop-off / Loading Zone / Bus Pull-Out
- 14 Roadside Day Parking
- 15 Future Expansion Parking
- 16 Park Signage + Wayfinding

NATURAL AREAS & TREE CANOPY

- 17 Designated Beach Paths
- 18 Former Foreshore Area
- 19 Upland Planting Areas
- 20 Tree Management*
- 21 Bat Boxes

OPERATIONS

- 22 Plan Review*
- 23 Operations & Maintenance Budgeting*
- 24 Staffing*
- 25 Life-Cycle Planning*
- 26 Dogs On-Leash*
- 27 Events & Programming*
- 28 Park Stewardship Group*
- 29 Plant Management Plan*
- 30 Manage Fire Risk*
- 31 Maintain Sightlines*
- 32 Outdoor Storage*

■■■■ SALHACS Lease Area Boundary**

All upgrades shown within this boundary (including St. Andrew's Lodge, accessibility ramps, stairs, etc.), with the exception of the Park Washroom (1), are the responsibility of SALHACS.

REFINED CONCEPT ILLUSTRATION





2.3 RECOMMENDATIONS

2.3.1 Recommendation Format

Each recommendation is organized to include the following information:

- **Actions:** A summary of key steps required to complete the recommendation.
- **Timeline:** Identifies the relative phasing for implementation of the recommendation:
 - » 1-3 year (short-term)
 - » 3-10 year (medium-term)
 - » Ongoing: Recurring, no defined time frame
- **Preliminary Capital Cost Estimate:** Identifies an estimated cost allowance for planning purposes.
 - » Estimates are developed using unit costs and quantities based on general assumptions and historical construction cost data from similar projects, and are provided to assist with long-range budget planning.
 - » Costs for infrastructure can vary widely depending on site constraints, design, market forces or other variables.
 - » **Cost Breakdown:**
 - » **\$:** \$0 to \$15,000
 - » **\$\$:** \$15,000 to \$50,000
 - » **\$\$\$:** \$50,000 to \$150,000
 - » **\$\$\$\$:** \$150,000+

QUALICUM FIRST NATION

RELATIONSHIP BUILDING WITH QUALICUM FIRST NATION

ACTIONS	TIMELINE	CAPITAL ESTIMATE
A.1 Explore opportunities with Qualicum First Nation at a government to government level for Saahtlam Park to be a place for building trust, respect, and Reconciliation.	Ongoing	n/a

UPLAND PARK AMENITIES

1 PROVIDE A PARK WASHROOM

ACTIONS	TIMELINE	CAPITAL ESTIMATE
1.1 Provide a public washroom in the Lodge to support general park visitation. The public washroom will be accessible, efficient, and connected with a direct entrance from the park.	Short	\$\$\$

2 PLAY AREA

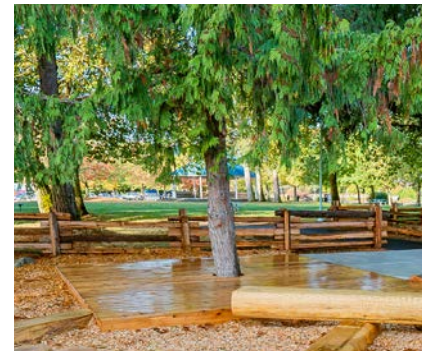
ACTIONS	TIMELINE	BUDGET ESTIMATE
2.1 Complete a detailed design process and construct a play area with a natural character that is inclusive for all ages and abilities. Amenities to include: <ul style="list-style-type: none"> » Play features for ages 2-5 and 5-12 » Climbing feature » Supporting elements: wobbler, spinner, ride-on spring toy, etc. » Engineered wood fibre or pour-in-place rubber safety surfacing » 2-3 benches and informal seating (logs, seat boulders) » Cedar rail fencing » Tree planting for shade 	Short	\$\$\$\$



Inspiration: Play features can take many different forms. The images above are inspiration for built play features that relate to the natural character of the park.

3 PERFORMANCE + AUDIENCE SPACE

ACTIONS	TIMELINE	BUDGET ESTIMATE
<p>3.1 Complete a detailed design process to design a performance space between the two cedar trees directly north of the Lodge. This location is buffered from the ambient vehicle noise on Hwy 19A. Key amenities to provide:</p> <ul style="list-style-type: none"> » Secure outdoor electrical connection » Temporary or permanent mounting locations for speakers / audio equipment » Temporary or permanent cover for weather protection and to improve acoustics » Root protection for the two cedar trees » Open space north of the cedar trees for audiences to gather » Consideration for atmosphere lighting (e.g., posts for string lights) 	Medium	\$\$ - \$\$\$



Images: Saahtlam Park has become a place for the community to enjoy and support local musical talent and performance. The location between the two cedar trees adjacent to the Lodge is recommended as the focal point for performance due to its protected location relative to Hwy 19A and the foreshore.

Inspiration: Decking is one strategy to provide root protection (as well as drainage and permeability) to support tree longevity with increased use of this area.

4 UPLAND PATHWAYS

ACTIONS	TIMELINE	BUDGET ESTIMATE
<p>4.1 Provide accessible paved pathways to formalize circulation through the park (see Concept Illustration for locations). Path surfacing material(s) to be confirmed through detailed design.</p>	Medium	\$\$

5 OUTDOOR SEATING

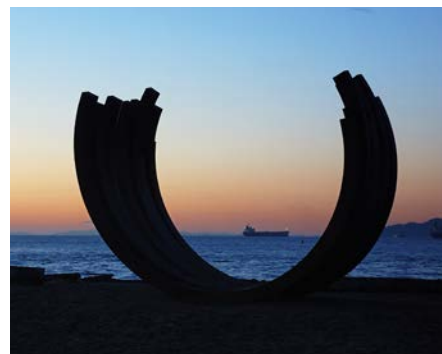
ACTIONS	TIMELINE	BUDGET ESTIMATE
<p>5.1 Incorporate seating throughout the park that is located with a focus on natural and programmed park features and desirable views.</p>	Medium	\$
<p>5.2 Continue to include memorial benches as part of park seating.</p>	Medium	\$
<p>5.3 Provide additional picnic tables including accessible tables on pads accessible directly from park pathways. Provide waste receptacles and access to potable water nearby picnic areas.</p>	Medium	\$

6 MAINTAIN MULTI-PURPOSE OPEN SPACE

ACTIONS	TIMELINE	BUDGET ESTIMATE
6.1 Reserve open lawn space to support a variety of uses both informal (e.g., picnic, frisbee) and formal (e.g., yoga class, local market [25-35 temporary exhibitor tents], community events, small gatherings, etc.).	Short / Ongoing	\$

7 ART OPPORTUNITY

ACTIONS	TIMELINE	BUDGET ESTIMATE
7.1 Explore opportunity with Qualicum First Nation or other local artists for the installation of a commissioned art piece to support the visibility and celebration of local arts and culture. (The form and location for an art piece should be determined through a site specific process).	Medium / Ongoing	\$\$



Inspiration: An art feature provides an opportunity for cultural expression. Arts and culture are key components to community gathering places like Saahtlam Park. The above images are inspiration from other sites and are shown for general reference only.

8 FOOD TRUCK PARKING & AMENITIES

ACTIONS	TIMELINE	CAPITAL ESTIMATE
8.1 Provide two designated food truck parking locations in the park — one near the Lodge and one at the northwest corner off Buller Road. Provide secure power and water connections accessible to each location.	Medium	\$\$

ACCESS & PARKING

9 CROSSWALK + TRAIL CONNECTION

ACTIONS	TIMELINE	CAPITAL ESTIMATE
9.1 Provide a painted crosswalk with pedestrian crosswalk warning lights across Hwy 19A at Challoner Road for traffic calming, safe crossing from parking, and to connect the Laburnum Trail to Saahtlam Park.	Medium	\$\$
9.2 Complete an engineering, transportation, and emergency services review for a second painted crosswalk to Saahtlam Park (at Buller Road). If supported, proceed with implementation.	Medium	\$\$

10 CYCLIST AMENITIES

ACTIONS	TIMELINE	CAPITAL ESTIMATE
10.1 Provide a designated bike parking area near the Lodge building (and visible from Hwy 19A).	Short	\$
10.2 Provide a covered area with e-bike charging station. Consider including a simple bike repair area.	Medium	\$\$

11 SERVICE VEHICLE ACCESS

ACTIONS	TIMELINE	CAPITAL ESTIMATE
11.1 Maintain the existing service / emergency vehicle access from Hwy 19A. Formalize two additional service vehicle access points: one from Buller Road, and one from Challoner Road.	Medium	\$

12 ACCESSIBLE PARKING

ACTIONS	TIMELINE	CAPITAL ESTIMATE
12.1 Provide signage and markings to clearly designate (3) accessible parkings stalls adjacent to the Lodge building and southwest park entry. Coordinate with SALHACS to integrate heritage hitching post reference in this same area.	Short	\$

13 DROP-OFF / LOADING ZONE / BUS PULL-OUT

ACTIONS	TIMELINE	CAPITAL ESTIMATE
13.1 Formalize a 15 minute drop-off / loading zone off Hwy 19A fronting the Lodge to improve convenience and access to the park. This area should also support a shuttle or bus pull-out.	Short	\$-\$\$

14 ROADSIDE DAY PARKING

ACTIONS	TIMELINE	CAPITAL ESTIMATE
14.1 Maintain parking areas along Hwy 19A. Improve the delineation of this parking and provide connecting pathways for circulation.	Short	\$

15 FUTURE EXPANSION PARKING

ACTIONS	TIMELINE	CAPITAL ESTIMATE
15.1 Consider formalizing parking (approximately 15 stalls) in the Challoner Road right-of-way west of Hwy 19A.	Medium	\$\$\$

16 PARK SIGNAGE + WAYFINDING

ACTIONS	TIMELINE	CAPITAL ESTIMATE
16.1 Provide one primary park sign along Hwy 19A. Include secondary signage at all park entry points that includes wayfinding / directional signage, and regulatory signage to communicate codes-of-conduct information (e.g., hours of use, nature restoration zones).	Short	\$\$
16.2 Develop an interpretive signage program for the site that includes information about Indigenous culture, recent history, and natural features. Integrate the interpretive signage at Saahtlam Park with interpretive signage from other Town waterfront parks.	Short	\$-\$\$

NATURAL AREAS & TREE CANOPY

17 DESIGNATED BEACH PATHS

ACTIONS	TIMELINE	CAPITAL ESTIMATE
17.1 Designate paths with stacked cedar rail fencing to minimize trampling through the former foreshore area to the beach. Provide a primary route from the centre of the park, a secondary route from Challoner Road end, and a connection to Buller Road.	Short	\$\$

18 FORMER FORESHORE AREA

ACTIONS	TIMELINE	CAPITAL ESTIMATE
18.1 Retain and enhance existing vegetation. Allow for natural succession of accreted foreshore area to take place (e.g., establishing Douglas fir trees).	Short / Ongoing	\$
18.2 Remove invasive species (e.g., Himalayan blackberry, Scotch broom, etc.) on an ongoing basis.	Short / Ongoing	\$
18.3 Install signage to educate park visitors about areas that are in restoration and sensitive to access and encourage visitors to remain in designated areas of the park.	Short	\$

19 UPLAND PLANTING AREAS

ACTIONS	TIMELINE	CAPITAL ESTIMATE
19.1 Retain and enhance existing upland shrub areas around the park perimeter to provide habitat value and retain the park's natural character. Plant species that are native, drought-tolerant, and pollinator friendly. Maintain plant height to provide clear sightlines into the park.	Short / Ongoing	\$\$
19.2 Supplement the native planting area around the proposed play area.	Short	\$
19.3 Preserve the heritage Gold-Bronze Rhododendrons gifted to Elizabeth Little by the Museum Society.	Ongoing	\$
19.4 Remove invasive species (e.g., Himalayan blackberry, Scotch broom, etc.) on an ongoing basis.	Short / Ongoing	\$

20 TREE MANAGEMENT

ACTIONS	TIMELINE	CAPITAL ESTIMATE
20.1 Continue arborist review of park trees for continued tree health and park safety.	Ongoing	\$
20.2 Establish a tree planting program to support tree succession in the park that maintains a mature forest canopy in the long-term.	Short / Ongoing	\$-\$\$

21 BAT BOX PROGRAM

ACTIONS	TIMELINE	CAPITAL ESTIMATE
21.1 Monitor existing bat boxes for activity and success. Consider additional bat boxes.	Ongoing	\$

OPERATIONS

ACTIONS	TIMELINE
22 PLAN REVIEW: Revisit the usage, amenities, and opportunities of Saahtlam Park every 5 years and plan for updates accordingly.	Ongoing
23 OPERATIONS & MAINTENANCE BUDGETING: Increase operations and maintenance budgets for Saahtlam Park to accommodate new amenities, upgraded amenities, restored natural areas, and maintenance of natural areas.	Ongoing
24 STAFFING: As park amenities and level of service are expanded or improved, increase staffing levels to meet additional maintenance, operations, and management needs.	Ongoing
25 LIFE-CYCLE PLANNING: Undertake life-cycle planning and asset management to ensure park amenities are regularly inspected for safety, necessary maintenance, and renewal (e.g. play elements, furnishings, and pathways).	Ongoing
26 DOGS ON-LEASH: As per existing municipal bylaw, continue to designate Saahtlam Park as area for dogs on-leash to support the comfort of park users of all ages and abilities and the park's natural environment.	Ongoing
27 EVENTS & PROGRAMMING: Integrate Saahtlam Park into the parks and recreation network of Qualicum Beach. Support existing programming and identify opportunities for year round programming of the park and Lodge in collaboration with SALHACS and others to make Saahtlam Park an ongoing destination.	Short / Ongoing
28 PARK STEWARDSHIP GROUP: Promote the formation of a Saahtlam Park stewardship group (name to be determined) by coordinating with local schools, neighbourhood groups, or volunteer groups already active nearby (e.g. SALHACS, Qualicum Beach Streamkeepers).	Ongoing
29 PLANT MANAGEMENT PLAN: With stewardship partners, develop a park plant management plan. Support volunteer stewardship efforts such as work parties to remove invasive species and garbage, undertake restoration planting, and monitor efforts.	Ongoing
30 MANAGE FIRE RISK: Clearly post the ban of beach fires and all forms of smoking in the park.	Ongoing
31 MAINTAIN SIGHTLINES: Design park furnishings and structures to avoid hidden areas. Remove the basketball hoop to improve the sightline from the park entry and lodge through the park. Support opportunities for year-round park activity to encourage consistent "eyes on the park".	Short / Ongoing
32 OUTDOOR STORAGE: Coordinate with SALHACS for the provision of accessible storage for event materials (e.g. tables, chairs) in close proximity to the Lodge building and outdoor performance space.	Short / Medium



Looking back into the park from the accreted foreshore

TOWN OF
QUALICUM BEACH