



# City of Port Moody

## Report/Recommendation to Council

Date: January 25, 2021  
Submitted by: Community Services Department – Cultural Services Division  
Subject: Shoreline House Post Project Update

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### Purpose

To advise Council of the increasing costs related to the Shoreline House Post Project as well to present a general update that includes consideration for additional design options.

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### Recommended Resolution(s)

**THAT staff proceed with the archaeological, geotechnical, environmental, and design work for the five sites identified, and the installation of the House Posts at sites 1 to 3, as recommended in the report dated January 25, 2021 from the Community Services Department – Cultural Services Division regarding Shoreline House Post Project Update;**

**AND THAT staff report back to Council with an updated budget once the project design work has been completed and all costs are better known;**

**AND THAT \$5,000 be allocated for environmental investigations and liaising with the Department of Fisheries and Oceans, and the Port Authority for the permitting process in order to proceed with the Pigeon Cove (site 4) and Old Mill (site 5) sites;**

**AND THAT \$6,000 be allocated for structural investigations and determining additional design options at the Pigeon Cove (site 4) and Old Mill (site 5) sites, with a report back to Council outlining options and costs;**

**AND THAT the additional funding requests be forwarded to the Finance Committee to identify a funding source.**

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### Background

In early 2020 Council directed staff to work with Ms. Tasha Faye Evans in order to receive and install five House Posts as part of the Shoreline House Post Project. A full background on this project is available in the previous report, dated January, 16, 2020, included as **Attachment 1**.

## Discussion

The project team (consisting of Ms. Evans; staff from Engineering, Cultural Services, Parks, and Environment; a landscape architect; civil, structural and geotechnical engineers; and, archaeologists) has now been assembled and a visit of all proposed locations was conducted on January 14, 2021, with internal and external stakeholders in attendance. This fulsome discussion on each site was incredibly valuable and has resulted in a number of updates, changes, and proposed enhancements to the project requiring Council's consideration.

Although the full extent is not yet known, we are already aware of increasing project costs that will exceed the original project budget and allocated contingency. Individual drivers specific to a site will be discussed in the individual site updates.

There are drivers that are impacting the overall project costs. As the project was starting, the scope of work and time required was becoming clearer and considerably more complex, and a project manager from the Engineering Division was now required to assist in this area. This is a cost that had not been contemplated in the initial budget.

One of the most significant aspects of this project is in building a respectful and meaning relationship with the five participating First Nations, consisting of: Tsleil-Waututh, Kwikwetlem, Musqueam, Katzie, and Squamish (listed in order to align with sites 1 to 5). With this in mind, staff have realized that these First Nations will have a much larger role in the execution of this project than had originally been considered.

For example, with respect to the archeological surveys for each site, the original thought had been to work with one archaeological company to undertake the investigations, monitoring and assist with obtaining permits, as is common with most projects. However, given the significant cultural aspects of this project, we have modified the approach to provide an opportunity for archaeological firms belonging to each First Nation to participate in this phase of the project. We will also ensure that we continue to involve each First Nation throughout the project as it is important that we do this project in partnership with them.

A number of updates, recommendations, and opportunities have resulted from the site visit on January 14 and each site is covered under the following discussion.

### Site 1: Rocky Point Park – West



This site is located by the boat launch, just north of the Boathouse Restaurant. The Tsleil-Waututh First Nation House Post, originally to be located at Rocky Point Park – East (site 2), has now been selected to be installed at this location.

It should also be noted that there are two interpretive signs immediately to the NW (shown in the image on the following page) that will be removed/relocated to improve the sightlines between the House Post and the water. One of the two signs speaks to the history of the First Nations and will be removed as this project includes new signage

speaking to their history. The other general interpretive sign will be relocated.



This post at this location had originally been scheduled for installation in 2020 and is now scheduled for 2021.

### Site 2: Rocky Point Park – East

During the site visit and review of proposed locations for the House Post, a new location was identified as the preferred and recommended location. The red circle in the image shows the original location that had been proposed. During the site meeting, it was determined that all potential sites within that area were impractical for various reasons. These include sight lines, drainage, the number of other park assets nearby, Park vehicle access safety, and a Metro Vancouver emergency sanitary sewer outflow in the immediate area.



The new proposed location is shown in the blue circle in the image above, and in the ground level image on the following page. The project team felt that this new location was ideal given its open area, treed background, good view of the water and opportunity for enhanced landscaping.



This location does have two items that will need to be removed/relocated. Staff recommend the removal to the pole as it no longer serves a purpose. And staff recommend the relocation of the community Playbox, in consultation with Live 5210.

The Kwikwetlem First Nation House Post, originally to be located at Rocky Point Park – West (site 1), has now been selected to be installed at this location. The House Post at this location had originally been scheduled for

installation in 2020 and is now scheduled for installation in 2021.

### Site 3: Old Orchard Park

Upon further investigation, the two sites that had previously been considered at this location (shown in red circles in the image below and to the left) have proven to not be viable. The site closest to the beach is a sensitive location and the site that includes the concrete pad with two picnic tables along the paved pathway has a sewer line that runs beneath it. A new location has been identified by the project team, which is close to the water on a grass portion on the West side of the Park. This area is shown as a blue circle in the images below with a ground level view shown in the image below and to the right.



This change in location provides opportunity as well as additional expense. The team actually prefers this new site over the two originally proposed, given the surrounding area and placement in the Park. It also provides additional opportunity for landscaping. However, it also has an increased cost due to the slope, as well as the proximity to the steep slope above the driveway to the south (shown in the image to the left).

The project team discussed creating a terrace with retaining walls along the North and south, which is an additional cost.

The project and First Nations History signs planned for site 1 at Rocky Point Park, will now be duplicated and be part of the installation at this site as well. This will allow the public to start their walking tour of the House Posts from either end. The House Post at this location is scheduled to be installed in 2021, as originally planned.

#### Site 4: Pigeon Cove

There was extensive discussion among the project team regarding the best place to locate this House Post. It became very clear that siting all the House Posts with a view of the water was an important consideration. In addition to this, trail service vehicles would be required to drive through option 2, making option 2 an undesirable option. The team explored several other possibilities in this area, but option 1 was considered to be the best and most desirable site.



There are several considerations for this site though. This site is within an Environmentally Sensitive Area and careful planning is required to avoid or mitigate potential environmental impacts associated with project activities and to ensure the proposed works align with senior regulatory requirements. Environmental permits, which had not been contemplated for in the original budget, require additional time to gather the information required, and to liaise with permitting agencies. Given the permitting requirements and environmental considerations associated with this location, the installation, which had been scheduled

for 2022, will be rescheduled to 2023.

The City's environmental staff has also advised that this is an area of ongoing concern given the easy access to the shoreline and mudflats. Rising sea levels also need to be considered at this location as it is not uncommon for this access pathway and surrounding pathways to become flooded during higher tides.

To address the higher, and rising tides, the House Post would be installed on a raised concrete footing, approximately 1 to 1.5 meters above grade. To assist with addressing the public's access to the shoreline beyond the pathway, staff recommend reporting back with options that would enhance the installation of the House Post at this location as well as manage the public's safety and access to the shoreline, protecting sensitive environmental features. The preferred option included building a raised viewing platform, which would incorporate the House Post as well as provide a barrier to accessing the shoreline and mud flats. The viewing platform would also include a raised boardwalk/ramp making the House Post more accessible. Another option that had been discussed was to simply include a railing at the end of the pathway, while leaving the option of a raised platform as a future enhancement to the area.

#### Site 5: Old Mill

The old mill site was another location where there was significant discussion, with several additional options discussed. The initial intention of installing two smaller House Posts, one on either side of the gazebo style structure (roof) on the viewing platform is still preferred (shown in the image on the bottom right). This installation would mimic the original purpose of a House Post, which is to support a long house. The team had further discussion as to how the overall site could better be adapted to improve the overall experience of this installation. Looking at the viewing platform itself, several ideas emerged, including redesigning the roof-like structure to better resemble a long house, redesigning the entire structure, and the removing the roof structure altogether and creating a more open viewing platform.



A recent structural assessment of the platform and roof structure showed that it is still structurally sound. The boardwalk leading to the platform was not included in the review and is showing signs of wear. Staff would like to further review this site and report back to Council with options and costs for enhancing or replacing the roof and/or viewing platform at this location.

It should be noted that this site is also within an Environmentally Sensitive Area and careful planning is required to avoid or mitigate potential environmental impacts associated with project activities and to ensure the proposed works align with senior regulatory requirements.

The House Posts at this location are scheduled for installation in 2022, however there are a number of considerations, such as Council direction on any redesign of the platform/roof and environmental permitting that will likely require rescheduling the installation to 2023.

### Concluding Remarks

At this time staff, are not requesting an increase to the project budget to address the additional costs outlined in this report, as the full costs are not yet known. Staff recommend reporting back to Council upon completion of the archaeological surveys, a 90% design, and construction cost estimates.

At this time staff are requesting new funding of \$5,000 for environmental permitting and \$6,000 to support the exploration of options at sites 4 and 5. Staff will report back to Council with options for these sites, which will include budget/construction estimates for Council consideration.

### Other Option(s)

Council may provide additional direction to staff on additional options to explore.

### Financial Implications

This project is experiencing increased costs and staff will report back to Council once the design and planning work has progressed to the point that an accurate budget can be presented. Staff are now requesting \$5,000 in new funding to support the environmental work and permitting required. And should Council support the recommendations made by staff, a budget of \$6,000 is requested to support the exploration of design options for sites 4 and 5. If approved, these resolutions should be forwarded to Finance Committee to determine a funding source.

### Communications and Civic Engagement Initiatives

A communications strategy will be developed, promoting the project and providing the community with updates as the project progresses.

### Council Strategic Plan Objectives

This project supports Council's strategic objective of bringing people together by activating public spaces through the installation of a series of house posts along the shoreline. Raising these five house posts creates a path for our City to make appropriate steps towards Truth and Reconciliation and honoring the past and present Coast Salish Peoples that call this land home.

### Attachment(s)

1. Shoreline House Post Project.

### Report Author

Devin Jain  
Manager of Cultural Services

## Report Approval Details

Document Title:	Shoreline House Post Project Update.docx
Attachments:	- Attachment 1 - Shoreline House Post Project.pdf
Final Approval Date:	Feb 2, 2021

This report and all of its attachments were approved and signed as outlined below:

Ron Higo, General Manager of Community Services - Jan 29, 2021 - 10:30 AM

Julie Pavey-Tomlinson, Director of Environment and Parks - Jan 29, 2021 - 6:06 PM

Dorothy Shermer, Corporate Officer - Jan 31, 2021 - 10:07 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 1, 2021 - 1:29 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 1, 2021 - 1:41 PM

Tim Savoie, City Manager - Feb 2, 2021 - 11:38 AM