

# Coopers Green Park Management Plan

JANUARY 2016





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The project was conducted with the assistance and guidance of Carolyn Mortensen, Manager of Parks Services, and Trevor Fawcett, Parks Planning Coordinator, SCR D.

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“This is a very beautiful and well used park and the restoration of the facilities is welcomed.  
This is a favourite stop along the Halfmoon Bay area for locals and tourists alike.”

- Questionnaire Respondent, July 2015

# Executive Summary



## About the Project

The Sunshine Coast Regional District (SCRD) initiated the Coopers Green Park Management Plan (CGPMP, or Management Plan) process to help create a long-term vision for the park that will help reconcile present day challenges and concerns and help guide future decision-making as Coopers Green Park continues to evolve. The Management Plan is an opportunity to understand the values of Coopers Green Park users today and explore innovations that could create a healthy, thriving environment and recreation destination for the future.

## Using This Document

This document is a Park Management Plan, which is a guiding and planning document. This document should be used as a living document that will evolve along with community conditions, needs and opportunities.

All capital projects recommended in this plan will be considered within the SCRCD's broader parks and recreational planning and budgeting processes, and will be subject to individual consideration and approval by the SCRCD Board.

The Coopers Green Park Management Plan should be reviewed and adjusted annually, with milestone review after five years (2020), and a formal update in ten years (2025).

## Park Overview

Coopers Green Park is primarily a recreation destination for the residents of Halfmoon Bay, but it is also used by other residents of the SCRCD, as well as visitors from other communities. The 3.6 hectare (9 acre) waterfront park is centrally located along the Strait of Georgia coastline in the SCRCD. It is located in Halfmoon Bay, approximately 1.5 km south of Highway 101, on Redrooffs Road and Fisherman Road. The park's waterfront location provides views of Halfmoon Bay harbour, Thormanby Islands and the Strait of Georgia.

Based on level of development and land use, the park is arranged into three parts: waterfront area, managed open space and undeveloped ('natural') area. The majority of the park infrastructure is focused around the Community Hall and boat launch activities.



## Park Vision and Goals

The following vision guides the Coopers Green Park Management Plan:

*Coopers Green Park, a waterfront destination in Halfmoon Bay, connects people with nature, community, and healthy lifestyles. Visitors of all ages and interests are invited here to relax, build community connections, access nature-based recreation, and celebrate ecological features for many years to come*

The following goals support the guiding vision:

1. Social Interaction
2. Enhanced Natural Features and Ecological Health
3. Balanced Recreation
4. Stewardship and Partnerships

## Proposed Concept - Five Management Categories

The proposed changes to Coopers Green Park are numerous and will be implemented in several phases over time. As a method to organize these changes, this plan groups the recommendations into five categories. The following categories have been ranked in order of priority as determined by public feedback, staff input and operational requirements:

1. Hall and Parking
2. Waterfront and Open Space
3. Natural Areas
4. Circulation and Wayfinding
5. Operations and Collaboration

## Recommendations Overview

The outcome of the management plan is a set of recommendations that will support implementation of the vision, goals and priorities generated through the planning process. It is important that an adaptive management approach is taken when implementing the plan so that when new opportunities or circumstances arise, the SCRD Board and staff are able to make informed decisions to support the vision for Coopers Green Park.

The recommendations are based on several sources of input:

- Analysis of the existing park facilities, amenities and uses;
- Background documents, trends and user group information;
- Ideas from stakeholders and the public generated through the open house events, public questionnaires and feedback forms, and e-mails; and
- Input received from meetings with staff and stakeholders.





## Summary List of Plan Recommendations

### Community Hall and Parking

- |          |                            |      |
|----------|----------------------------|------|
| <b>1</b> | Community Hall Replacement | CR#1 |
| <b>2</b> | Parking Improvements       | CR#2 |

### Open Space and Waterfront

- |           |  |       |
|-----------|--|-------|
| <b>3</b>  | Boat Launch Improvements                 | CR#3  |
| <b>4</b>  | Site Furnishing Improvements             | CR#4  |
| <b>5</b>  | Covered Picnic Area                      | CR#5  |
| <b>6</b>  | Kids Play Area                           | CR#6  |
| <b>7</b>  | Outdoor Washroom and Changeroom Building | CR#7  |
| <b>8</b>  | Beach Volleyball Court                   | CR#8  |
| <b>9</b>  | BBQ and Fire Pit Area                    | CR#9  |
| <b>10</b> | Open Park Space                          | CR#10 |

### Natural Areas

- |           |  |       |
|-----------|--|-------|
| <b>11</b> | Monitoring, Restoration and Enhancement    | CR#11 |
| <b>12</b> | Hydrology, Culvert and Breakwater Upgrades | CR#12 |

### Circulation and Wayfinding

- |           |  |       |
|-----------|--|-------|
| <b>13</b> | Nature Trail Development and Lookout Platforms | CR#13 |
| <b>14</b> | Park Wayfinding and Signage                    | CR#14 |
| <b>15</b> | Core Park Area Access and Circulation          | CR#15 |
| <b>16</b> | Off-site Park Access Connections               | CR#16 |

### Operation and Collaboration

- |           |   |       |
|-----------|---|-------|
| <b>17</b> | Park Funding Sources                          | OR#17 |
| <b>18</b> | Park Partnerships and Volunteers              | OR#18 |
| <b>19</b> | Adaptive Management Review                    | OR#19 |
| <b>20</b> | Park Stewardship and Environmental Management | OR#20 |
| <b>21</b> | Plan for Maintenance and Life-Cycle Upgrades  | OR#21 |

### Plan Recommendations

- There are a total of **twenty-one** recommendations for consideration in the Coopers Green Park Management Plan.
- These are capital recommendations (**CR**) and operational recommendations (**OR**).
- *Section 5* of this plan outlines details of each recommendation with a coded reference number, brief description, background, rationale, objectives, and the specific actions related to the recommendation.



### Capital Recommendations:

Capital recommendations include physical park improvements and are presented conceptually for planning and budgeting purposes. Detailed design development will be required for proposed projects prior to implementation to confirm design details and project costs. In addition, capital improvements may affect operational and maintenance costs for the park; the costs should be considered in the detailed design process.

### Operational Recommendations

Operational recommendations include policy development, planning initiatives, management strategies, information distribution and maintenance tasks. These initiatives are typically not tied to a particular park amenity or capital improvement.

## Priority Recommendations

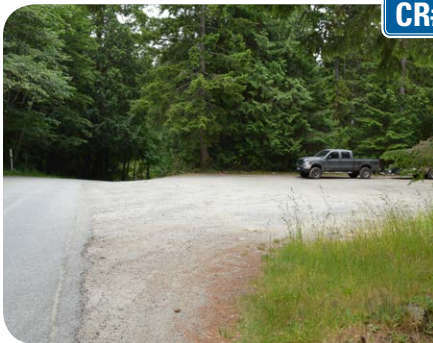
Of the twenty-one recommendations for this plan, there are three that were a clear focus for the planning process and input received. A summary of these three recommendations is below:



**CR#1**

### Community Hall Replacement

- Develop detailed designs, fundraising and replacement of the Community Hall at Coopers Green Park
- Action item time frames = Immediate to Short-Term
- Contributing parties = The SCR D, Halfmoon Bay Community Association (HBCA), community fundraising, technical consultants and contractors



**CR#2**

### Parking Improvements

- Develop and implement parking improvements that minimize impact to park open space and correspond with capacity and design for the new Hall.
- Action item time frames = Immediate to Short-Term
- Contributing parties = The SCR D, Halfmoon Bay Community Association (HBCA), Ministry of Transportation and Infrastructure (MOTI), Board of Variance, technical consultants and contractors



**CR#3**

### Boat Launch Improvements

- Improve boat launch facility and management for recreational use within the park.
- Action item time frames = Immediate and Ongoing
- Contributing parties = The SCR D, Province of BC, technical consultants and contractors



## Implementation Overview

This plan includes an implementation framework for recommended actions (Section 6). Actions are summarized in two series of tables according to 1. The Five Management Categories and 2. Recommended Timeline Priority. The identification of action item timeline priority in this plan (short, medium and long-term or ongoing) is provided for information. It is anticipated that priorities and time frames will be evaluated annually based on community-wide and region-wide budget considerations and needs.

The table below summarizes the distribution of action items over the 10-year plan time frame.

<i>Action Recommended Time Frame</i>	<i>Number of Recommended Actions</i>
<b>Immediate</b> (0-2 years)	<b>14</b>
<b>Short-Term</b> (3-5 years)	<b>14</b>
<b>Medium-Term</b> (6-10 years)	<b>13</b>
<b>Long-Term</b> (beyond 10-year time frame)	<b>3</b>
<b>Ongoing</b> (No defined time frame)	<b>20</b>

"This is a beautiful spot that needs to be enhanced and expanded for all ages use."

- Questionnaire Respondent, July 2015





# 1 Introduction



This section introduces the purpose of the Management Plan and the process used to develop it.

## CONTENTS

- 1.1 Purpose of Coopers Green Park Management Plan
- 1.2 Using this Document
- 1.3 Park Overview
- 1.4 Park Planning Context



**The Management Plan endeavours to:**

- Document and analyze current park facilities, amenities and qualities.
- Understand the context of Coopers Green Park – historical, community and ecological.
- Engage park users and capture their concerns and ideas about the park.
- Establish a guiding vision for the park.
- Address the Community Hall and boat launch as well as general park area.
- Develop recommendations for capital improvements, design and character directions, operational improvements and funding strategies.
- Establish a feasible implementation plan for developing positive change in Coopers Green Park.

## 1.1 Purpose of the Coopers Green Park Management Plan

The Sunshine Coast Regional District initiated the Coopers Green Park Management Plan process to help create a long-term vision for the park that will help reconcile present day challenges and concerns and help guide future decision-making as Coopers Green Park continues to evolve. The Management Plan is an opportunity to understand the values of Coopers Green Park users today, and explore innovations that could create a healthy, thriving environment and recreation destination for the future.

## 1.2 Using this Document

As with all planning documents, this *Park Management Plan* is a guiding document. This document should be used as a *living document* that will evolve along with community condition, needs and opportunities.

All capital projects recommended in this plan will be considered within the SCR D’s broader parks and recreational planning and budget planning processes, and will be subject to individual consideration and approval by the SCR D Board.

The Coopers Green Park Management Plan should be reviewed and adjusted annually, with milestone review after five years (2020), and a formal update in ten years (2025).

Committed leadership will be the key to successful realization of the Coopers Green Park Management Plan. Success will also depend on support and contribution from area residents and stakeholders to create and maintain a park that is truly a community destination.





### 1.3 Park Overview

Coopers Green Park is a 3.6 hectare (9 acre) waterfront park located in Halfmoon Bay, approximately 1.5 km south of Highway 101, on Redrooffs Road and Fisherman Road. The park is centrally located along the Strait of Georgia coastline within the SCR D. The park is primarily a neighbourhood recreation destination for the nearby residents of Halfmoon Bay, but is it also used by other residents of the SCR D, as well as visitors from other communities. The park is especially popular in the summer season for water-related recreation.

Key features of the park include the boat launch and Community Hall. The Coopers Green Community Hall is rented for community gatherings, weddings and events. The boat launch facility is the only public launch for the Area B, Halfmoon Bay. The park's waterfront location provides views of Halfmoon Bay harbour, Thomanby Islands and the Strait of Georgia.

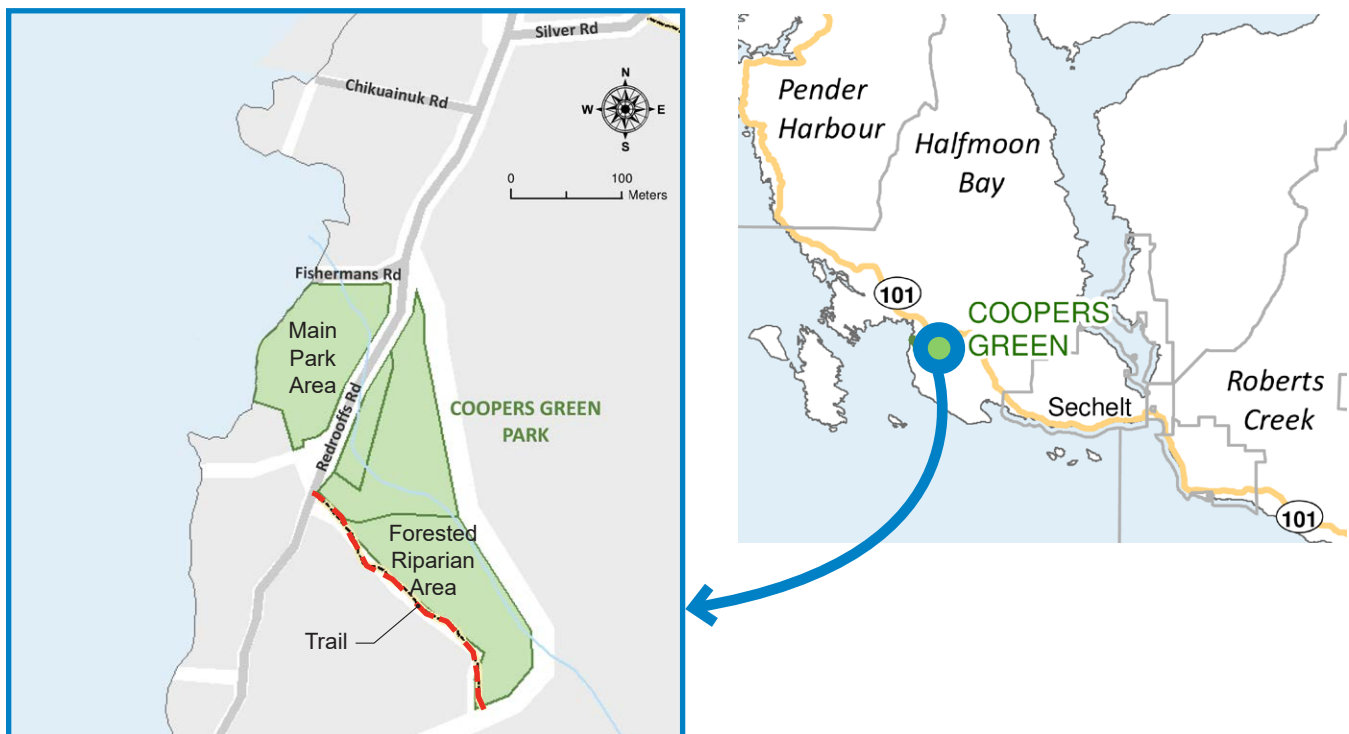


Figure 1.1: Location and Context Map





## 1.4 Park Planning Context

The Coopers Green Park Management Plan relates to and supports other existing planning documents including:

- The SCRDR 2015-2018 Strategic Plan;
- The SCRDR Parks and Recreation Master Plan (January 2014);
- The Halfmoon Bay OCP Bylaw 675 (April 2014); and
- The Sunshine Coast Community Energy and Emissions Plan (CEEP).

The following tables highlight key related sections and areas of alignment with existing plans.

**Table 1.1: Key Related Sections of the SCRDR 2015-2018 Strategic Plan**

Related Section	Brief Description
Vision	<ul style="list-style-type: none"> <li>• A community for <u>all generations</u>;</li> <li>• Connected by unique <u>coastal culture</u>; and</li> <li>• <u>Treasured natural environment</u>.</li> </ul>
Values	<ul style="list-style-type: none"> <li>• <u>Collaboration</u>: Facilitate working cooperatively with all levels of government, First Nations, the public and community groups and organizations.</li> <li>• <u>Environmental Leadership</u>: Protect, sustain and restore land, air, water and biodiversity.</li> </ul>
Strategic Priorities	<ul style="list-style-type: none"> <li>• <u>Embed Environmental Leadership</u>: Define and articulate environmental values.</li> <li>• <u>Facilitate Community Development</u>: Collaborate with community groups and organizations to support their objectives and capacity. Increase, retain and celebrate the work of volunteers.</li> </ul>

**Table 1.2: Key Related Sections of the SCRDR Parks and Recreation Master Plan**

Related Section	Brief Description
Goals	<ul style="list-style-type: none"> <li>• Goal 1: Strengthen community fabric throughout the region</li> <li>• Goal 2: Motivate individuals and families to be healthy and active</li> <li>• Goal 3: Be stewards of the environment</li> </ul>
Service Levels	<ul style="list-style-type: none"> <li>• <u>Small-community service level</u> - for nearby neighbourhood in Halfmoon Bay, everyday, nearby use; and</li> <li>• <u>Regional service level</u> - providing role within larger region for specific uses (e.g. Hall and boat launch).</li> </ul>



**Table 1.3: Key Related Sections of the Halfmoon Bay OCP Bylaw 675**

Related Section	Brief Description
<b>Goal 3</b>	To retain and protect visually and ecologically important areas and to maintain public ownership of historical sites.
<b>Goal 4</b>	To reduce visual, air, sound and light pollution and light trespass (maintain dark night skies in considerations for site lighting).
<b>Goal 5</b>	To ensure sufficient cultural and recreational opportunities exist including accessible public parkland and access to the natural environment including the waterfront.
<b>Objective 5.3</b>	To make the waterfront more accessible
<b>Objective 5.4</b>	To develop public facilities, such as parks and community halls which are both safe and accessible for all users.
<b>Policy 5.10</b>	Continue to designate, develop and maintain public facilities such as parks and community halls.
<b>Policy 5.13</b>	Promote retention of a variety of open spaces for public use.
<b>Policy 5.16</b>	Encourage all private and public development and redevelopment to implement and support best practices of accessibility and inclusivity for all potential users including barrier-free and accessibility design principles.
<b>Objective 6.1</b>	To protect sensitive habitats and wildlife corridors.
<b>Objective 6.2</b>	To preserve the remaining stand of trees in the Coastal Douglas Fir biogeoclimactic zone.
<b>Objective 6.6</b>	To protect our foreshore, creeks and wetlands.
<b>Objective 6.8</b>	To maintain air and water quality.
<b>Objective 6.10</b>	To encourage individual stewardship of ecosystem networks on public property.
<b>Objective 6.11</b>	To preserve natural ecosystem networks on public property.
<b>Objective 6.12</b>	To develop a strategy to eliminate invasive plant species.
<b>Objective 6.21</b>	Protect biodiversity and the natural environment by discouraging the use of invasive plant species and support eradication of invasive species.
<b>Objective 12.2</b>	To make waterfront more accessible.
<b>Objective 12.3</b>	To preserve land and water areas with natural recreational potential for public recreational use.
<b>Objective 12.4</b>	To enhance public access and use of water resources in a manner that minimized detrimental effects on the environment and adjacent land uses.
<b>Objective 12.13</b>	Continue to provide for water oriented recreation opportunities at Coopers Green Park; expand the upland conservation opportunities.

“We love Coopers Green Park and plan to continue enjoying it for many more years to come!”

- Questionnaire Respondent, June 2015



## 2 Planning Process



This section summarizes the consultations completed during the Management Plan process for and the input received.

### CONTENTS

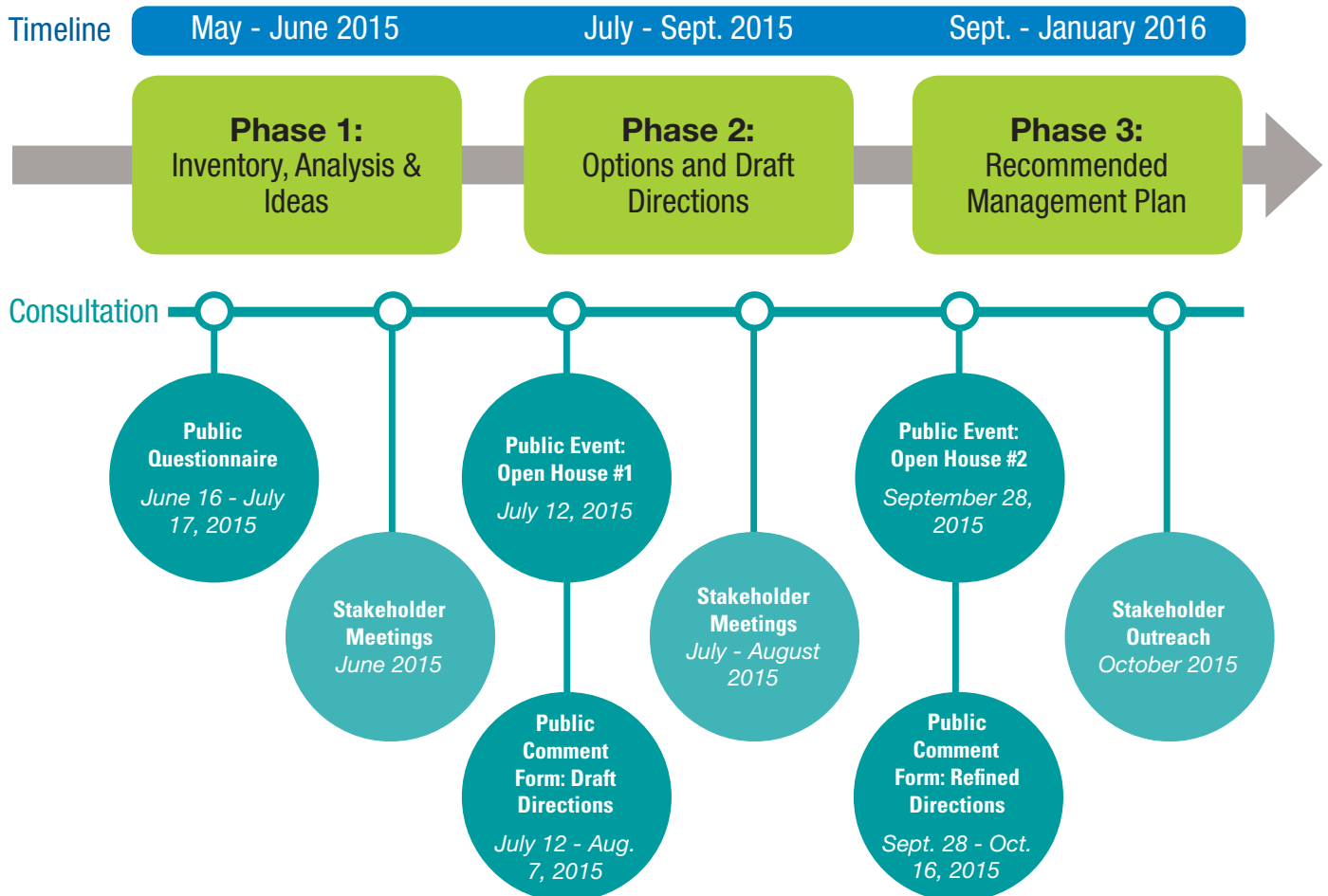
- 2.1 Planning Process Overview
- 2.2 Outreach Methods
- 2.3 Summary of Consultations



## 2.1 Planning Process Overview

The Coopers Green Management Plan process began in May 2015 and the plan document was completed in January 2016. The three-phase Management Planning process is described in Figure 1.1 below.

Figure 2.1: Coopers Green Park Management Plan Process Diagram







## Phase 1: Inventory, Analysis & Ideas

The objective of Phase 1 was to analyze the current state of the park and its facilities and to understand Coopers Green Park through the eyes of the community. Key steps included:

- Project kick-off meeting and park tour;
- Background review of existing documents and related plans;
- Field review of the natural and recreational park values;
- Development of a consultation strategy;
- Development and launch of public input questionnaire (paper copy and online); and
- Preliminary analysis of key challenges and opportunities.



Phase 1 developed an understanding of the park through analysis and consultations.

## Phase 2: Options and Draft Directions

The objective of Phase 2 was to build on the ideas and information obtained in Phase 1, to form options, draft directions and clarify priorities. Key steps included:

- Ongoing outreach to stakeholders and public to build awareness about the project and invite participation;
- Public Open House #1 in the park (as part of the Halfmoon Bay Country Fair) to review initial ideas and draft direction options;
- Key stakeholder meetings (community groups, Staff and MoTI);
- Consolidation and refinement of draft management plan directions;



Phase 2 developed options and draft recommendations explored by the management plan.

## Phase 3: Recommended Management Plan

The final planning phase consolidated ideas and input into a Management Plan to guide the future of Coopers Green Park. Priorities were refined based on public input and a series of recommendations for short-, medium-, and long-term were created. Key steps included:

- A Public Open House in the park to review the refined concepts;
- Management plan refinement;
- Presentation to SCRD Board; and
- Final Park Management Plan submission.



Phase 3 refined options, reviewed and finalized the management plan.



A blend of hard copy and digital communications were used in outreach.



The Open House #1 at the fair in the park was a great and fun opportunity for community members of all ages to learn about the project.

## 2.2 Outreach Methods

A key component of the planning process is undertaking outreach to solicit input from residents, park users and others with an interest in the park. Outreach for the process occurred at the following key milestones:

### 1. Coopers Green Park Public Questionnaire, advertised by:

- Posting on [scrd.ca](http://scrd.ca) home page;
- Posting on [scrd.ca/Coopers-Green](http://scrd.ca/Coopers-Green) web page;
- Social media messaging from SCR D Twitter account;
- Direct e-mail to known stakeholder contacts;
- Posters throughout the SCR D (including QR code to link to online survey);
- Newspaper advertising; and
- Hard copies of the questionnaire at the SCR D office.

### 2. Open House #1, advertised by:

- Posting on [scrd.ca/Coopers Green](http://scrd.ca/Coopers Green) web page;
- Direct e-mail to stakeholders;
- Posters in park and throughout SCR D; and
- Newspaper advertising.

Feedback from Open House #1 was gathered by:

- Conversation from event;
- Presentation board comments and voting activities;
- Paper response forms; and
- Online posting of open house materials and feedback via online response form and e-mail.

### 3. Stakeholder Meetings and Correspondence:

- Halfmoon Bay Community Association;
- Ministry of Transportation and Infrastructure local representative; and
- SCR D Planning Department.

### 4. Open House #2, advertised by:

- Posting on [scrd.ca/Coopers Green](http://scrd.ca/Coopers Green) web page;
- Social media messaging from SCR D Twitter account;
- Direct email to stakeholders and project contact list;
- Poster information advertisement; and
- Newspaper advertising.



Feedback from Open House #2 was gathered by:

- Conversation from event;
- Presentation board comments and voting activities;
- Paper response forms;
- Online posting of open house materials and feedback via online response form and e-mail;
- Follow-up set-up of display boards and information at Halfmoon Bay Elementary School; and
- Targeted mail-out to all Area B Island properties.

## 2.3 Summary of Consultations

Several engagement strategies and platforms were used to solicit input for the management plan:

- Project Web Page & Social Media;
- Public Questionnaire;
- Public Events (Open Houses);
- Response Forms; and
- Stakeholder Meetings and Outreach.

Each engagement strategy is summarized below. See *Appendices* for further information about feedback received.

### 2.3.1 Project Web Page:

The SCRD website for Coopers Green hosted background information about the park, information about the project planning process, links to the online questionnaire and response forms and summaries of materials presented at public events.

In addition to the online presence through the park web page, key updates and reminders were posted on the SCRD home page, and via the SCRD Twitter account.

### 2.3.2 Public Questionnaire:

A questionnaire was launched at the onset of the project for park users and community members to record their ideas about the park use, current issues, opportunities, priorities and ideas for the park's future. This early feedback, combined with input from the Staff Working Group, Halfmoon Bay Community Association (HBCA) and background research, was used to identify preliminary recommendations for draft management plan direction.



Posters were displayed as part of advertising for upcoming project events.



A web page was one of the ways information was communicated to the public and stakeholders.



**Table 2.1: Public Questionnaire Summary**

<b>When:</b>	June 16 - July 17, 2015
<b>Format:</b>	Hard Copy (available at Open House #1 and at SCRD office); and Online Questionnaire.
<b>Responses:</b>	402 Total
<b>Summary of Key Feedback:</b>	
<ul style="list-style-type: none"> <li>• The majority of respondents were from Halfmoon Bay (82%)</li> <li>• The majority of respondents were 60+ years of age (53%)</li> <li>• <b>The top 3 issues or challenges:</b> <ol style="list-style-type: none"> <li>1. Hall Facilities</li> <li>2. Parking Layout</li> <li>3. Boat Launch</li> </ol> </li> <li>• <b>The top 3 priorities for park improvement:</b> <ol style="list-style-type: none"> <li>1. Hall Upgrades</li> <li>2. Parking</li> <li>3. Boat Launch</li> </ol> </li> <li>• <b>The most significant current park functions:</b> <ol style="list-style-type: none"> <li>1. Beach access and recreation (74%)</li> <li>2. Boat launch use (71%)</li> <li>3. Community Hall use (56%)</li> <li>4. Special event use (33%)</li> <li>5. Green space for passive recreation (27%)</li> <li>6. Protection of environmentally sensitive areas (8%)</li> <li>7. Hiking and trail access (7%)</li> <li>8. Opportunities to see/learn about natural features, flora and fauna (4%)</li> </ol> </li> <li>• <b>What limits your current use of the Hall?</b> <ol style="list-style-type: none"> <li>1. Kitchen facilities (49%)</li> <li>2. Hall is too small (46%)</li> <li>3. Hall appearance and condition (44%)</li> <li>4. Insufficient parking (39%)</li> <li>5. Technical amenities (32%) - e.g. lighting, sound, etc.</li> </ol> </li> <li>• <b>Top 5 current Hall uses:</b> <ol style="list-style-type: none"> <li>1. Public Community Event (64%)</li> <li>2. Private Event e.g. wedding (45%)</li> <li>3. Annual General Meeting (30%)</li> <li>4. Regular Meetings (25%)</li> <li>5. Other e.g. elections, washroom (17%)</li> </ol> </li> <li>• <b>Would you support replacement of the existing Hall with a larger Hall at Coopers Green Park?</b> <ul style="list-style-type: none"> <li>40% Yes</li> <li>25% Maybe (I would like more information on its design and siting within the park)</li> <li>35% No</li> </ul> </li> <li>• <b>The most significant current Boat Launch functions:</b> <ol style="list-style-type: none"> <li>1. Recreational Motorized Boating / Fishing / Scuba Diving Launch</li> <li>2. Non-motorized Boat Launch</li> <li>3. Commercial Construction Supplies delivery launch</li> </ol> </li> <li>• <b>Top 3 priorities for Boat Launch:</b> <ol style="list-style-type: none"> <li>1. Construction upgrades (extend, widen, replace curbs)</li> <li>2. Parking spaces and layout</li> <li>3. Vehicle Access</li> </ol> </li> <li>• <b>Would commercial use of the boat launch impact your recreational use of the park?</b> <ol style="list-style-type: none"> <li>1. 55% Yes</li> <li>2. 45% No</li> </ol> </li> </ul>	



### 2.3.3 Public Open House #1 - July 12, 2015

Open House #1 was a public event held in conjunction with the Halfmoon Bay Community Fair. This event was held to check-in on ideas and preliminary directions. Participants were asked to provide feedback through a series of interactive boards, feedback forms as well as discussion with SCRD staff, the consultant, and each other. Key topics discussed were Hall location scenarios, boat launch uses and changes to general park amenities (summary of these topics as follows):

**Table 2.2: Opportunities and Constraints Summary - Community Hall Replacement**

	General Opportunities	General Constraints
Hall Replacement	<ul style="list-style-type: none"> <li>• \$140,000 donated from the Halfmoon Bay Community Association (HBCA) to go towards Hall.</li> <li>• Public questionnaire feedback identifies “Hall Upgrades” as top priority.</li> <li>• In 2011, the Welcome Beach Community Hall (8394 Redrooffs Road) was closed reducing local spaces for community events, dinners, etc.</li> <li>• Coopers Green is centrally located in the SCRD making it convenient for Hall access.</li> <li>• This site has a history of community activity and use dating back to 1909.</li> </ul>	<ul style="list-style-type: none"> <li>• The current hall location is non-conforming with required setbacks. A replacement hall would need to work within property line setbacks.</li> <li>• There are numerous mature trees on site.</li> <li>• There is limited space available to provide enough parking for an expanded hall building.</li> <li>• Expanded parking area will likely require retaining and engineering. Costs for this need to be considered as part of the plan for the replacement hall.</li> <li>• Hall expansion will require increased maintenance and operations.</li> </ul>



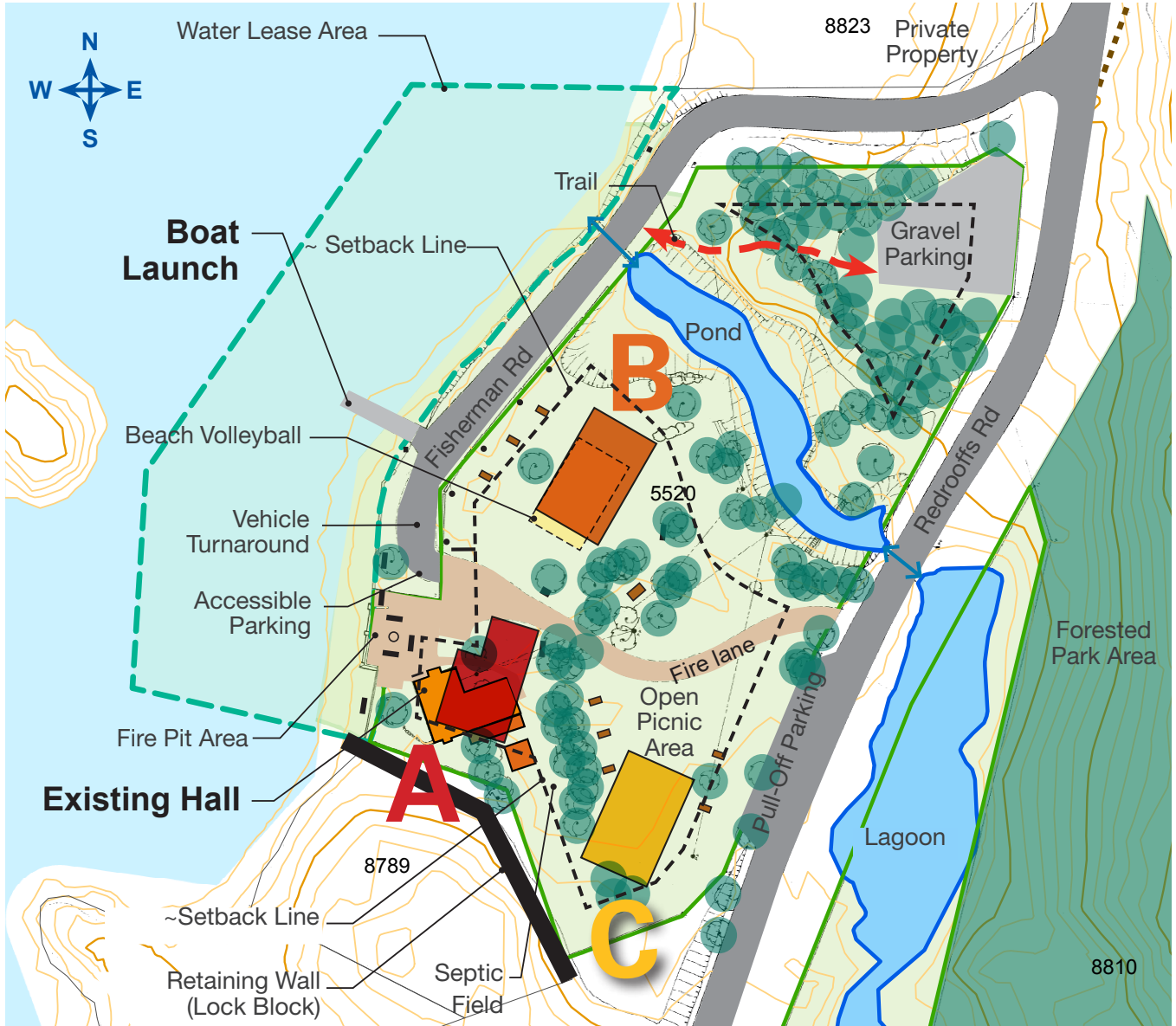
#### Hall Location Scenarios:

Prior to this Management Plan process, a variety of locations within Coopers Green Park were considered for building a replacement Community Hall. An initial analysis and review was completed for the full list of location options. The three locations outlined on the following page were identified as the most balanced candidates for input and consideration.





Figure 2.2: Hall Location Scenarios



**Option A**  
 Re-build in Approximate Location of Existing Hall

**Option B**  
 Build in Approximate Location of Existing Volleyball Court

**Option C**  
 Build in SE corner of Park, in part of open grass area, near Redroofs Rd.





**Table 2.4: Opportunities and Constraints Summary - Hall Location Scenarios**

	Public Preference	Opportunities	Constraints
Location A	61%	<ul style="list-style-type: none"> <li>• Maintains majority of current site circulation, layout and facilities.</li> <li>• Great views to the surrounding park and waterfront.</li> <li>• Maintains views from Redrooffs Road through to the waterfront.</li> <li>• Close proximity to the existing septic system and utility connections.</li> <li>• Building helps to screen the views of the large concrete lock-block retaining wall at the south property line.</li> <li>• Level ground and good construction access.</li> </ul>	<ul style="list-style-type: none"> <li>• There would be no hall space available during construction.</li> <li>• The property and setback lines at the end of Fisherman Road limit the floor plan options in this location without impacting the existing row of mature trees or septic.</li> <li>• One tree will need to be removed to facilitate siting an expanded hall here. Detailed design will determine if additional trees would need to be removed.</li> </ul>
Location B	7%	<ul style="list-style-type: none"> <li>• The volleyball court is used by youth and young adults but is not well used by large segment of park users who are seniors or children.</li> <li>• Siting area is flat and clear of required property line and pond setbacks.</li> <li>• The existing hall could continue to be used during construction of the new hall.</li> <li>• Level ground and good construction access.</li> <li>• Tree removal can likely be avoided or minimized.</li> </ul>	<ul style="list-style-type: none"> <li>• Fewer views will remain from the open lawn areas by Redrooffs Road through to the waterfront.</li> <li>• Primary views from the Hall would be directed to the boat launch and Fisherman Road.</li> <li>• Large concrete lock-block retaining wall will be fully exposed.</li> <li>• Utility connections will need to be revised.</li> </ul>
Location C	32%	<ul style="list-style-type: none"> <li>• The existing hall could continue to be used during construction of the new hall.</li> <li>• Maintains views from Redrooffs Road through to the waterfront.</li> <li>• Level ground and good construction access.</li> <li>• Frees up park space adjacent to waterfront for other park amenities.</li> <li>• Siting area is flat and clear of required property line and pond setbacks.</li> </ul>	<ul style="list-style-type: none"> <li>• Views from Hall would be to Redrooffs Road and the surrounding trees with partial views to the waterfront.</li> <li>• Utility connections will need to be revised to service this location.</li> <li>• Power line and pole will need to be revised.</li> <li>• No current access for passenger drop-off at building entrance.</li> <li>• Large existing open area would be reduced in size. This area is currently used for special events and activities.</li> </ul>



**Table 2.5: Public Open House #1 and Public Input Summary**

<b>When:</b>	Sunday, July 12, 2015 - 10:00am - 4:00pm (Response form submissions from July 12 - August 7, 2015)
<b>Format:</b>	Outdoors as part of the Halfmoon Bay Country Fair, Coopers Green Park (Response form = hard copy and online)
<b>Response:</b>	~80 Attendees 84 Response Forms
<p><b>Summary of Key Feedback:</b></p> <ul style="list-style-type: none"> <li>The majority of respondents were from Halfmoon Bay (72%)</li> <li>The majority of respondents were 50+ years of age (71%)</li> </ul> <p><b>Community Hall &amp; Parking:</b></p> <ul style="list-style-type: none"> <li><i>The preferred location for new Hall is in the approximate location of the existing Hall (south side of property, by waterfront):</i> <ul style="list-style-type: none"> <li>61% (Location A) - approximate location of existing Hall</li> <li>7% (Location B) - Approximate location of existing beach volleyball court</li> <li>32% (Location C) - South corner of park by Redrooffs Rd. and retaining wall.</li> </ul> </li> <li><b>Concerns for the Community Hall:</b> <ul style="list-style-type: none"> <li>How large the proposed Hall footprint will be;</li> <li>Impacts of Hall improvements on other amenities at the park;</li> <li>Hall parking requirements impacting the rest of the park and displacing open space; and</li> <li>Maintaining park views to waterfront.</li> </ul> </li> <li><b>Key Objective for Hall:</b> Balance scope and parameters of Hall and parking improvements with other priorities within the park (e.g. open space, views).</li> </ul> <p><b>Boat Launch:</b></p> <ul style="list-style-type: none"> <li><i>Have you experiences conflicts or issues with current boat launch use:</i> <ul style="list-style-type: none"> <li>67% No</li> <li>33% Yes</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>What uses do you support at the boat launch?:</b> <ul style="list-style-type: none"> <li>58% Recreational Use Only</li> <li>42% Recreation Use and Commercial Use (with time use parameters and management policies)</li> </ul> </li> <li><b>Concerns for the Boat Launch:</b> <ul style="list-style-type: none"> <li>Area B Island residents having access to boat launch in close proximity for delivery services (e.g. propane, vehicles, construction supplies)</li> <li>Commercial use of boat launch during peak hours of recreational boat launch use (e.g. summer evenings and weekends)</li> <li>Coordinating changes with the Province for the boat launch water lease agreement.</li> </ul> </li> <li><b>Key Objective for Boat Launch:</b> Develop management protocols to balance boat launch use within conditions of renewed water lease agreement with the Province.</li> </ul> <p><b>General Park Priorities:</b></p> <ul style="list-style-type: none"> <li>Extend trail network east of Redrooffs Road</li> <li>Trail signage and wayfinding</li> <li>Riparian area clean-up (pond and lagoon)</li> <li>Invasive plant removal and restoration (focus around pond and lagoon)</li> <li>Covered picnic shelter &amp; picnic areas</li> <li>Designated kids play area</li> <li>Swim raft at beach</li> <li>BBQ and fire pit area</li> <li>Connections to beach (through current wall)</li> <li>Pedestrian and cycling connections along Redrooffs</li> </ul>



### 2.3.4 Public Open House #2 - September 28, 2015

A second public open house was held at Coopers Green Hall to obtain input on the revised plan and confirm the final directions. Participants were asked to reflect on the revised plan and to provide feedback through a response form as well as discussions. A brief presentation was given that was followed by a question period and discussion with attendees, SCR D staff and the consultant. Key topics discussed were Hall size and related parking scenarios, boat launch uses and overall park recommendations. Summary of these topics as follows:

#### ▶ Hall Size & Parking

- The larger the Hall size and capacity, the more parking is required (detailed as per Zoning Bylaw 310, Section 509).
- Two concept design scenarios with minimum and maximum size design conditions (scenario A1 and A2, respectively) were outlined for consideration and feedback.

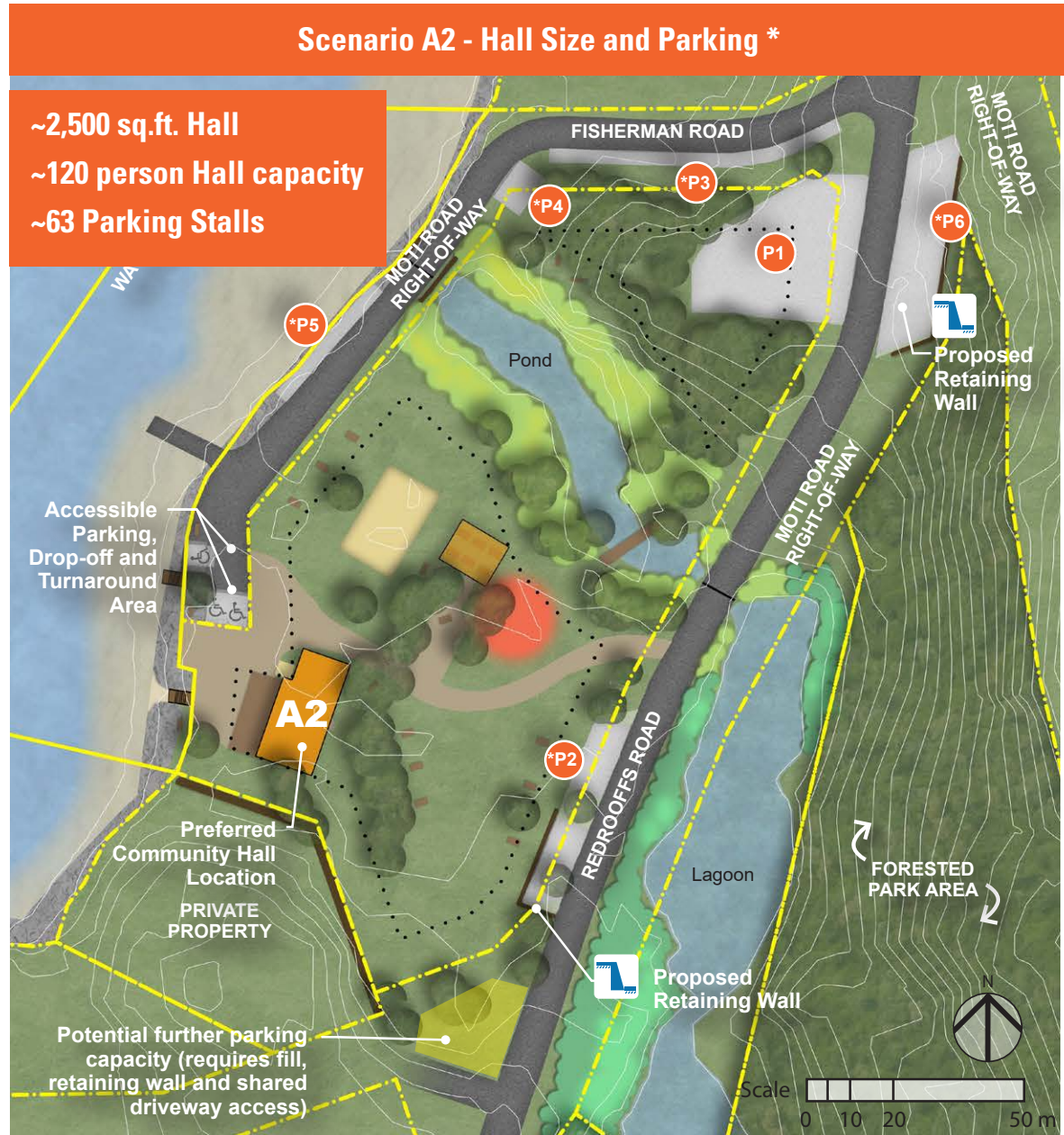


Figure 2.3: Hall Size and Parking Scenario A1





Figure 2.4: Hall Size and Parking Scenario A2



\* = APPROVALS REQUIRED

Parking shown in Scenarios A1 and A2 are concept only. Parking around the perimeter of the park boundary is within the 7.5 m setback and adjacent road right-of-ways. The SCR D Bylaw No. 310 requires a 7.5 m setback from parcel lines for structures, parking and loading areas in the PA2 (Park Assembly Two) zone. Therefore, these scenarios require formal review and approval from the Board of Variance and from Ministry of Transportation and Infrastructure (MOTI). Preliminary discussions with SCR D planning department and MOTI suggest this approach to parking is likely feasible, but needs to be confirmed during detailed design.



**Table 2.7: Comparison Summary - Hall Size and Parking Layout Scenarios**

CRITERIA	Scenario A1	Scenario A2
<b>Hall Size</b>	~1800 sq.ft. (minimum size considered)	~2,500 sq.ft. (maximum size considered)
<b>Hall Capacity</b>	~85 people (minimum considered)	~120 people (maximum considered)
<b>Parking Stalls Required</b> <i>Based on Hall Size and Occupancy Capacity (as per Section 509 of Zoning Bylaw 310)</i>	45 stalls (including 2 accessible stalls)	63 stalls (including 3 accessible stalls)
<b>Variance Required*</b> <i>Approval from the Board of Variance</i>	YES	YES
<b>MOTI Approval Required*</b> <i>Ministry of Transportation and Infrastructure</i>	YES	YES
<b>Other Considerations</b> <i>Development Permit Area, Site Views, Size of other existing Halls</i>	YES	YES

**Table 2.6: Open House #2 and Public Input Summary**

<b>When:</b> Monday, September 28, 2015 - 6:30pm-9:00pm
<b>Format:</b> Open House at Coopers Green Hall, with presentation and discussion 7:30pm-8:30pm (Response form = hard copy and online)
<b>Response:</b> ~25 Attendees 26 Response Forms
<p><b>Key Feedback:</b></p> <ul style="list-style-type: none"> <li>• 92% of respondents were residents of Halfmoon Bay (SCRD Area B)</li> <li>• The majority of respondents (60%) were 60+ years of age</li> <li>• 95% support for Draft Vision</li> <li>• <b>Overall support for Draft Goals</b> <ol style="list-style-type: none"> <li>1. Social Interaction (95% support)</li> <li>2. Enhanced Natural Features and Ecological Health (91% support)</li> <li>3. Balanced Recreation (95% support)</li> <li>4. Stewardship and Partnerships (91% support)</li> </ol> </li> <li>• <b>Hall Size Scenarios:</b> <ul style="list-style-type: none"> <li>▪ Capacity is more important than square footage</li> <li>▪ Target capacity greater than existing (82 people)</li> <li>▪ Broader need within SCRD for hall to accommodate 100-120 people</li> </ul> </li> <li>• <b>Support for the following five categories as organization of action items:</b> <ol style="list-style-type: none"> <li>1. Hall and Parking</li> <li>2. Open Space and Waterfront</li> <li>3. Natural Areas</li> <li>4. Trails and Access</li> <li>5. Administration and Collaboration</li> </ol> </li> <li>• <b>Top concern for resolution:</b> Direction for boat launch permitted uses. Support for recreational use only. Strong concern for commercial use of the launch at this location.</li> <li>• <b>Recommendations Review:</b> support for majority of recommendations. Comments for: <ul style="list-style-type: none"> <li>• Removal of recommendation for dog off-leash area;</li> <li>• Kids play area recommendation should be higher priority;</li> <li>• Re-evaluate use and location of beach volleyball court in the medium-term; and</li> <li>• Re-assess support for Horseshoe Pits, or general lawn amenities.</li> </ul> </li> </ul>

### 2.3.5 Stakeholder Meetings & Outreach:

In addition to public events, and meetings with the SCRD staff working group, specific stakeholder meetings and outreach were organized to inform plan development and directions.

#### Halfmoon Bay Community Association (HBCA):

The HBCA has an existing Memorandum of Understanding (MOU) with the SCRD related to Coopers Green Hall. Meetings were held with the HBCA specific to this management plan process, as well as in parallel to this process, to review plan development and feedback with a particular focus on the Hall.

#### Ministry of Transportation and Infrastructure (MOTI):

Road access and parking are central to the context and function of Coopers Green Park and this Park Management Plan. Preliminary discussions were carried out with MOTI to review draft directions and approach to parking and road access for the park.

#### Area B Island Residents:

Throughout the process outreach was extended to Area B Island Residents (e.g. Thormanby and Merry Islands). Few formal responses came in from island residents from the first rounds of input. Recognizing that island residents are a prime stakeholder for the boat launch at Coopers Green Park, an additional, targeted mail-out notification and request for feedback was sent out to island properties as a follow-up to draft plan recommendations and Open House #2. There was a consolidated response from Buccaneer Bay Holdings Ltd. (63 cabins on South Thormanby Island) expressing concern if the management plan will outline consideration for commercial/industrial use of the boat ramp.

“Coopers Green is an important historical and recreational site for the Redrooffs area.”

- Questionnaire Respondent, June 2015





## 3 Existing Park Conditions



This section provides an overview of the existing conditions of Coopers Green Park, including its existing layout, history, features, uses ecology and challenges.

### CONTENTS

**3.1 Land Use and Zoning**

**3.2 Park History and Operations**

**3.3 Park Access**

**3.4 Park Features**

**3.5 Park Users**

**3.6 Park Activities**

**3.7 Environment**



### 3.1 Land Use and Zoning

The park area is comprised of four legal parcels:

1. Core Park Area Parcel = 1.21 ha
  - PA2 Zone (Park and Assembly Two) includes:
    - Developed Park Area = 0.98 ha (including Hall, parking areas, lawn, pond, beach volleyball court, BBQ and fire pit area, washrooms and picnic areas); and
    - Lagoon Area = 0.23 ha (directly adjacent to Redrooffs Road, east of core park area)
2. Lower Forested Parcel = 1.08 ha
  - R2 Zone (Residential Two)
  - Forested slope east of Redrooffs Road, directly above Lagoon, including lower Kitchin Creek and lower portion of existing trail.
3. Upper Forested Parcel = 1.24 ha
  - PA2 Zone (Park and Assembly Two)
  - Forested slope east of Redrooffs Road, including upper portion of Kitchin Creek and upper portion of existing trail.
4. Water License Area
  - Lease from the province of British Columbia
  - W1 Zone (Water One)
  - Includes beach area and boat launch

The park perimeter is largely bordering MoTI highway right-of-ways. The neighbouring properties are largely private residences (seasonal and permanent) along Redrooffs Road. The majority of surrounding land use zones are R1 (Residential One) and R2 (Residential Two). The up-slope zoning to the east is undeveloped forested area that is RU2 Zone (Rural Two). The applicable Development Permit Areas are as follows:

#### **Halfmoon Bay OCP Development Permit Areas**

- DPA#1A Coastal Flooding
- DPA#2A Creek/River Corridor
- DPA#2C Floodplain
- DPA#4 RAR





## 3.2 Park History and Operations

This property was first settled more than 100 years ago (around 1891) by pioneer William Rawding. In 1909 the property was sold and conceived as Redrooffs Resort. In the early 1900s, this resort was one of the first of its kind on the Sunshine Coast. It was a pioneer in the development of the Sunshine Coast as a popular tourist destination.

In the early days of the resort there was a general store, six log cabins as well as a wharf that extended from the store to the side of the rock island off the beach. Guests would arrive to the resort aboard steamship vessels from Vancouver. They would be welcomed by staff in approximately the location of the present day boat launch.

The resort survived the World War I and depression years. It grew through the 1920s and 1930s building more cabins and the original recreation hall. In the early 1940s, the majority of the resort was subdivided and sold off.

In 1945 the Redrooffs Resort green was acquired by James (Jim) M. Cooper. Jim Cooper and his family were popular in the Halfmoon Bay community and the faces of the Redrooffs Resort for the next 40 years. By the late 1950s locals referred to the property affectionately as Coopers Green. In the 1960s, most of the original cabins and the original store were gone, and Jim Cooper setup a campground on the green.

Jim Cooper died in 1977 and his widow Khona Cooper continued to run the resort for another 8 years until 1985 (including re-building the present-day recreation hall in 1983). When the property was going to be put up for sale in 1985 there was public outcry at the prospect of this property being developed for condominiums or similar. In June 1985, the SCR D was able to acquire the property for a bargain price. The legacy of this gift from the Cooper family lives on in the park name Coopers Green Park. Today the park remains a waterfront gathering place for the Halfmoon Bay community, much as it has been for more than 100 years.

## 3.3 Park Access

The park has two road access points: one off of Redrooffs Road, and one off of Fisherman Road. The portion of Redrooffs road through the park is one-lane each direction, and does not currently have road space dedicated for pedestrian or cyclists.

The park is accessible from the water, via the boat launch ramp and adjacent cobble beach. This boat launch serves as water access to the park, as well as a broader Halfmoon Bay community.



The original Redrooffs Resort recreation hall circa 1930s



Redrooffs Resort cabins on the shore of the lagoon, circa 1930s postcard (Courtesy of the Sechelt Community Archives)

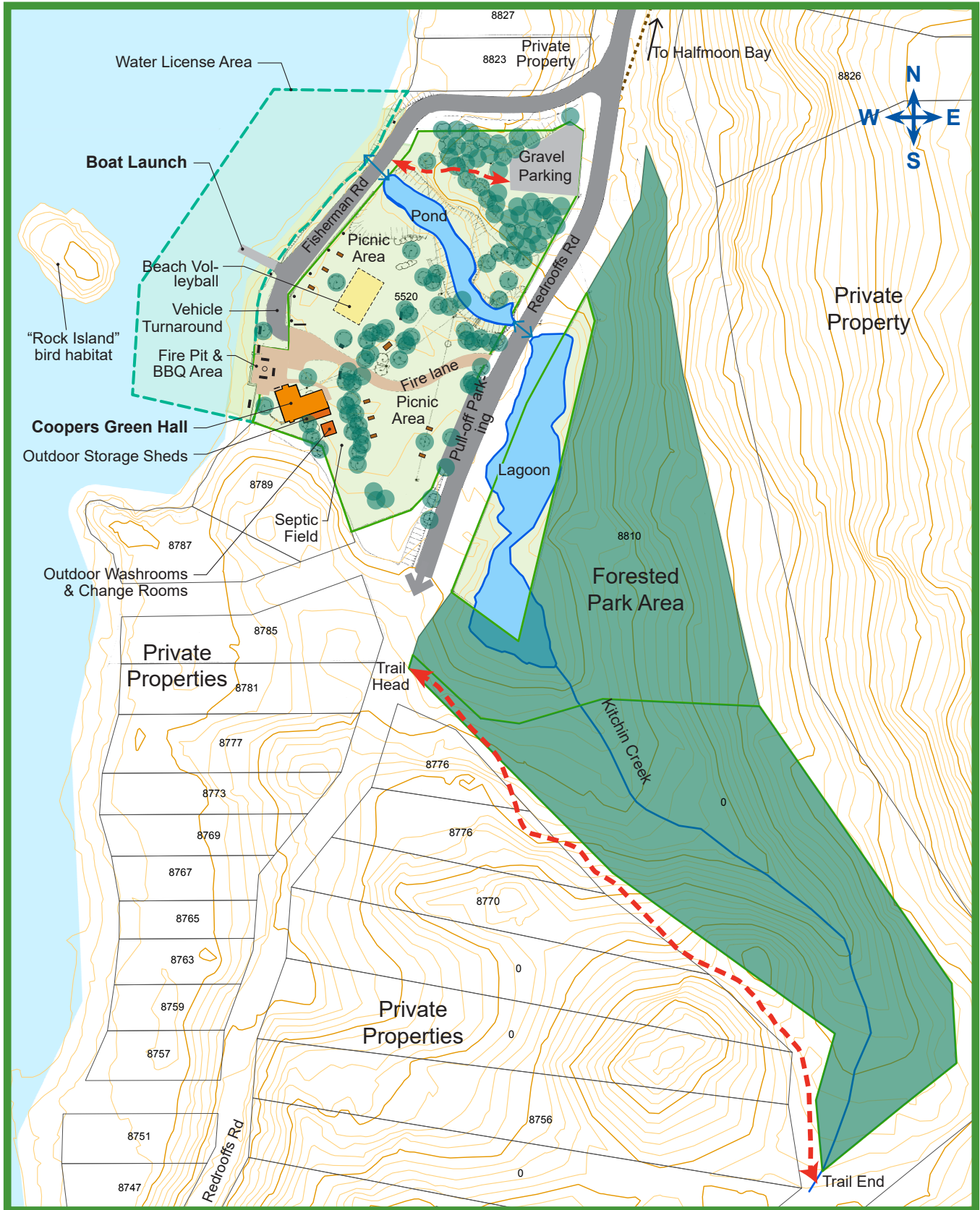


The wharf leading to Redrooffs Resort store from the rock island off Coopers Green, 1924 postcard (from of Gary Little collection)



## EXISTING PARK CONDITIONS

Figure 3.1: Existing Park Features





### 3.4 Park Features

Infrastructure in the park is focused around the Hall, boat launch and waterfront activities with select features across Redrooffs Road. The existing park features are as follows:

- Coopers Green Hall (accommodates 82 people for seated events)
- Hall Kitchen (fridge, stove and sink)
- (2) Indoor plumbed washrooms
- (2) Outdoor portable washrooms with solar lighting
- (2) Outdoor change rooms
- (3) Outdoor storage sheds
- Recreational boat launch
- Swimming beach
- Main gravel parking lot
- (3) Accessible parking stalls by Hall
- Pull-off parking (off Redrooffs Rd.)
- Septic field system
- Fire lane access
- Kitchin Creek
- Lagoon area east of Redrooffs Rd.
- Tidal Pond between Fisherman Rd. and Redrooffs Rd.
- “Rock Island” bird habitat off beach
- Open grassy areas with mature trees
- Outdoor BBQ fire pit area with seating by Hall
- Park benches and seating
- Picnic areas
- Park signage and kiosk map
- Outdoor potable water and electricity access
- (1) Bike rack by Hall
- Bollard lighting adjacent to Fisherman Rd.
- Scuba diving area
- (1) Sand volleyball court
- Hiking trail (290 m one-way length)



Existing Hall (built 1983)



Existing hall room (built 1983)



Existing boat launch ramp



Existing picnic Area



Existing trail through forested park area.





### 3.5 Park Users



The park's peak uses are related to the waterfront and summertime months.

Park users come from nearby Halfmoon Bay neighbourhoods as well as from the broader region (SCRD), Lower Mainland, and beyond. Park users consist of three main categories: park users, hall users, and boat launch users.

The park is used in all seasons, although the summer months see much higher visitation rates related to the waterfront and boat launch.

#### Summer use:

- 7% = Daily
- 37% = Weekly
- 21% = Monthly
- 23% = 2 or 3 times a season
- 6% = Once a season
- 5% = Other

#### Off-season use:

- 4% = Daily
- 16% = Weekly
- 28% = Monthly
- 28% = 2-3 times per season
- 16% = once a season
- 9% = Other

### 3.6 Park Activities



Swimming and beach activities are core to the function of Coopers Green Park.

The park's natural setting adjacent to the waterfront, among mature trees and mature forest provides for a variety of activities in the park. Currently, many park activities are informal, and do not occur as a result of active programming.

As part of the public questionnaire at the beginning of this process, respondents were asked to identify what kinds of activities they typically participate in at Coopers Green Park. The following were the five most popular responses:

1. Hall Activities and Special Events
2. Swimming and Beach Activities
3. Boat Launch for Motorized Boat(s)
4. Nature Appreciation / Bird Watching
5. Picnicking



Following these top activity responses, there was a wide range of other activities identified including:

- Picnicking
- Hall Meetings
- Hiking and Trail Access
- Boat Launch for Non-Motorized Boats
- Dog Walking
- BBQ / Fire Pit Area Use
- Beach Volleyball
- Scuba Diving

### 3.7 Environment

The park is located within Coastal Douglas Fir biogeoclimactic zone (moist maritime). The developed park area is largely cleared but the area east of Redrooffs Road is western-facing forested slope ravine. The forested area is comprised of predominantly Douglas-fir, Western Hemlock, and Western Redcedar along with deciduous species such as Bigleaf Maple and Red Alder. Rock outcrops and arbutus trees are also present within the park.

There have been several reports prepared about the wetland areas, hydrological features, riparian vegetation, aquatic wildlife and avian wildlife of Coopers Green Park. The park supports a variety of avian species, waterfowl and brackish water fish species. Stickleback (*Gasterosteus* spp.) and sculpin (*Cottus* spp.) have been observed in the lagoon during on-site review.

Of particular note are the park's combination of hydrological features including ephemeral freshwater Kitchin Creek, the lagoon east of Redrooffs Road with salt and freshwater wetland complex, and the saline pond west of Redrooffs road with salt and freshwater. The priority concern for these areas is protection. If the culverts that connect these features are to be replaced, water level control structures should be considered as part of these upgrades.

The lagoon has a healthy riparian canopy with herb shrub and tree layers intact. The lagoon and pond also support a variety of plant species characteristic of estuarine wetlands. Invasive plant species have been noted as a concern within the developed area of the park west of Redrooffs Road, as well as around the borders of the park.

The general developed park area is clear grass understory with mature tree canopy. This area is very dry through the summer months.

Overall, the broader park area provides a rich and diverse ecosystem that should be protected.



Dog walking is a common activity at the park.



A vibrant native vegetation community will ensure the area is continually used by a variety of avian species.



Native riparian vegetation is being challenged by invasive species such as Himalayan Blackberry (*Rubus discolor*), Scotch Broom (*Cytisus scoparius*) and Gorse (*Ulex europaeus*).

“The park, as well as the hall, is a wonderful community resource with great opportunity.”

- Lauren, Yelp Reviewer





## 4 Vision & Concept Plan



This section introduces the vision for Coopers Green Park, the goals that will support it and the concept site plan.

### CONTENTS

4.1 Vision for Coopers Green Park

4.2 Park Goals

4.3 Concept Site Plan





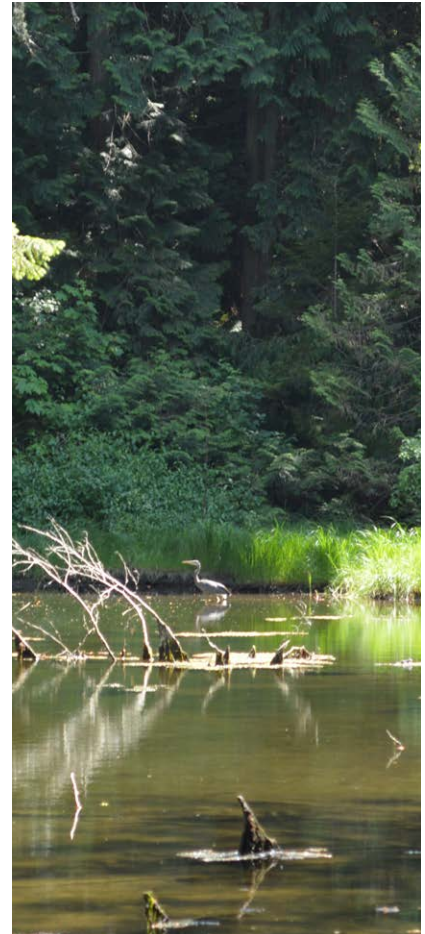
## 4.1 Vision for Coopers Green Park

A vision is a guiding statement by which decisions about the future of the Park are made and implemented. The vision is also a tool that is central to the park management planning – it provides guidance for generating ideas. The vision for Coopers Green Park was developed based on: input from the public, direction from previous park planning efforts, background research and input from SCR D staff.



### Park Vision Statement:

*Coopers Green Park, a waterfront destination in Halfmoon Bay, connects people with nature, community, and healthy lifestyles. Visitors of all ages and interests are invited here to relax, build community connections, access nature-based recreation, and celebrate ecological features for many years to come.*







## 4.2 Park Goals

Goals provide a framework for the vision by providing more specific guidance for park management and development. Goals act as a 'checklist' for proposed park improvements; if a proposed project meets these goals it will support the spirit and intent of the vision for Coopers Green Park.



### Social Interaction

Create facilities and encourage park programs that promote a sense of community, positive social interaction, and improved quality of life. The Community Hall is a hub, accessible to all Halfmoon Bay area residents and visitors from the broader Regional District.



### Enhanced Natural Features and Ecological Health

Recognize, protect, restore, and enhance the park's ecosystems and scenic qualities. Always strive towards ecological net gain by undertaking research and monitoring to inform adaptive management of the park's natural features.



### Balanced Recreation

Promote healthy lifestyles by providing a destination for low-impact, nature-based recreation. Foster a responsible approach to active recreation such as boating, scuba diving, trail running, and hiking that respects natural features, ensuring their enjoyment for generations to come.



### Stewardship and Partnerships

Provide park visitors opportunities to see and learn about the significant cultural and ecological features of the park. Promote understanding and appreciation of the park environment by engaging community members, partners, stakeholders, visitors, schools, and special interest groups in park management and stewardship.



## 4.3 Concept Plan

The Coopers Green Park Concept Plan (next page) reflects the Management Plan vision and objectives, builds upon existing park uses and facilities, and seeks to organize and integrate park spaces for a more unified and user-friendly experience.

## 4.4 Proposed Park Improvements

Below is a summary list of proposed park improvements. For more information, refer to Section 5: Recommendations.

### Community Hall and Parking

- Community Hall Replacement
- Upgrades to Existing Parking Areas
- Additional Parking Areas

### Open Space and Waterfront

- Boat Launch Improvements
- Covered Picnic Area
- Additional Picnic Tables
- Potable Water Taps (2)
- Outdoor Electrical Accesses (2)
- Additional Beach Accesses (2)
- Removal of Outdoor Washroom and Changeroom Building
- Modest Upgrades to Beach Volleyball Court
- Upgrades to BBQ and Fire Pit Area

### Natural Areas

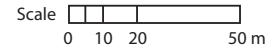
- Protected Conservation Area around Pond
- Protected Conservation Area around Lagoon
- Invasive Species Removal
- Restoration Planting and Monitoring
- Culvert Upgrades (2)
- Pond Edge Platform
- Lagoon Edge Platform

### Circulation and Wayfinding

- Lagoon Loop Trail and Pedestrian Bridge
- Kitchin Loop Trail
- Pedestrian Walkway Upgrades from Parking to Core Park Area
- Pedestrian Bridge over Pond
- Trailhead Kiosk with Map (2)
- Trail Markers (5)
- Upgrades to General Park Signage (5)



Figure 4.1: Coopers Green Park Concept Plan



**LEGEND**

- ..... Setback (7.5m) from Park Boundary
- \* General Park Signage
- Trailhead Map Kiosk
- Trail Marker
- - - Existing Moderate Trail
- Proposed Easy to Moderate Trail
- - - Proposed Wilderness Trail
- Proposed Retaining Wall
- P\* Proposed Parking\*
- Picnic Table & Bench

**NOTE:**

\* = Parking shown on the plan is conceptual. Perimeter parking is within the 7.5 m setback from parcel lines and adjacent road right-of-ways. This concept requires formal approval from the Board of Variance and from Ministry of Transportation and Infrastructure (MOTI).



"I look forward to improvements. This facility makes our community special."

- Questionnaire Respondent, June 2015



# 5 Recommendations



This section outlines a series of recommendations and actions to support implementation of the vision for Coopers Green Park.

## CONTENTS

### 5.1 Recommendations Overview

### 5.2 Recommendations

5.2.1 Community Hall & Parking

5.2.2 Open Space & Waterfront

5.2.3 Natural Areas

5.2.4 Access & Trails

5.2.5 Communications & Collaborations





### Recommendation Format

The recommendations are organized in summary tables for reference. The summary tables include the following information for each recommendation:

- **Description:** A brief statement of the recommended change.
- **Rationale:** Background information about why the recommendation is proposed, including analysis and public input.
- **Actions:** Recommended steps for implementing the change.
- **Time Frame:** Suggested planning horizon for implementation:
  - Immediate (1 to 2 years)
  - Short-Term (2 - 5 years)
  - Medium-Term (5 - 10 years)
  - Long-Term (beyond 10 year time frame)
  - Ongoing (No defined time frame)
- **Preliminary Capital Cost Allowance:** \*Class 'D' estimate for planning purposes.
- **Parties Involved:** Suggested participants to be involved in implementation of the action.

**MOTI** = Ministry of Transportation and Infrastructure

**SCRD** = Sunshine Coast Regional District

**SN** = shísháhlh Nation

**HBCA** = Halfmoon Bay Community Association

## 5.1 Recommendations Overview

The outcome of the management plan is a set of recommendations that will support implementation of the vision, goals and priorities generated through the planning process. These recommendations are provided for the SCR D Board to consider within the context of annual planning and budget deliberations.

It is important that an adaptive management approach is taken when implementing the plan so that when new opportunities or circumstances arise, the SCR D Board and staff are able to make informed decisions to support the vision for Coopers Green Park.

The recommendations are based on several sources of input:

- Analysis of the existing park facilities, amenities and uses;
- Background documents, trends and user group information;
- Ideas from stakeholders and the public generated through the open house events, public questionnaires and feedback forms, and emails; and
- Input received from meetings with staff and stakeholders.

The recommendations are organized into five categories:

1. Community Hall & Parking
2. Open Space & Waterfront
3. Natural Areas
4. Circulation & Wayfinding
5. Operation & Collaboration

\* Class 'D' estimates are pre-design and as such are general allowances with an accuracy of +/- 30% at the time of the plan. As annual projects are defined, detailed design and planning is required to refine actual project costs.



## 5.2 Recommendations

The management plan process generated many ideas for improved or new amenities within Coopers Green Park. Twenty-one recommendations are provided for consideration. These recommendations are capital recommendations (CR) or operational recommendations (OR).

### Capital Recommendations

Capital recommendations include physical park improvements and are presented conceptually for planning and budgeting purposes. Detailed design development will be required for proposed projects prior to implementation to confirm design details and project costs. In addition, capital improvements may affect operational and maintenance costs for the park; the costs should be considered in the detailed design process.

#### Notes:

- 1. Estimates are developed using unit costs based on historical construction cost data from similar projects and quantity estimates based on the concept plan. Estimates are provided to assist with long-range budget planning.**
- 2. Costs for infrastructure can vary widely depending on site constraints, design, market forces and other variables.**
- 3. The identification of immediate, short, medium and long term priorities are provided for information. It is anticipated that priorities and time frames will be evaluated annually based on community-wide and region-wide budget considerations and needs.**

### Operational Recommendations

Operational recommendations include policy development, planning initiatives, management strategies, information distribution and maintenance tasks. These initiatives are typically not tied to a particular park amenity or capital improvement.



## Summary List of Recommendations

### Community Hall and Parking

- 1** Community Hall Replacement CR#1
- 2** Parking Improvements CR#2

### Open Space and Waterfront

- 3** Boat Launch Improvements CR#3
- 4** Site Furnishing Improvements CR#4
- 5** Covered Picnic Area CR#5
- 6** Kids Play Area CR#6
- 7** Outdoor Washroom and Changeroom Building CR#7
- 8** Beach Volleyball Court CR#8
- 9** BBQ and Fire Pit Area CR#9
- 10** Open Park Space CR#10

### Natural Areas

- 11** Monitoring, Restoration and Enhancement CR#11
- 12** Hydrology, Culvert and Breakwater Upgrades CR#12

### Circulation and Wayfinding

- 13** Nature Trail Development and Lookout Platforms CR#13
- 14** Park Wayfinding and Signage CR#14
- 15** Core Park Area Access and Circulation CR#15
- 16** Off-site Park Access Connections CR#16

### Operation and Collaboration

- 17** Park Funding Sources OR#17
- 18** Park Partnerships and Volunteers OR#18
- 19** Adaptive Management Review OR#19
- 20** Park Stewardship and Environmental Management OR#20
- 21** Plan for Maintenance and Life-Cycle Upgrades OR#21



## 5.2.1 Community Hall & Parking

Coopers Green area has a history of community activity and use dating back to 1909. The original recreation hall on this property was in place from 1930-1983. This original hall was a popular venue for Saturday night dances and other events. In 1983 the original recreational hall was removed and the hall that exists today was built.

The park site has limited flat space, most of which is dedicated open space for park activities. Existing parking is informal and limited for the park.

The Community Hall and parking recommendations summarize how changes to these two key elements will affect one another as well as the park as a whole.



View to existing Community Hall from Fisherman Road end.





## 1 Community Hall Replacement

CR#1

### Description:

**Develop detailed designs, fundraising and replacement of the Community Hall at Coopers Green Park.**

### Rationale:

#### Public Input

- In the public questionnaire, the Community Hall was identified as the top priority for improvement in Coopers Green Park as well as the top issue or challenge to be addressed at the park.
- Overall, there was consistent support through questionnaire results, open houses, meetings, conversations and feedback forms for a Hall that provides multi-use functions.
- The second most commonly identified limitation for use of the park was the current Community Hall size and condition.
- The top priorities identified for the Hall were:
  1. Upgraded, Commercial-grade kitchen facility;
  2. Increased seating capacity; and
  3. Upgraded technical amenities including sound, lighting, and internet.
- The top five priority uses identified for the Hall were:
  1. Space for community events (e.g. sit-down dinner)
  2. Regular meetings
  3. Concerts, music and movies
  4. Fitness classes
  5. Kids activities
- The majority of respondents (61%) indicated the preferred new Hall location to be in the approximate location of the existing Hall – in the southwest corner of the property, in close proximity to the waterfront (Refer to Figure 2.2, page 14 for location options considered).
- Participants identified the following concerns about changes to the Hall and/or parking:
  - Impacts of Hall improvements or expansion on other park amenities or the character of Coopers Green Park.
  - Hall expansion has parking requirements. Concern that parking expansion will displace valued park open space.
  - Maintaining views through the park to the waterfront.
  - Tree removal necessary for Hall siting.



The existing Community Hall was built in the 1980s and is non-conforming with setback requirements.



The current kitchen facility cannot support efficient catering for large groups.



The current and preferred location for the Hall is at the southern edge of the site where waterfront views are available.



## Background

The Halfmoon Bay Community Association (formerly the Welcome Beach Community Association) have been cooperating with the SCR D in the search for a location or facility near Halfmoon Bay capable of hosting sit-down dinners or similar gatherings for more than 100 people. The former Welcome Beach Community Hall on Redrooffs Road was sold and closed for community use in 2011 reducing locally available space for community events. In the fall of 2014, the Halfmoon Bay Community Association (HBCA) and SCR D created a Memorandum of Understanding (MOU) which outlines the mutual interest of the two groups in replacing the Community Hall at Coopers Green. The HBCA placed funds from sale of their prior hall in trust with the SCR D to support this initiative. The HBCA has also started fundraising efforts to support a replacement Hall at Coopers Green Park.

## Objectives:

- Support opportunities for strengthening social connections in Halfmoon Bay with a purpose-built Community Hall.
- Develop safe, efficient, and conforming Community Hall building.
- Increase usability of the Hall for the immediate Halfmoon Bay community members of all ages as well as the broader community within the SCR D.
- Foster a balance between Hall and parking improvements and the priorities of the park as a whole.
- Consider the following in the Hall design and implementation process:
  - **Public Input:** Include input within the design process and development.
  - **Location:** To be in the approximate location of the existing Hall, conforming to 7.5 m property setback requirements (the SCR D Zoning Bylaw NO. 310, 1987, requires a 7.5 m setback from parcel lines for structures in the PA2 [Park Assembly 2] zone).
  - **Size & Capacity:**
    - Increasing capacity of Hall to 100-120 people is more important than the final square footage size increase
    - There is a broader need within the SCR D for a Hall to accommodate 100-120 people (existing Coopers Green Hall capacity is 82 people)
    - The Hall size range looked at in this process is ~1800-2500 sq.ft.
    - \* The final Hall size will be determined by the building detailed design and may be limited by the site area available for parking
  - **Key facility upgrades:** kitchen to increased foodsafe standards with commercial grade appliances and technical upgrades for lighting, audio, visual and internet.
  - **Other facilities:** Washrooms and changerooms to be accessible from both inside and outside the Hall; indoor storage for maintenance to be accessible from both inside and outside the Hall; universal accessibility; outdoor connection of Hall to outdoor patio, BBQ and fire pit area; and potential for outdoor kayak/paddleboard storage lockers.
  - **Legacy:** Incorporate historical information from prior site Halls including preservation and incorporation of bricks from existing Hall fireplace.
  - **Style:** Design aesthetic to respond to and harmonize with the park setting.
  - **Utilities:** Assess existing electrical, water and septic utilities for suitability or upgrade.
  - **Trees:** Tree removals to be limited wherever possible. Replacement tree planting to be carried out to compensate for removals.
  - **Construction Timing:** During demolition of the existing Hall and construction of the new Hall there will not be Hall access at Coopers Green Park. Where possible, construction should occur during lower use seasons to minimize impacts to Hall use and programming. Alternative facility arrangements should be identified for use during the construction window.



## RECOMMENDATIONS

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
1.1 Develop concept design options through to detailed design drawings for preferred option for proposed replacement Hall at Coopers Green Park. Design process to include architectural design and supporting technical disciplines (e.g. electrical, structural, and mechanical engineering).	Immediate	\$100,000	SCRD, HBCA, Community Fund-raising, Technical Consultants
1.2 Coordinate with community groups and volunteers to fundraise for design and construction of new Hall.	Immediate	Staff Time	SCRD, HBCA
1.3 Complete final detailed design, tender and construction of new Hall (including removal of existing Hall).	Short (Dependant on fund-raising)	\$1,000,000	SCRD, Technical Consultants, Contractor



## 2 Parking Improvements

CR#2

### Description:

**Develop and implement parking improvements that increase safety, minimize impact to park open space and correspond with capacity and design for the new Hall.**

### Rationale:

#### Public Input

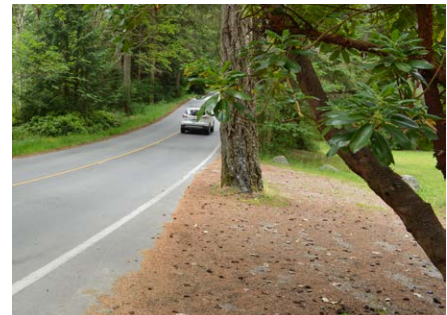
- Parking was identified as the second highest priority for improvement in Coopers Green Park, as well as the second most identified issue or challenge to be addressed at the park.
- 39% of questionnaire respondents communicated that their use of the Hall at Coopers Green is currently limited due to insufficient parking.
- Improved parking was identified as a priority for park users (general park access, Hall use and boat launch use).
- The most acute challenge for parking is to improve parking access without significantly impacting existing and valued park open space.



The existing gravel parking lot has no markings to guide stall layout efficiency.

#### Background

- The SCR D Zoning Bylaw No. 310, 1987, requires a 7.5 m setback from parcel lines for parking and loading areas in the PA2 (Park and Assembly 2) zone.
- The SCR D Zoning Bylaw No. 310, Section 509 outlines parking stall quantity requirements for an assembly building. The requirements are based on the building size (floor area) and the occupancy capacity.
- Based on the bylaw and the desired range for Hall size/capacity, the number of parking stalls required are as follows:
  - Minimum = 82 person Hall capacity, 1800 sq.ft. = 45 stalls, including 2 accessible stalls
  - Maximum = 120 person Hall capacity, 2500 sq.ft. = 63 stalls, including 3 accessible stalls
- A range of parking concept layouts were considered in response to the need for 45-63 stalls outlined above.
- In order to preserve existing park open space, parking solutions recommended in this plan are a combination of perimeter parking\* (within the 7.5 m setback from property line) and off-site parking\* (within adjacent road right-of-ways) instead of 'on-site parking' (outside of the 7.5 m setback).
- Preliminary discussions have been held with SCR D Planning Department and with MoTI as part of this process. Initial discussions suggest the approach for perimeter parking is likely feasible, but would need to be confirmed during detailed design.
- Although the recommended parking improvements require a variance, there are several precedents for similar parking practices within parks in the SCR D and adjacent communities.



Existing pull-off parking on Redroofs Road is 90 degree stalls with limited visibility around select existing trees.



There are potential opportunities for developing roadside, and adjacent areas as parking.

\* *These parking recommendations require formal review and approval from the Board of Variance and from the Ministry of Transportation and Infrastructure (MoTI).*





**Objectives:**

- Design and implement more efficient parking for Coopers Green Park.
- Preserve park open space and significant ecological features.
- Coordinate parking improvements with detailed design for the new Hall.
- Consider the needs of all parks user groups in the design of parking improvements.
- Focus parking solutions on perimeter parking and parking in directly adjacent areas (combination of MoTI right-of-way and park property within the 7.5 m setback).
- Consider the following parking improvements as part of the parking strategy at Coopers Green Park:
  - Upgrade existing gravel parking lot at corner of Fisherman Road and Redrooffs Road to include expansion and stall delineation to maximize stall layout and circulation.
  - Add pull-off angle parking on east side of Redrooffs Road within MoTI right-of-way (across from existing gravel lot). Existing ditch and sightlines require design consideration.
  - Expand pull-off parking on west side of Redrooffs Road. Revise to 60 degree angle parking. Confirm if a retaining wall is required are the south end of this parking area. Retain trees if possible. Plant replacement trees elsewhere in the park to compensate for removals.
  - Formalize parallel parking stalls on one side of Fisherman Road.
  - Improve accessible parking stalls near the Hall entrance.
  - Implement a new parking area at southern corner of property. Refer to action 2.3 below.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
2.1 Refine and confirm overall parking strategy for Coopers Green Park concurrent with Hall design process.	Immediate	As part of process for Action Item 1.1	SCRD, Technical Consultant(s)
2.2 Coordinate with MoTI and the Board of Variance for review and approval of the proposed parking strategy for Coopers Green Park.	Immediate	Staff Time	SCRD, MoTI, Board of Variance
2.3 Explore technical opportunities, constraints and costing for additional parking capacity on west side of Redrooffs Rd. at the southern corner of the site within MoTI right-of-way. Conditions for consideration: shared driveway access with adjacent residences, fill material requirements, and retaining wall requirements.	Immediate	Staff Time	SCRD
2.4 Implement approved parking improvements concurrent with, or prior to, new Hall implementation.	Short	TBD by Item 2.1	SCRD, MoTI, Technical Consultant, Contractor
2.5 Explore off-site options for boat trailer parking (especially long-term trailer or boat launch parking).	Ongoing	Staff Time	SCRD



Figure 5.1: Coopers Green Park Parking Concept



LEGEND

\* = APPROVALS REQUIRED

..... Existing Setback (7.5m from parcel line)

\*P Proposed Parking Area (layout shown here is conceptual only)

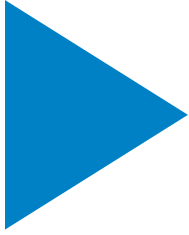
--- Existing Parcel Lines

Parking shown on this figure is conceptual only. The SCR D Zoning Bylaw No. 310 requires a 7.5 m setback from parcel lines for structures, parking and loading areas in the PA2 (Park and Assembly Two) zone. This concept shows parking partially within the 7.5 m setback from parcel lines and adjacent road right-of-ways. This approach requires formal approval from the Board of Variance and from Ministry of Transportation and Infrastructure (MOTI).





## 5.2.2 Open Space and Waterfront



The open space and waterfront areas of Coopers Green Park define the highly valued character of the park. Preservation of open space or “unprogrammed” space within the park was identified as a high priority and the plan focuses on improving features that exist today without adding a significant number of new amenities.

This section includes recommendations for upgrades to existing park amenities, creation of limited new amenities and opportunities to improve the function of under-used park spaces.



View from lawn area with mature trees towards waterfront at Coopers Green Park.



### 3 Boat Launch Improvements

CR#3

#### Description:

**Improve boat launch facility and management for recreational use within the park.**

#### Rationale:

##### Background

- The existing recreational use water license, which includes the boat launch, has been renewed between the SCRDC and Province of BC.
- Commercial/industrial use is not a permitted use of the ramp under the existing water license agreement between the SCRDC and the Province of BC.
- For residents of Area B Islands (Thormanby and Merry), the boat launch at Coopers Green is the closest public boat launch access point to the islands.
- The closest pay-to-use commercial boat launches to the Halfmoon Bay area are ~6-40 km away (at Secret Cove, Gibsons, shíshálh Nation [by permission only], Madeira Park and Earl's Cove). This distance is a challenge for commercial/industrial users and contributes to non-permitted commercial/industrial uses occurring at Coopers Green boat launch.
- Commercial/industrial use encompasses all uses outside of personal recreational use e.g., barge service, fuel delivery, transporting commercial construction materials and equipment, commercial fishing, etc.

##### Public Input

- The boat launch was identified in the public feedback questionnaire as the third most pressing issue or challenge to be addressed at Coopers Green Park as well as the third top priority for improvement at the park.
- Recreational motorized boating was identified through public input as the primary priority for the boat launch.
- Respondents identified non-motorized boating (e.g. kayak launching) as the secondary priority for the launch.
- Industrial use of the boat launch has been identified as a concern for some Halfmoon Bay residents and park users.
- Area B Island property owners identified that this launch is unofficially used by commercial/industrial boats and barges to provide services to their Thormanby Island properties and this function is important to these land owners.



The existing boat launch is central to the park beach area, directly adjacent to scuba diving and swimming areas.



Signage communicates existing permitted launch use. Additional communications and enforcement are needed to manage permitted use at Coopers Green Launch.



The ramp is concrete with limited width (~4.6 m). It has seen significant use between 2012 and present and input suggests repairs are needed.

#### Objectives:

- Decrease conflict for recreational boat launch access and users.
- Preserve the recreational mandate and focus of the park.
- Increase public awareness and understanding of permitted uses of launch as per the water license agreement between the SCRDC and the Province.
- Improve longevity and condition of the boat launch infrastructure.
- Improve enforcement of uses permitted at the boat launch.





## RECOMMENDATIONS

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
3.1 <i>Present boat launch information to SCRD Board regarding commercial/industrial water license application at Coopers Green Park.</i>	Immediate	Staff Time	SCRD
3.2 <i>Develop and implement public communications plan for permitted uses of the boat ramp at Coopers Green Park.</i>	Immediate	Staff Time	SCRD
3.3 <i>Provide increased bylaw enforcement presence for monitoring, management, and enforcement of non-permitted boat launch use. Increase bylaw enforceable fine for non-permitted use of the boat ramp. Include grace period for implementation of fine increase.</i>	Ongoing	Staff Time	SCRD
3.4 <i>Determine the boat ramp load limit and post this information on boat launch signage.</i>	Immediate	\$3,000	SCRD Consultant



## 4 Site Furnishing Improvements

CR#4

### Description:

**Review, replace and upgrade park site furnishings.**

### Rationale:

#### Public Input

- Strong support for passive use of park utilizing amenities such as benches and picnic tables.
- Consistent support for memorial benches in Coopers Green Park.
- Positive feedback for newest style of bench used in the park.

#### Objectives:

- Provide regular repairs, maintenance and upkeep of furnishings to support continued use.



Typical existing picnic tables in the Park.



Newest timber style memorial bench installed in Coopers Green Park.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
4.1 Conduct an annual inventory and condition review of park site furnishings.	Ongoing	Staff Time	SCRD
4.2 Expand the picnic area that receives afternoon shade on east side of trees behind the existing Hall with 2 additional tables and concrete pads for a total of 3 in this location.	Short	\$3,000	SCRD
4.3 Expand the picnic area by the existing Arbutus tree and utility pole adjacent to Redrooffs Road with 1 additional table and concrete pad for a total of 3 picnic tables in this location.	Immediate	\$1,500	SCRD
4.4 Assess functionality of bollard lighting on the east side of Fisherman Road adjacent to existing picnic area.	Immediate	Staff Time	SCRD



**5 Covered Picnic Area**

**CR#5**

**Description:**

**Develop a covered picnic area in the Park.**

**Rationale:**

**Public Input**

- A wide variety of users expressed support for a covered picnic area that would provide shelter from the sun or rain and encourage use of the park during a greater range of conditions.
- Two location options were presented for consideration:
  - A - Freestanding shelter to be developed in central location between fire lane and pond.
  - B - Covered patio area for picnic tables incorporated as part of the design for the proposed Hall.



A free-standing picnic shelter such as the example shown here can be booked for small gatherings.

**Objectives:**

- Consider proximity of parking and primary park circulation routes to support loading/unloading.
- Provide nearby access to washrooms, potable water, electricity and garbage/recycling receptacles.
- Complement existing open space picnic areas.
- Architectural design of covered picnic area should complement the park character and other park structures (e.g. Community Hall).
- Consider incorporation of motion-sensor lighting into the picnic structure for safety and security with respect for dark-sky compliance and park star-gazing.



Existing water and power access for large picnic table to be upgraded.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
5.1 Develop a new covered picnic area that accommodates 6-8 tables.	Short	\$110,000	SCRD, Design Consultant, Contractor



**6 Kids Play Area**

**CR#6**

**Description:**

**Develop park amenities to support kids play and activities at Coopers Green Park.**

**Rationale:**

**Public Input**

- Coopers Green Park does not currently have a dedicated kids play area.
- Public input suggested that families (kids, parents, grandparents) would support development of a kids play area that is located away from the beachfront.

**Objectives:**

- Support creative play for a range of ages.
- Work with solutions that are small to medium in scale to harmonize with the rest of the park (e.g. not to detract from the waterfront and open space as focal points of the park character).
- Locate the play area to preserve uninterrupted large open grass area;
- Locate the play area a safe setback distance from Redrooffs Road;
- Locate in close proximity to seating/picnic areas;
- Consider a nature play approach that features innovative equipment and free play elements; and
- Consider low maintenance plant material as elements for play. Plant material selections should suit play objectives as well as the natural coastal context of the park.



Nature-play elements should be considered at options for a play area at Coopers Green.



Simple features such as a log-climb can be incorporated within the park.



Play features should reflect the character and scale of Coopers Green Park.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
6.1 Complete a design and public engagement process to develop an innovative design solution for the play area.	Short	\$16,000	SCRD, Design Consultant
6.2 Develop a new, small-scale play kids play area in Coopers Green Park.	Medium	\$50,000-\$100,000	SCRD, Design Consultant, Contractor





## 7 Outdoor Washroom and Changeroom Building

CR#7

### Description:

Remove existing outdoor building with portable toilets and change room stalls.

### Rationale:

#### Public Input

- Concerns and comments about maintenance at the existing outdoor washroom and changeroom building.
- Existing building is within the 7.5 m setback to the park property line.

#### Objectives:

- Provide safe, well-maintained access to plumbed washrooms year round at Coopers Green Park.
- Maintain access and upkeep of current outdoor washroom building and facilities until consolidated and upgraded washrooms are available within the new Hall. Ensure Hall design incorporates park access to the washrooms independent of Hall access.
- Conform to the property setback of 7.5 m for buildings in Coopers Green Park (the SCRD Zoning Bylaw No. 310, 1987, requires a 7.5 m setback from parcel lines for structures in the PA2 [Park and Assembly Two] zone).
- Demonstrate best practices for conservation and water efficiency for new plumbed washroom facility.



Existing outdoor washroom building with portable toilets and changeroom stalls is located in close proximity to property line, adjacent to lock block concrete retaining wall.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
7.1 Once the new Hall and park washroom facilities are complete and accessible, remove existing washroom / changeroom enclosure. Consider an interim condition or re-location of the facility within park during Hall construction to provide uninterrupted washroom access during the transition. Consider final re-location or re-use of the structure as a storage shed at Coopers Green or other SCRD park.	Short to Medium	Staff Time or include under construction contract for Action Item 1.3	SCRD, Contractor



## 8 Beach Volleyball Court

CR#8

### Description:

**Maintain the existing beach volleyball court in the short-term and monitor potential removal or relocation in the medium-term.**

### Rationale:

#### Public Input

- Mixed input was received for the use and value of the beach volleyball court at Coopers Green.
- In the initial public questionnaire the volleyball court was not a high priority, but there were very few respondents under 40 years of age.
- At the open house in the park, there was increased representation from young adults and youth who expressed support for the beach volleyball court.
- Comments in support of the court identified that upgrades are needed to increase use (e.g. new net, provide line tape, etc.).
- The court is one of the few facilities in the park that caters to older youth or young adults.
- The court currently has minimal impact on access or usability of the adjacent park space and seems to be an acceptable use in the short-term.

#### Objectives:

- Support and attract all ages to enjoy Coopers Green Park.
- Consider re-location in medium or long-term if preferred and better use is clarified (e.g. alternate location for kids play area).



View of the existing court. Improvements such as line taping delineation and sand nourishment were identified as potential short-term improvements.



The court offers great views to the waterfront without impeding views from adjacent park areas.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
8.1 Maintain the volleyball court in existing location for short-term. Market and upgrade the facility with edging, line taping, new net and replenished sand as necessary.	Short	\$2,000	SCRD
8.2 Monitor use of the volleyball court and determine if the court should remain as a long-term park amenity in this location.	Short	Staff Time	SCRD, Community Users



## 9 BBQ and Fire Pit Area

CR#9

### Description:

**Upgrade and integrate the outdoor BBQ, fire pit and patio area with new Community Hall.**

### Rationale:

#### Public Input

- Input indicates that the existing BBQ and fire pit area is a valued facility for organized events as well as informal seasonal use.
- Repairs were made to the BBQ in 2013 and the mural was repainted in 2015.
- There is public support for maintaining the function of the waterfront BBQ and fire pit patio area at Coopers Green Park.
- Public input supports improvements to this facility to act as a complimentary outdoor space for the new Hall. Functionality of this area would be improved with features such as outdoor potable water access and wash station.



Existing fire pit on gravel with mixed moveable benches.

#### Objectives:

- Incorporate upgrades to the fire pit area as part of the larger proposed Community Hall project.
- Design this area as outdoor extension of Hall.
- Continue to provide a safe, designated area for fires or barbecuing within the park.
- Provide nearby access to potable water, garbage receptacles and recycling receptacles.
- Develop clear guidelines for use of the area and a booking procedure for organized events to avoid user conflict.
- Consider lighting to enable extended use while respecting neighbours and dark sky best practices.



Existing picnic table adjacent to the existing BBQ/Fire pit area and Hall.



Existing BBQ.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
9.1 Integrate and upgrade a barbecuing and fire pit area as part of the larger proposed Community Hall design and construction project.	Medium	Component of Action Item 1.1 and 1.3	SCRD, Technical Consultant, Contractor



**10 Open Park Space**

**CR#10**

**Description:**

**Maintain open lawn areas for miscellaneous park activities.**

**Rationale:**

**Public Input**

- Park users highly value flexible open space at this park.
- The plan process looked at incorporating other amenities such as horseshoe pits within open space areas.
- Public input received supported maintaining existing open space as a higher priority than some proposed secondary amenities at this time.
- Besides the elementary school, this is the largest open park space and outdoor gathering space for the Halfmoon Bay community.



Largest continuous open area (south corner).

**Objectives:**

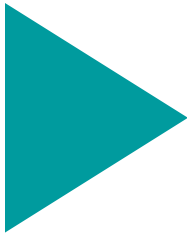
- Maintain the character of open park space among mature trees.
- Maintain ‘undeveloped’ open spaces in flat areas of the park to continue to support flexible park uses such as community events (e.g. Halfmoon Bay Country Fair, Bocce tournament).
- Preserve views from Redroofs Road to the waterfront.
- Maintain open spaces as low maintenance.
- Consider weddings or other special events in open space planning.
- Minimize user conflicts by clearly communicating and enforcing bylaw policy for dogs on-leash at Coopers Green Park.



North of the existing fire lane looking west towards water (potential free-standing covered picnic shelter location).

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
10.1 Retain and maintain some open lawn areas in Coopers Green Park for flexible use and activities.	Immediate	Staff Time	SCRD
10.2 Consider additional park amenities within perimeter areas of open lawn areas if user demand increases (e.g. Horseshoe Pits).	Medium	Staff Time	SCRD
10.3 Consider developing a tree replacement plan in order to maintain the mature treed character in park over the long-term.	Medium	Staff Time	SCRD
10.4 Consider developing one landscape focal point for photographs at weddings or other special events.	Medium	Staff Time	SCRD
10.5 Provide increased bylaw enforcement at Coopers Green for managing dogs are kept on-leash in the Park.	Ongoing	Staff Time	SCRD

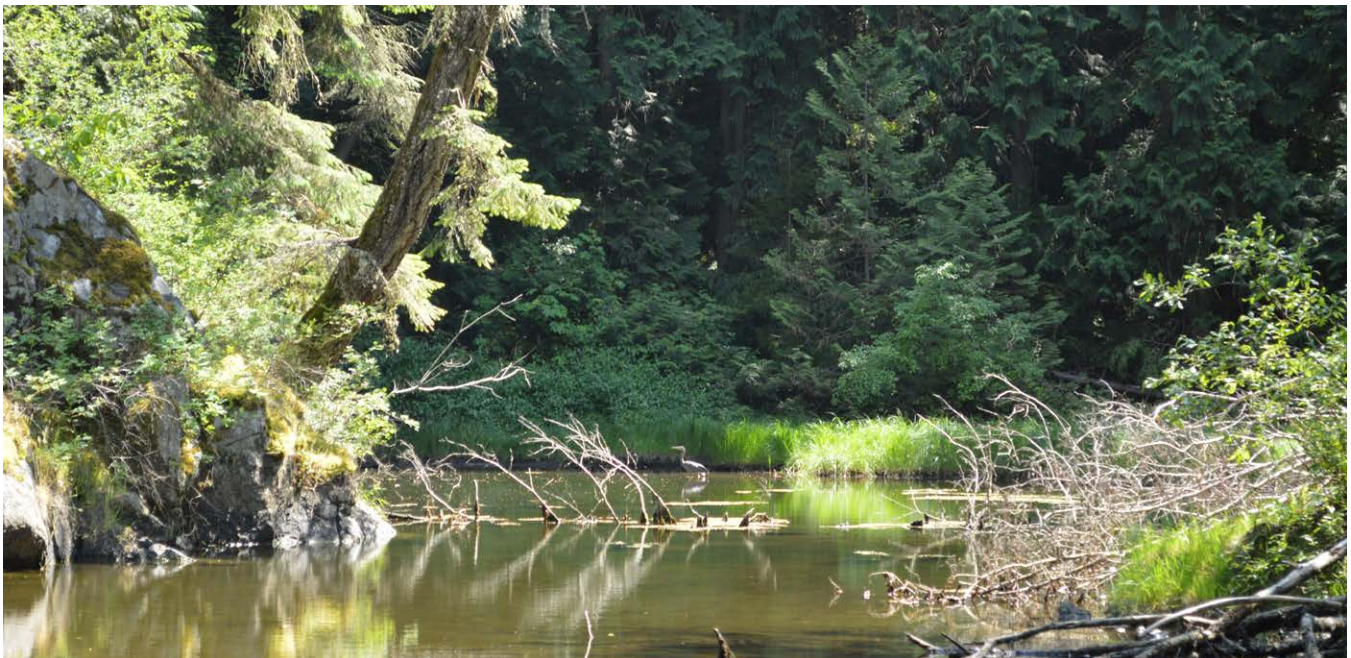




### 5.2.3 Natural Areas

Coopers Green Park encompasses a range of natural areas that have been studied and documented. There are some unique hydrological features including the pond (affected by tides) and adjacent lagoon. Today, much of the lower flat part of the park adjacent to the pond has had native understory vegetation removed to provide an open lawn space below the mature tree canopy. Some natural understory and riparian vegetation still exists around the pond and lagoon as well as ornamental garden species and invasive species. The park on the east side of Redrooffs Road is a natural forested area and largely intact.

The Management Plan recommends preserving natural areas within the park and restoring and enhancing select areas that have seen disruption or decline in ecological health as a result of adjacent activities.



Great Blue Heron fishing in lagoon at Coopers Green Park.



## 11 Natural Areas Monitoring, Restoration and Enhancement

CR#11

### Description:

**Restore on-site natural areas to increase ecological health and to enhance biodiversity in the park.**

### Rationale:

#### Public Input

- Participants in this process identified nature as a highly appreciated element of Coopers Green Park and a defining point for Halfmoon Bay and surrounding community.
- Public input suggested strong support for defining natural features and areas for conservation and limited access.
- Input suggested that natural areas are important for habitat and ecosystem connectivity but can also be fun and interesting for park users.
- Feedback has been positive for recent environmental enhancement activities including signage identifying “environmentally sensitive area”, invasive/ornamental plant removals, and restoration planting. There is desire for these efforts to expand and continue.

#### Background:

- Some natural areas and features of the park have been degraded by past site uses and activities.
- Garbage, dumping and remnants of past infrastructure are visible around the lagoon and pond and adjacent to the trail in the forested area east of Redrooffs Road.
- Invasive species are established on-site including English Ivy, Scotch Broom, Himalayan Blackberry, Daphne, periwinkle, among others.
- Some introduced garden plants adjacent to natural areas have established and are displacing native vegetation.

#### Objectives:

- Enhance biodiversity and ecological health of features at Coopers Green Park.
- Engage the community in collaboration for restoration and conservation efforts at the Park.
- Encourage educational opportunities, awareness and partnerships through natural area projects.
- Restore natural areas and features within the park for generations to come.



Ivy (Hedera) and Periwinkle (Vinca) are among the garden and invasive species that have naturalized in park areas.



Remnants of dumping are prevalent within the forested natural area east of Redrooffs Road.



There have been recent efforts and education about restoring and enhancing the riparian habitat around the pond.



## RECOMMENDATIONS

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
11.1 Remove garbage and dumped materials from natural areas. In particular the pond bottom and perimeter; the perimeter of the lagoon; adjacent to the trail in the forested area east of Redrooffs Road; and adjacent to Fisherman Road and Redrooffs Road.	Immediate and Ongoing	Staff and Volunteer Time	SCRD, Volunteers
11.2 Work with established Coopers Green Volunteer Group (see Action Item 18.1) to determine targets, funding, and personnel for restoration efforts in the park.	Medium	Staff Time	SCRD, Community Group
11.3 Plant high-quality nursery grade riparian vegetation stock in key areas in spring and fall.	Ongoing	Staff Time \$1,500	SCRD, Community Group
11.4 Support clean-up and restoration efforts through education and site signage including “Environmentally Sensitive Area”, or “Restoration in Progress” signs.	Ongoing	See Action Items 14.1 and 14.3	SCRD
11.5 Complete an invasive species inventory and ongoing management as resources allow. Focus efforts within a 30 m setback from the pond and lagoon perimeters as well as a 10 m setback from road and trail edges.	Short	Staff Time	SCRD, Community Group
11.6 Install nest boxes and raptor posts to increase nesting habitat for birds and bats.	Short	\$1,200	SCRD
11.7 Develop monitoring program and ongoing schedule for maintenance activities of natural areas. Establish control areas and survey areas to identify trends. Monitor invasive species, garbage/dumping, and erosion.	Ongoing	Staff Time	SCRD
11.8 Make connections with educational institutions to undertake relevant coursework that includes survey and monitoring of habitat and wildlife within the park.	Ongoing	Staff Time	SCRD, SD46, Post-secondary Schools
11.9 Maintain a map and list of environmentally sensitive areas and Conservation Data Centre (CDC) listed species identified within the park.	Ongoing	Staff Time	SCRD





**12 Hydrology, Culvert and Breakwater Assessments**

**CR#12**

**Description:**

**Coordinate with MoTI to assess and upgrade the existing road infrastructure that connects the park’s hydrological site features.**

**Rationale:**

**Public Input**

- Public input identified concerns for the condition and safety of infrastructure connecting water features across Redrooffs Road and Fisherman Road.

**Background**

- Historically the lagoon, pond, and foreshore were all connected as one.
- When Fisherman Road and Redrooffs Road were built they dissected the hydrological feature in two locations.
- Culvert infrastructure was installed to maintain connectivity between Kitchin Creek and the foreshore.
- This infrastructure is aging and showing visible signs of breakdown and erosion.
- This infrastructure falls under MoTI jurisdiction.
- The elevations and details of the culvert connections should be revised to improve hydrological function in the future.
- The grate at the foreshore culvert is dislodged and large debris has been migrating into the pond during tidal events.

**Objectives:**

- Develop safe and healthy connections between site hydrological features.
- Encourage improved quality riparian habitat within hydrological site features.
- Consider alternatives to existing culvert connections and elevations that support an improved riparian environment at low tide events during dry months (e.g. summer).



Existing condition of culvert at foreshore and Fisherman Road.



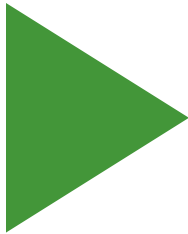
Existing condition of culvert and headwall at pond and Fisherman Road.



Existing condition of box culvert at pond and Redrooffs Road.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
12.1 Work with MoTI to assess and upgrade the culverts between the foreshore and pond and between the pond and lagoon. (*implementation is outside the scope of this plan)	Immediate	Staff Time	MoTI, SCR D
12.2 Work with MoTI to assess and upgrade the boulder breakwater along Fisherman Road. (*implementation is outside the scope of this plan)	Short	Staff Time	MoTI, SCR D





### 5.2.4 Circulation and Wayfinding

The main road network that bisects Coopers Green Park was developed as the communities of Halfmoon Bay and Welcome Beach grew. The on-site circulation and trail network in Coopers Green Park is informal and could be further developed.

The recommendations for trails and access look to improve walkability, overall site accessibility and safety for park users.

## 13 Nature Trail Development and Lookout Platforms

CR#13

### Description:

**Develop a nature trail network and lookout platforms on the east side of Redrooffs Road.**

### Rationale:

#### Public Input

- Park users communicated a lack of awareness or available information for what trails are offered in the forested area on the east side of Redrooffs Road.
- Strong support was received for an improved trail network within the forested area of the park as well as connections beyond park boundaries.

#### Objectives:

- Provide safe access for walkers, hikers and trail runners to enjoy the forested upland portion of Coopers Green Park through an expanded trails network and related amenities.
- Improve awareness and stewardship of park space east of Redrooffs Road.
- Connect Coopers Green Park with the broader trails and recreation network east of the park boundary.
- Create partnerships with groups for trail building and collaborative maintenance.
- Provide a range of trail lengths and level of difficulty for varied park users.
- Consider layout and surface material for an accessible trail loop as part of the trail network.
- Avoid impacts to significant trees and ecological features in trail layout and construction.
- Follow best practices for trail routing including site assessment of environmental features, feasibility reconnaissance, field mapping and flagging prior to construction.
- Follow best practices for trail construction including clearing and brushing, drainage, surfacing material (if needed) and steps/retaining (only if needed).



This marker is the only existing indication or information about the park space or trail opportunities east of Redrooffs Road.



Existing trail in natural forested area east of Redrooffs Road.



Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
13.1 Design and develop park trails and lookouts including: <ul style="list-style-type: none"> <li>Lagoon Loop Trail east of Redrooffs Road that targets a low to moderate level of difficulty (suitable for all ages). Consider interpretive signage program as part of this trail.</li> <li>Assess feasibility, design and implement a lagoon edge viewing platform on the east side of Redrooffs Road along the proposed Lagoon Loop Trail.</li> <li>Design and develop a Kitchin Creek Loop trail by developing a new trail on north side of the creek to connect with the existing trail south of the creek.</li> <li>Design and construct a feature platform and bench at one to two lookout locations along the proposed Kitchin Creek Loop Trail.</li> </ul>	Medium	\$48,500	SCRD, Community Groups
13.2 Monitor trail conditions and perform routine seasonal maintenance to prevent deterioration through erosion or other means.	Ongoing	Staff Time	SCRD

**14 Park Wayfinding and Signage**

**CR#14**

**Description:**

**Develop and implement updated signage and wayfinding throughout Coopers Green Park.**

**Rationale:**

**Public Input**

- Public input suggested that improved informational signage, including signs and maps would be welcomed.
- There is support for a map on-site that clearly communicates the details of the park (the existing map addresses the broader region).
- Strong public support for trailhead kiosks and a wayfinding system to better communicate information about the park on the east side of Redrooffs Road and how this area connects into a broader network of trails in the area.
- Public requests for clarity via signage for boat launch use parameters.



Existing central park map and information sign.

**Background**

- Existing park signage presents a range of designs that have developed over the years.
- A well-developed sign system is an attractive and effective method to facilitate wayfinding and help reduce potential conflicts between park users.



Existing trail marker is setback from Redrooffs Road and difficult to see.



### Objectives

Provide clear signage design and messaging that is unified within the park, and where appropriate, unified with other SCRD facilities. Design signage to consider the following:

- Park entry signs at key park accesses (currently 4).
- Park map at central location.
- Code of conduct signs to communicate rules and regulations.
- Interpretive signs about natural, cultural, and historical features.
- Trailhead kiosk with map at one to two locations.
- Trail route markers at trail intersections.
- Distance markers at set intervals along existing and future trails.



The existing entry sign beside Redrooffs Rd.



Precedent examples of interpretive signs.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
14.1 Develop designs and implementation phasing for entry signs, directional signs, trail signs, information signs, and code of conduct signs.	Medium	\$10,000	SCRD, Design consultant
14.2 Develop content and designs for interpretive signs about natural, cultural and historical information in Coopers Green Park.	Medium	\$5,000	SCRD, Volunteers, Design Consultant
14.3 Manufacture and install new signage as per designs and phasing identified in Action item 14.1 and 14.2.	Medium	\$40,000	SCRD, Contractor



## 15 Core Park Area Access & Circulation

CR#15

### Description:

Improve on-site circulation pathways and infrastructure to provide enhanced access to core park amenities.

### Rationale:

#### Public Input

- Public concerns were identified for access from the existing upper gravel parking lot to core lower park area.
- Public input suggests a better pedestrian connection is needed from the upper parking area to lower waterfront and park area.
- Public input requests received for additional accesses to the beach from the general park area. Existing beach access is limited to the ramp at the boat launch or over the continuous retaining wall and breakwater.

#### Objectives:

- Improve connections between core park elements (waterfront, lower flat park area and upper parking area).
- Provide for universally accessible routes wherever possible.
- Support active and alternate modes of transportation.
- Consider site safety during evenings and off-season time (e.g. lighting).
- Limit access to lagoon and riparian area within the park.



Existing pedestrian route from upper gravel parking lot to waterfront requires improvements and upgrades.



Public feedback requested that additional beach access points through the existing retaining wall would be desirable.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
15.1 Develop two additional beach access points, stair or ramp, from the general park area between the Hall and boat ramp.	Medium	\$6,000	SCRD
15.2 Design and implement a pedestrian bridge over the pond to the core park area at a similar location to the former pedestrian bridge.	Long	\$21,500	SCRD, Contractor
15.3 Assess feasibility, develop design and implement a pond edge viewing platform on the north side of the pond adjacent to the pedestrian bridge (see 15.2). This will provide a single designated access point to the pond to limit riparian disturbance.	Long	\$9,500	SCRD, Contractor
15.4 Design and implement an improved pedestrian route from the main gravel parking area at the intersection of Fisherman Road and Redrooffs Road to the waterfront and core park area.	Short	\$12,500	SCRD, Contractor
15.5 Incorporate bicycle parking in close proximity to the waterfront and/or proposed Community Hall.	Short	\$4,000	SCRD
15.6 Assess demand and feasibility for on-site kayak / paddleboard storage locker facility.	Short	Staff Time	SCRD





## 16 Off-site Park Access

CR#16

### Description:

Improve access and connections to the park from the broader circulation network including active transportation.

### Rationale:

#### Public Input

- Public input identified safety concerns for vehicle traveling speeds along Redrooffs Road.
- Support for improving pedestrian and cyclist access and connections to the park.

#### Background

- Although off-site park access is outside of the scope of this plan (and SCRD park boundaries), key items are noted here for follow-up with other parties or future processes.

#### Objectives:

- Support and encourage active transportation.
- Strengthen connections with the broader community context outside of the park boundary.
- Highlight larger-scale considerations for coordination with MoTI.



Redrooffs Road by Coopers Green Park is a popular walking route for Halfmoon Bay residents despite the existing limited road shoulder space for pedestrians.



Current on-site amenities for bikes are limited to one bike rack by the existing hall entrance.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
16.1 Continue to collaborate with MOTI to develop bicycle and pedestrian routes to the park along Redrooffs Road. (*implementation is outside the scope of this plan)	Ongoing	Staff Time	MoTI, SCRD
16.2 Explore feasibility of a waterfront trail connection similar to what existed historically from Redrooffs Circle Loop Trail in Halfmoon Bay to the beach at Coopers Green. (*implementation of this trail is outside the scope of this plan).	Long	Staff Time	SCRD
16.3 Encourage transporter van or small shuttle bus service to operate during events to alleviate vehicle and parking congestion.	Short	Staff Time	SCRD Organizing Committees



## 5.2.5 Operation and Partnerships

The recommendations in this section of the management plan include policy development, coordination, planning and partnerships strategies for the park. These initiatives are proposed so that park planning and development are completed in a manner that respects the park vision. These initiatives are typically broad and address more than one particular park amenity or capital plan.

### 17 Park Funding Sources

OR#17

#### Description:

Implement a routine process to identify funding sources to enable implementation of capital recommendations.

#### Rationale:

#### Public Input:

- Input suggests that capital recommendations presented in this plan are publicly supported.
- General concerns were identified by the public about how funding for recommendations will be identified and potential tax increase related to funding park improvements.
- Public input identified some concern about magnitude of cost for the new Hall facility.

#### Background

- The HBCA and SCRD have an existing MOU for supporting implementation of new Hall at Coopers Green which is the largest capital recommendation for this plan.

#### Objectives:

- Balance the capital needs of Coopers Green Park with budget demands of the broader Regional District.
- Secure funds from external sources wherever possible.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
17.1 Monitor funding and grant opportunities and incorporate capital projects from this plan with the annual SCRD budget process.	Ongoing	Staff Time	SCRD
17.2 Continue and expand campaigns and fundraising partnerships for large capital projects (e.g. new Hall).	Ongoing	Staff Time	SCRD, Community Groups



**18 Park Partnerships & Volunteers**

**OR#18**

**Description:**

Continue to expand partnerships with local groups and volunteers to support improvements at Coopers Green Park.

**Rationale:**

**Public Input**

- There are several established groups with mutual interests in improving Coopers Green Park. Groups include, but are not limited to:
  - Halfmoon Bay Community Association (HBCA)
  - Sunshine Coast Trail Society
  - Halfmoon Bay Broom Busters
  - Sunshine Coast Conservation Association
  - Halfmoon Bay Citizens Association
  - Halfmoon Bay Elementary School
  - Greenways Society

**Objectives:**

- Increase sense of ownership and stewardship for the park among community groups.
- Strengthen connections within the community for collaboration to achieve mutual interests.
- Demonstrate a commitment to the community in implementing management plan and capital recommendations for Coopers Green Park.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
18.1 Continue to coordinate with local existing non-profit groups to form a Coopers Green Volunteer and Stewardship Group to encourage participation in the park.	Immediate and Ongoing	Staff Time	SCRD, Local Groups



## 19 Adaptive Management & Review

OR#19

### Description:

Annually review and update priorities and actions in the Management Plan to support implementation of the vision for Coopers Green Park. Complete a milestone update after five years in 2020.

### Rationale:

- Planning for park development is not a static event. Frequent re-evaluation of community priorities and opportunities is necessary as a community grows and develops.
- The SCRD should be prepared to take advantage of opportunities that arise that may not have been identified within the planning process.
- Annual review of the accomplishments and priorities will help keep the Management Plan implementation on track.
- A milestone Management Plan review and update in five years, 2020, should be completed to:
  - Include a public process to determine if/how community priorities have changed;
  - Evaluate accomplishments of the 2015 plan;
  - Develop actions to complete outstanding priorities; and
  - Consider new opportunities that have been identified for the Park.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
19.1 Undertake yearly reviews of park developments and measure progress against the Management Plan.	Annual	Staff Time	SCRD
19.2 Prepare yearly plans and budgets to complete the priorities identified in the Management Plan	Annual	Staff Time	SCRD
19.3 Evaluate all new proposals or ideas for Coopers Green Park against the vision and objectives of the Management Plan.	Ongoing	Staff Time	SCRD
19.4 Review and update the park website to reflect current park conditions.	Quarterly	Staff Time	SCRD
19.5 Complete a five year milestone review and update of the Management Plan in 2020. Review accomplishments to date and re-evaluate priorities for the next 5 years.	Medium	Staff Time	SCRD





**20 Park Stewardship and Environmental Management**

**OR#20**

**Description:**

Implement environmental best practices in the future development of Coopers Green Park.

**Rationale:**

- The park presents an opportunity to support broader District environmental best practices.
- Opportunities include:
  - Divided waste streams
  - Water conservation
  - Energy conservation

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
20.1 Seek ways to reduce water and energy consumption in the park and to encourage sustainable building materials and practices.	Ongoing	Staff Time	SCRD
20.2 Continue to develop waste strategy that encourages recycling and waste reduction. Provide separated collection of recycling and garbage within facilities as well as in outdoor areas.	Ongoing	Staff Time & \$4,000	SCRD



## 21 Plan for Maintenance and Life-Cycle Upgrades

OR#21

### Description:

Allocate adequate funding for maintenance and life-cycle costs alongside capital improvements and additions in the Park.

### Rationale:

- Improvement and addition of amenities in Coopers Green Park will affect budget requirements.
- As new park amenities are added, operations and maintenance planning and budgets should be adjusted accordingly.

Actions	Time-frame	Preliminary Capital Cost Allowance	Parties Involved
21.1 Review and update annual maintenance and operations obligations and budget requirements where park development has changed the time and effort requirements to maintain the park to a consistent standard.	Ongoing	Staff Time	SCRD

“The park, as well as the hall, is a wonderful community resource with great opportunity.”

- Questionnaire Respondent, July 2015



# 6 Implementation Strategy



This section summarizes a recommended approach to implementation of the actions developed through the planning process. It provides steps to achieving positive change in Coopers Green Park.

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- 6.1 Implementation Overview
- 6.2 Funding Strategies
- 6.3 Summary of Actions by Management Category
- 6.4 Summary of Actions by Timeline Priority





## 6.1 Implementation Overview

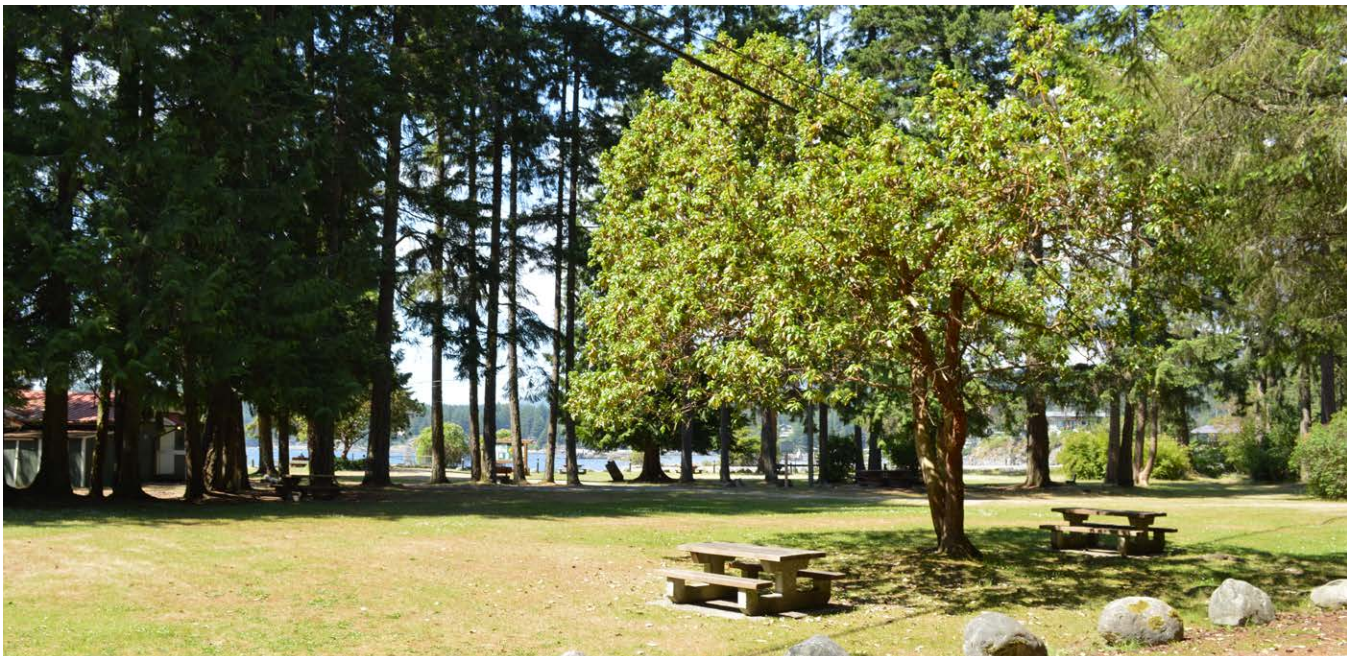
The implementation summary provides an overview of the recommended steps for achieving the Coopers Green Park vision. This vision is a long-term outlook and it is recognized that the park and surrounding area will continue to evolve, so it will be necessary to be flexible and adapt to new opportunities and challenges that arise.

The plan should be balanced among concurrent initiatives throughout the community. The projects recommended in this plan will need to be prioritized within the District’s broader parks and recreation system improvements.

While SCRD Parks is the key department responsible for overseeing the plan, successful implementation will require coordination between a number of groups including, but not limited to:

- SCRD Board;
- SCRD Departments (Engineering Department, Planning Services, Finance Department);
- Stakeholders; and
- Community Members.

Ongoing participation and collaboration of all these groups will be required to support successful implementation of the plan.



View to the waterfront from Redrooffs Road and existing picnic area in Coopers Green Park.



## 6.2 Funding Strategies

The park vision will require funding and partnerships for successful implementation. Availability of funding from a range of sources and partnerships with community groups will largely control the extent of each phase of implementation and park development.

There are many possible sources of funding that could help implement the recommendations in this plan. To accomplish the priorities developed through this process, the SCR D will need to actively pursue multiple methods of funding park improvements. The following list provides a brief description of strategies that could be employed in the implementation of the Management Plan:

1. **Capital:** Property tax is the District's principle source of revenue for providing community services. Property tax contributes to many different District improvements and must be balanced among community needs.
2. **Development Cost Charges (DCCs):** DCCs are a means of collecting fees from development projects for infrastructure improvements necessitated by community growth. The Local Government Act section 932 to 937 enable municipalities to collect DCCs for parkland acquisition and minor park land improvements. Park land improvements are limited to: fencing, landscaping, drainage and irrigation, trails, restrooms, changing rooms, playground equipment and/or playing field equipment.
3. **Coordination with Infrastructure Upgrades:** Major infrastructure improvements such as road or utility upgrades may overlap with identified park projects. Opportunities may exist to improve road access for pedestrians and bicyclists if future capital roadworks projects are undertaken. The District should identify where park improvement projects overlap with infrastructure upgrades and focus discussions with MoTI for funding and development of these projects.
4. **Parcel Tax:** A parcel tax levies a fixed charge per property within a community or defined zone. This tax allows funds for a specific purpose to be raised, without increasing general property taxes. The use of a parcel tax can alleviate public concerns that funds raised through general property taxes may not be directed to this specific project and provides a fixed time frame for the implementation of the levy. A parcel tax may be appropriate for major capital improvements because it spreads the tax load evenly among large and small properties without regard to assessed value. As such, parcel taxes are more closely aligned with the "all citizens benefit equally and pay equally" nature of parks.
5. **Senior Government Funding:** The Province of BC, Federation of Canadian Municipalities, Government of Canada and other government and non-government organizations offer grants that provide capital or planning funds. Park improvement projects could secure funds related to active transportation, public infrastructure, environmental improvements, and sustainability initiatives. The District should pursue grants for projects identified in this plan.
6. **Donations & Fund-raising:** Corporations, organizations and individuals are often willing to contribute to community assets. An organized, efficient and productive donation campaign helps harness these opportunities and ensures the community sees results.
7. **User Fees:** User fees provide funding to assist with the costs of operating and maintaining parks and recreation facilities and programs. The chief goal of municipal recreation is to provide public use, which means full-cost pricing is typically not employed. User fees and rental costs should be regularly reviewed to ensure they are supporting successful operation of the park.



### 6.3 Summary of Actions by Management Category

This table summarizes the Park Management Plan actions according to the:

**Five Management Categories:**

1. Community Hall and Parking
2. Open Space and Waterfront
3. Natural Areas
4. Circulation and Wayfinding
5. Operation and Collaboration

**Time Frame:** Suggested planning horizon for implementation

- Immediate (0 - 2 years)
- Short-Term (2 - 5 years)
- Medium-Term (5 - 10 years)
- Long-Term (beyond 10 year time frame)
- Ongoing (No defined time frame)

Table 6.1: Summary of Actions by Management Category

Ref. #	Action	Time frame	Preliminary Capital Cost Allowance
<b>Community Hall and Parking</b>			
1.1	<i>Develop concept design options through to detailed design drawings for preferred option for proposed replacement Hall at Coopers Green Park. Design process to include architectural design and supporting technical disciplines (e.g. electrical, structural, and mechanical engineering).</i>	Immediate (Dependant on fund-raising)	\$100,000
1.2	<i>Coordinate with community groups and volunteers to fundraise for design and construction of new Hall (including removal of existing Hall).</i>	Immediate	Staff Time
1.3	<i>Complete final detailed design, tender, and construction of new Hall (including removal of the existing Hall).</i>	Short (Dependant on fund-raising)	\$1,000,000
2.1	<i>Refine and confirm overall parking strategy for Coopers Green Park concurrent with Hall design process.</i>	Immediate	Staff Time
2.2	<i>Coordinate with MoTI and the Board of Variance for review and approval of parking strategy for Coopers Green Park.</i>	Immediate	Staff Time
2.3	<i>Explore technical opportunities, constraints and costing for additional parking capacity on west side of Redrooffs Rd. at the southern corner of the site within MoTI right-of-way. Conditions for consideration: shared driveway access with adjacent residences, fill material requirements, and retaining wall requirements.</i>	Immediate	Staff Time
2.4	<i>Implement approved parking improvements concurrent with, or prior to, new Hall implementation.</i>	Short	Cost TBD by Item 2.1
2.5	<i>Explore off-site options for boat trailer parking (especially long-term trailer or boat launch parking).</i>	Ongoing	Staff Time
<b>Open Space and Waterfront</b>			
3.1	<i>Present boat launch information to SCRD Board regarding commercial/industrial water license application at Coopers Green Park.</i>	Immediate	Staff Time





Ref. #	Action	Time frame	Preliminary Capital Cost Allowance
3.2	<i>Develop and implement public communications plan for permitted uses of the boat ramp at Coopers Green Park.</i>	Immediate	Staff Time
3.3	<i>Provide increased bylaw enforcement presence for monitoring, management and enforcement of non-permitted boat launch use. Increase bylaw enforceable fine for non-permitted use of the boat ramp. Include grace period for implementation of fine increase.</i>	Ongoing	Staff Time
3.4	<i>Determine the boat ramp load limit and post this information on boat launch signage.</i>	Immediate	\$3,000
4.1	<i>Conduct an annual inventory and condition review of park site furnishings.</i>	Ongoing	Staff Time
4.2	<i>Expand the picnic area that receives afternoon shade on east side of trees behind the existing Hall with 2 additional tables and concrete pads for a total of 3 in this location.</i>	Short	\$3,000
4.3	<i>Expand the picnic area by existing Arbutus tree and utility pole adjacent to Redrooffs Road with 1 additional table and concrete pad for a total of 3 picnic tables in this location.</i>	Immediate	\$1,500
4.4	<i>Assess the functionality of bollard lighting on east side of Fisherman Road adjacent to the existing picnic area.</i>	Immediate	Staff Time
5.1	<i>Develop a new covered picnic area that accommodates 6-8 tables.</i>	Short	\$110,000
6.1	<i>Complete a design and public engagement process to develop an innovative design solution for the play area.</i>	Short	\$16,000
6.2	<i>Develop a new, small-scale kids play area in Coopers Green Park.</i>	Medium	\$50,000-\$100,000
7.1	<i>Once the new Hall and park washroom facilities are complete and accessible, remove existing washroom / changeroom enclosure. Consider an interim condition or re-location of the facility within park during Hall construction to provide uninterrupted washroom access during the transition. Consider final re-location or re-use of the structure as a storage shed at Coopers Green or other SCRD park.</i>	Short to Medium	Staff Time or include under construction contract for Action Item 1.3
8.1	<i>Maintain the volleyball court in the existing location in the short-term. Upgrade the facility with edging, line taping, new net and replenish sand as necessary.</i>	Short	\$2,000
8.2	<i>Monitor use of the volleyball court and determine if the court should remain as a long-term park amenity in this location.</i>	Short	Staff Time
9.1	<i>Integrate and upgrade barbecuing and fire pit area as part of the larger proposed Community Hall design and construction project.</i>	Medium	Component of Action Item 1.1 and 1.3
10.1	<i>Retain and maintain some open lawn areas in Coopers Green Park for flexible use and activities.</i>	Immediate	Staff Time
10.2	<i>Consider additional park amenities within perimeter areas of open lawn areas if user demand increases (e.g. Horseshoe Pits).</i>	Medium	Staff Time





## IMPLEMENTATION SUMMARY

Ref. #	Action	Time frame	Preliminary Capital Cost Allowance
10.3	Consider developing a tree replacement plan in order to maintain the mature treed character in the park over the long-term.	Medium	Staff Time
10.4	Consider developing one landscape focal point for photographs at weddings or other special events.	Medium	Staff Time & \$3,500
10.5	Provide increased bylaw enforcement at Coopers Green for managing dogs are kept on-leash in the Park.	Ongoing	Staff Time
<b>Natural Areas</b>			
11.1	Remove garbage and dumped materials from natural areas. In particular the pond bottom and perimeter; the perimeter of the lagoon; adjacent to the trail in the forested area east of Redrooffs Road; and adjacent to Fisherman Road and Redrooffs Road.	Ongoing	Staff and Volunteer Time
11.2	Work with the established Coopers Green Volunteer Group (see Action Item 18.1) to determine targets, funding, and personnel for restoration efforts in the park.	Medium	Staff Time
11.3	Plant high-quality nursery grade riparian vegetation stock in key areas in spring and fall.	Ongoing	Staff Time \$1,500
11.4	Support clean-up and restoration efforts through education and site signage including “Environmentally Sensitive Area”, or “Restoration in Progress” signs.	Ongoing	Covered by Action Items 14.1 and 14.3
11.5	Complete an invasive species inventory and ongoing management as resources allow. Focus efforts within a 30 m setback from the pond and lagoon perimeters as well as a 10 m setback from road and trail edges.	Short	Staff Time
11.6	Install nest boxes and raptor posts to increase nesting habitat for birds and bats.	Short	\$1,200
11.7	Develop a monitoring program and ongoing schedule for maintenance activities of natural areas. Establish control areas and survey areas to identify trends. Monitor invasive species, garbage/dumping, and erosion.	Ongoing	Staff Time
11.8	Make connections with educational institutions to undertake relevant coursework that includes survey and monitoring of habitat and wildlife within the park.	Ongoing	Staff Time
11.9	Maintain a map and list of environmentally sensitive areas and Conservation Data Centre (CDC) listed species identified within the park.	Ongoing	Staff Time
12.1	Work with MoTI to assess and upgrade culverts between the foreshore and pond and between the pond and lagoon. (*implementation is outside the scope of this plan)	Immediate	Staff Time
12.2	Work with MoTI to assess and upgrade the boulder breakwater along Fisherman Road. (*implementation is outside the scope of this plan)	Short	Staff Time



Ref. #	Action	Time frame	Preliminary Capital Cost Allowance
<b>Circulation and Wayfinding</b>			
13.1	<p><i>Design and develop park trails and lookouts including:</i></p> <ul style="list-style-type: none"> <li><i>Lagoon Loop Trail east of Redrooffs Road that targets a low to moderate level of difficulty (suitable for all ages). Consider interpretive signage program as part of this trail.</i></li> <li><i>Assess feasibility, design and implement a lagoon edge viewing platform on the east side of Redrooffs Road along the proposed Lagoon Loop Trail.</i></li> <li><i>Design and develop a Kitchin Creek Loop trail by developing a new trail on the north side of the creek to connect with the existing trail south of the creek.</i></li> <li><i>Design and construct a feature platform and bench at one to two identified lookout locations along the proposed Kitchin Creek Loop Trail.</i></li> </ul>	Medium	\$48,000
13.2	<i>Monitor trail conditions and perform routine seasonal maintenance to prevent deterioration through erosion or other means.</i>	Ongoing	Staff Time
14.1	<i>Develop designs and implementation phasing for entry signs, directional signs, trail signs, information signs, and code of conduct signs.</i>	Medium	\$12,000
14.2	<i>Develop content and designs for interpretive signs about natural, cultural and historical information in Coopers Green Park.</i>	Medium	\$6,000
14.3	<i>Manufacture and install new signage as per designs and phasing identified in Action item 14.1 and 14.2.</i>	Medium	\$40,000
15.1	<i>Develop two additional beach access points, stair or ramp, from the general park area between the Hall and boat ramp.</i>	Medium	\$6,000
15.2	<i>Design and implement a pedestrian bridge over the pond to the core park area at a similar location to the past pedestrian bridge.</i>	Long	\$21,500
15.3	<i>Assess feasibility, develop design and implement a pond edge viewing platform on the north side of the pond adjacent to the pedestrian bridge (see 15.2). This will provide a single designated access point to the pond to limit riparian disturbance.</i>	Long	\$9,500
15.4	<i>Design and implement an improved pedestrian route from the main gravel parking area at the intersection of Fisherman and Redrooffs Road to the waterfront and core park area.</i>	Short	\$12,500
15.5	<i>Incorporate bicycle parking in close proximity to the waterfront and/or proposed Community Hall.</i>	Short	\$4,000
15.6	<i>Assess demand and feasibility for on-site kayak / paddleboard storage locker facility.</i>	Short	Staff Time



## IMPLEMENTATION SUMMARY

Ref. #	Action	Time frame	Preliminary Capital Cost Allowance
16.1	<i>Communicate to MoTI support for improvements to bicycle and pedestrian routes to the park along Redrooffs Road. Encourage opportunities for future projects to address these active transportation upgrades. (*implementation is outside the scope of this plan)</i>	Ongoing	Staff Time
16.2	<i>Explore feasibility of a waterfront trail connection similar to what existed historically from Redrooffs Circle Loop Trail in Halfmoon Bay to the beach at Coopers Green. (*implementation of this trail is outside the scope of this plan).</i>	Long	Staff Time
16.3	<i>Encourage transporter van or small shuttle bus service to run during events to alleviate vehicle and parking congestion.</i>	Short	Staff Time
<b>Operation and Collaboration</b>			
17.1	<i>Monitor funding and grant opportunities and incorporate capital projects from this plan with the annual SCRD budget process.</i>	Ongoing	Staff Time
17.2	<i>Continue and expand campaigns and fundraising partnerships for large projects (e.g. new Hall).</i>	Ongoing	Staff Time
18.1	<i>Continue to coordinate with local existing non-profit groups to form a Coopers Green Volunteer and Stewardship Group to encourage participation in the park.</i>	Immediate (and ongoing)	Staff Time
19.1	<i>Evaluate all new proposals or ideas for Coopers Green Park against the vision and objectives of the Management Plan.</i>	Ongoing	Staff Time
19.2	<i>Undertake annual reviews of park developments and measure progress against the Management Plan.</i>	Annual	Staff Time
19.3	<i>Review and update park website to reflect current park conditions.</i>	Quarterly	Staff Time
19.4	<i>Complete a five year milestone review and update of the Management Plan in 2020. Review accomplishments to date and re-evaluate priorities for the next 5 years.</i>	Medium	Staff Time
20.1	<i>Seek ways to reduce water and energy consumption in the park and to encourage sustainable building materials and practices.</i>	Ongoing	Staff Time
20.2	<i>Continue to develop a waste strategy that encourages recycling and waste reduction. Provide separated collection of recycling and garbage within facilities as well as in outdoor areas.</i>	Ongoing	Staff Time & \$4,000
21.1	<i>Review and update annual maintenance and operations obligations and budget requirements where park development has changed the time and effort requirements to maintain the park to a consistent standard.</i>	Ongoing	Staff Time



## 6.4 Summary of Actions by Timeline Priority

Table 6.2: Recommended Immediate-Term Actions Summary (0-2 years)

Ref. #	Action	Preliminary Capital Cost Allowance
1.1	<i>Develop concept design options through to detailed design drawings for preferred option for proposed replacement Hall at Coopers Green Park. Design process to include architectural design and supporting technical disciplines (e.g. electrical, structural, and mechanical engineering).</i>	\$100,000
1.2	<i>Coordinate with community groups and volunteers to fundraise for design and construction of new Hall (including removal of existing Hall).</i>	Staff Time
2.1	<i>Refine and confirm overall parking strategy for Coopers Green Park concurrent with Hall design process.</i>	Staff Time
2.2	<i>Coordinate with MoTI and the Board of Variance for review and approval of parking strategy for Coopers Green Park.</i>	Staff Time
2.3	<i>Explore technical opportunities, constraints and costing for additional parking capacity on west side of Redrooffs Rd. (at the southern corner of the site within MoTI right-of-way). Conditions for consideration: shared driveway access with adjacent residences, fill material requirements, and retaining wall requirements.</i>	Staff Time
3.1	<i>Present boat launch information to SCRD Board regarding commercial/industrial water license application at Coopers Green Park.</i>	Staff Time
3.2	<i>Develop and implement public communications plan including signage for permitted uses of the boat ramp at Coopers Green Park.</i>	Staff Time
3.3	<i>Provide increased bylaw enforcement presence for monitoring, management and enforcement of non-permitted boat launch use. Increase bylaw enforceable fine for non-permitted use of the boat ramp. Include grace period for implementation of fine increase.</i>	Staff Time
3.4	<i>Determine the boat ramp load limit and post this information on boat launch signage.</i>	\$3,000
4.3	<i>Expand the picnic area by existing Arbutus tree and utility pole adjacent to Redrooffs Road with 1 additional table and concrete pad for a total of 3 picnic tables in this location.</i>	\$1,500
4.4	<i>Assess the functionality of bollard lighting on east side of Fisherman Road adjacent to the existing picnic area.</i>	Staff Time
10.1	<i>Retain and maintain some open lawn areas in Coopers Green Park for flexible use and activities.</i>	Staff Time
12.1	<i>Work with MoTI to assess and upgrade culverts between the foreshore and pond and between the pond and lagoon. (*implementation is outside the scope of this plan)</i>	Staff Time
18.1	<i>Continue to coordinate with local existing non-profit groups to form a Coopers Green Volunteer and Stewardship Group to encourage participation in the park.</i>	Staff Time





Table 6.3: Recommended Short-Term Actions Summary (2-5 years)

Ref. #	Action	Preliminary Capital Cost Allowance
1.3	<i>Complete final detailed design, tender, and construction of new Hall (including removal of the existing Hall).</i>	\$1,000,000
2.4	<i>Implement approved parking improvements concurrent with, or prior to, new Hall implementation.</i>	TBD by Item 2.1
4.2	<i>Expand the picnic area that receives afternoon shade on east side of trees behind the existing Hall with 2 additional tables and concrete pads for a total of 3 in this location.</i>	\$3,000
5.1	<i>Develop a new covered picnic area that accommodates 6-8 tables.</i>	\$110,000
6.1	<i>Complete a design and public engagement process to develop an innovative design solution for the play area.</i>	\$16,000
8.1	<i>Maintain the volleyball court in the existing location in the short-term. Upgrade the facility with edging, line taping, new net and replenish sand as necessary.</i>	\$2,000
8.2	<i>Monitor use of the volleyball court and determine if the court should remain as a long-term park amenity in this location.</i>	Staff Time
11.5	<i>Complete an invasive species inventory and ongoing management as resources allow. Focus efforts within a 30 m setback from the pond and lagoon perimeters as well as a 10 m setback from road and trail edges.</i>	Staff Time
11.6	<i>Install nest boxes and raptor posts to increase nesting habitat for birds and bats.</i>	\$1,200
12.2	<i>Work with MoTI to assess and upgrade the boulder breakwater along Fisherman Road. (*implementation is outside the scope of this plan)</i>	Staff Time
15.4	<i>Design and implement an improved pedestrian route from the main gravel parking area (intersection of Fisherman Road and Redrooffs Road) to the waterfront and core park area.</i>	\$12,500
15.5	<i>Incorporate bicycle parking in close proximity to the waterfront and/or proposed Community Hall.</i>	\$4,000
15.6	<i>Assess demand and feasibility for on-site kayak / paddleboard storage locker facility.</i>	Staff Time
16.3	<i>Encourage transporter van or small shuttle bus service to run during events to alleviate vehicle and parking congestion.</i>	Staff Time



Table 6.4: Recommended Medium-Term Actions Summary (5-10 years)

Ref. #	Action	Preliminary Capital Cost Allowance
6.2	<i>Develop a new, small-scale kids play area in Coopers Green Park.</i>	\$50,000-\$100,000
7.1	<i>Once the new Hall and park washroom facilities are complete and accessible, remove existing washroom / changeroom enclosure. Consider an interim condition or re-location of the facility within park during Hall construction to provide uninterrupted washroom access during the transition. Consider final re-location or re-use of the structure as a storage shed at Coopers Green or other SCRD park.</i>	Staff Time or include under construction contract for Action Item 1.3
9.1	<i>Integrate and upgrade barbecuing and fire pit area as part of the larger proposed Community Hall design and construction project.</i>	Covered by Action Item 1.1 and 1.3
10.2	<i>Consider additional park amenities within perimeter areas of open lawn areas if user demand increases (e.g. Horseshoe Pits).</i>	Staff Time
10.3	<i>Consider developing a tree replacement plan in order to maintain the mature treed character in the park over the long-term.</i>	Staff Time
10.4	<i>Consider developing one landscape focal point for photographs at weddings or other special events.</i>	Staff Time & \$3,500
11.2	<i>Work with the established Coopers Green Volunteer Group (see Action Item 19.1) to determine targets, funding, and personnel for restoration efforts in the park.</i>	Staff Time
13.1	<i>Design and develop park trails and lookouts including:</i> <ul style="list-style-type: none"> <li>• <i>Lagoon Loop Trail east of Redrooffs Road that targets a low to moderate level of difficulty (suitable for all ages). Consider interpretive signage program as part of this trail.</i></li> <li>• <i>Assess feasibility, design and implement a lagoon edge viewing platform on the east side of Redrooffs Road along the proposed Lagoon Loop Trail.</i></li> <li>• <i>Design and develop a Kitchin Creek Loop trail by developing a new trail on the north side of the creek to connect with the existing trail south of the creek.</i></li> <li>• <i>Design and construct a feature platform and bench at one to two identified lookout locations along the proposed Kitchin Creek Loop Trail.</i></li> </ul>	\$48,000
14.1	<i>Develop designs and implementation phasing for entry signs, directional signs, trail signs, information signs, and code of conduct signs.</i>	\$12,000
14.2	<i>Develop content and designs for interpretive signs about natural, cultural and historical information in Coopers Green Park.</i>	\$6,000
14.3	<i>Manufacture and install new signage as per designs and phasing identified in Action item 14.1 and 14.2.</i>	\$40,000
15.1	<i>Develop two additional beach access points, stair or ramp, from the general park area between the Hall and boat ramp.</i>	\$6,000
19.5	<i>Complete a five year milestone review and update of the Management Plan (in 2020). Review accomplishments to date and re-evaluate priorities for the next 5 years.</i>	Staff Time



Table 6.5: Recommended Long-Term Actions Summary (+10 years)

Ref. #	Action	Preliminary Capital Cost Allowance
15.2	<i>Design and implement a pedestrian bridge over the pond to the core park area at a similar location to the former pedestrian bridge.</i>	\$21,500
15.3	<i>Assess feasibility, develop design and implement a pond edge viewing platform on the north side of the pond adjacent to the pedestrian bridge (see 15.2). This will provide a single designated access point to the pond to limit riparian disturbance.</i>	\$9,500
16.2	<i>Explore feasibility of a waterfront trail connection similar to what existed historically from Redrooffs Circle Loop Trail in Halfmoon Bay to the beach at Coopers Green. (*implementation of this trail is outside the scope of this plan).</i>	Staff Time

Table 6.6: Recommended Ongoing Actions Summary

Ref. #	Action	Preliminary Capital Cost Allowance
2.5	<i>Explore off-site options for boat trailer parking (especially long-term trailer or boat launch parking).</i>	Staff Time
3.3	<i>Provide increased bylaw enforcement presence for monitoring, management, and enforcement of non-permitted boat launch use.</i>	Staff Time
4.1	<i>Conduct an annual inventory and condition review of park site furnishings.</i>	Staff Time
10.5	<i>Provide increased bylaw enforcement at Coopers Green for managing dogs on-leash in the Park.</i>	Staff Time
11.1	<i>Remove garbage and dumped materials from natural areas. In particular the pond bottom and perimeter; the perimeter of the lagoon; adjacent to the trail in the forested area east of Redrooffs Road; and adjacent to Fisherman Road and Redrooffs Road.</i>	Staff and Volunteer Time
11.3	<i>Plant high-quality nursery grade riparian vegetation stock in key areas in spring and fall.</i>	Staff Time \$1,500
11.4	<i>Support clean-up and restoration efforts through education and site signage including “Environmentally Sensitive Area”, or “Restoration in Progress” signs.</i>	See Action Items 15.1 and 15.3
11.7	<i>Develop monitoring program and ongoing schedule for maintenance activities of natural areas. Establish control areas and survey areas to identify trends. Monitor invasive species, garbage/dumping, and erosion.</i>	Staff Time
11.8	<i>Make connections with educational institutions to undertake relevant coursework that includes survey and monitoring of habitat and wildlife within the park.</i>	Staff Time
11.9	<i>Maintain a map and list of environmentally sensitive areas and Conservation Data Centre (CDC) listed species identified within the park.</i>	Staff Time
13.5	<i>Monitor trail conditions and perform routine seasonal maintenance to prevent deterioration through erosion or other means.</i>	Staff Time



Ref. #	Action	Preliminary Capital Cost Allowance
16.1	<i>Communicate to MoTI support for improvements to bicycle and pedestrian routes to the park along Redrooffs Road. Encourage opportunities for future projects to address these active transportation upgrades. (*implementation is outside the scope of this plan)</i>	Staff Time
17.1	<i>Monitor funding and grant opportunities and incorporate capital projects from this plan with the annual SCRD budget process.</i>	Staff Time
17.3	<i>Continue and expand campaigns and fundraising partnerships for large projects (e.g. new Hall).</i>	Staff Time
19.1	<i>Undertake yearly reviews of park developments and measure progress against the Management Plan.</i>	Staff Time
19.3	<i>Evaluate all new proposals or ideas for Coopers Green Park against the vision and objectives of the Management Plan.</i>	Staff Time
19.4	<i>Review and update the park website to reflect current park conditions.</i>	Staff Time
20.1	<i>Seek ways to reduce water and energy consumption in the park and to encourage sustainable building materials and practices.</i>	Staff Time
20.2	<i>Continue to develop a waste strategy that encourages recycling and waste reduction. Provide separated collection of recycling and garbage within facilities as well as in outdoor areas.</i>	Staff Time & \$4,000
21.1	<i>Review and update annual maintenance and operations obligations and budget requirements where park development has changed the time and effort requirements to maintain the park to a consistent standard.</i>	Staff Time



