



# City of Port Moody

## Report/Recommendation to Council

Date: November 21, 2023  
Submitted by: Engineering and Operations Department – Project Delivery Services Division  
Subject: Mount Royal Walkway – Budget Allocation

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### Purpose

To seek funding for the construction of a new Mount Royal Walkway connecting Mount Royal Drive to Clarke Road.

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### Recommended Resolution(s)

**THAT a 2023 capital project be established with a project budget of \$350,000, funded from the Asset Reserve – Transportation, to construct a new Mount Royal Walkway as recommended in the report dated November 21, 2023, from the Engineering and Operations Department – Project Delivery Services Division regarding Mount Royal Walkway – Budget Allocation.**

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### Background

The Mount Royal Walkway is an unpaved walkway with a wooden staircase for its north section which provides connectivity between Mount Royal Drive and Clarke Road. This walkway allows Seaforth residents to more directly access Clarke Road, avoiding a circuitous route with hills and is also the most direct route for pedestrians accessing Port Moody Secondary from north of Seaview Drive.

In early 2022, the owner of 19 Mount Royal Drive advised the City of his concern with pedestrians trespassing onto his property because the walkway runs partially on his property (Figure 1). Investigations revealed problems with the walkway alignment and condition, including:

- The majority of stairs and railing interfacing Clarke Road are on private property of 19 Mount Royal Drive as shown in a legal survey (Figure 1). Staff believe that the intent of the original walkway was to be on the adjacent road right of way.
- Inadequate and poorly defined access to the walkway from Mount Royal Drive, encouraging pedestrians to access and trespass over private property of 19 Mount Royal Drive.
- Overland drainage flow being diverted to private property of 19 Mount Royal Drive.
- Structures (private sheds) encroaching onto the walkway.
- Stairs and railing in poor condition, posing safety hazard for pedestrians (Figure 2).

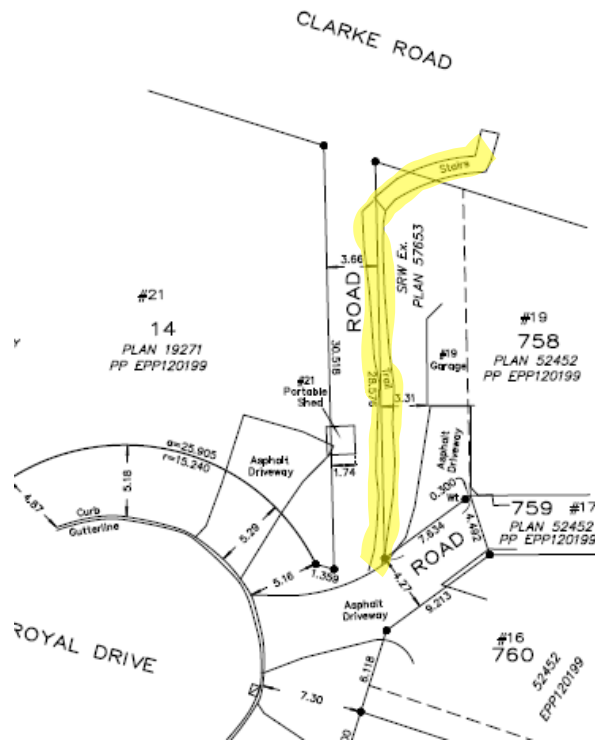


Figure 1. Existing Mount Royal Walkway Alignment

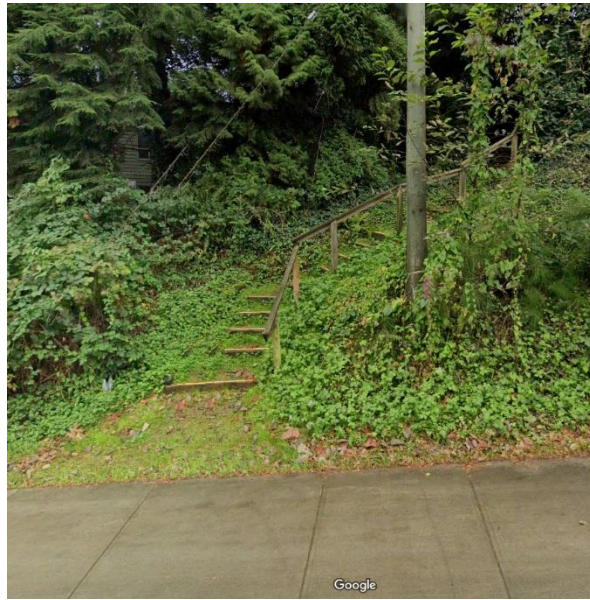


Figure 2. Bottom of existing walkway interfacing Clarke Road sidewalk

The owner of 19 Mount Royal Drive has also expressed desire to install fencing on his property. Due to the bottom section of the walkway that is on private property, a fence on property line would close the walkway and eliminate pedestrian connectivity between Mount Royal Drive and Clarke Road.

## Discussion

### Proposed Design

In summer 2022, the City retained engineering consultant Binnie to design a cost-effective walkway alignment to address the aforementioned problems. Cost efficiency in this type of infrastructure includes consideration of overall life span and long-term maintenance.

The proposed walkway alignment will replace the existing walkway alignment (Figure 3). It starts from the cul-de-sac of Mount Royal Drive with a section of concrete stairs and handrails going east that provides pedestrian safety as well as delineation from the private driveway. From there, the walkway transitions to an asphalt pathway going north with railing on the east side and retaining wall on the west. The walkway then changes to several flights of concrete stairs, as best fitted to the grading of the site location, before ultimately connecting with the Clarke Road sidewalk.

Design considerations include:

- Proposed walkway will be entirely on City property (to avoid trespassing and future liability);  
The proposed walkway will be constructed with asphalt and concrete to make access safer, particularly in wet weather. Further asphalt and concrete will be low maintenance, long-lasting assets that provide the best value over their useful life;
- Low maintenance chain link fencing to demarcate private and City property;
- Access from Mount Royal Drive with stairs and railing will delineate the walkway and direct pedestrians away from the private driveway.

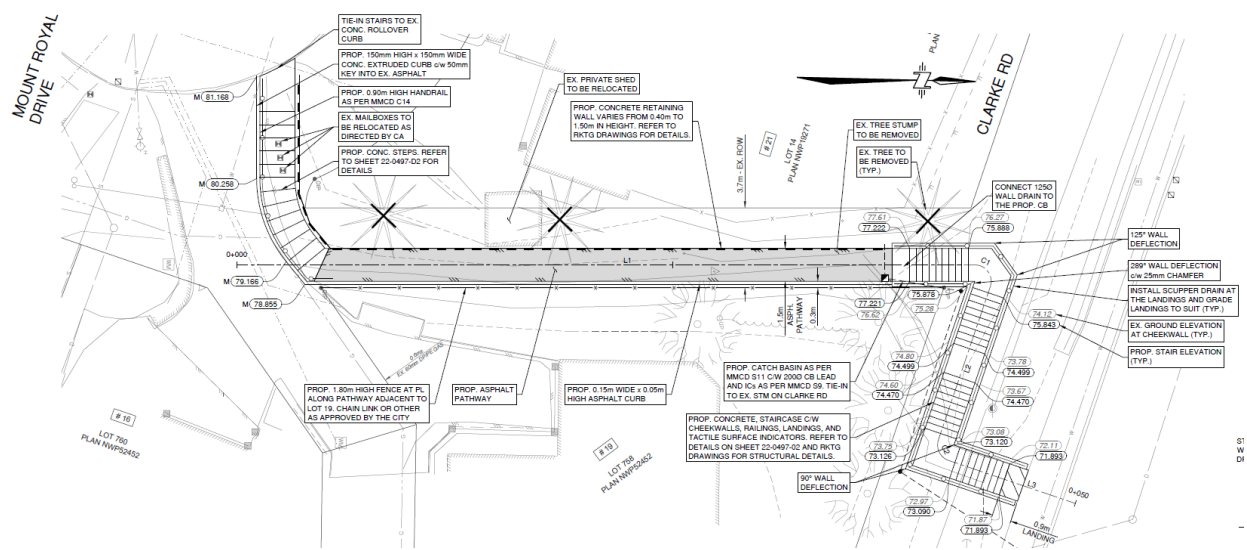


Figure 3. Proposed Mount Royal Walkway Alignment

Unfortunately, due to physical space, soil conditions, and site grading, a fully accessible ramped design was explored but is not possible.

There are four trees along the walkway alignment that are recommended for removal due to impact from excavation for the retaining wall. One of these trees is noted as a hazard tree. All trees removed will be replaced at a 2:1 ratio as per City’s tree bylaw.

Staff will work with homeowners of both sides of the walkway to seek stakeholder input and construction notifications.

#### *Funding Requirement*

There is no funding yet allocated for construction of this unplanned project.

The construction cost estimate including staff costs, construction administration and inspection, and contingency is summarized below:

Construction Cost Estimate (Class A)	\$260,120
Staff Costs	\$10,000
Construction Administration and Inspection	\$34,500
Subtotal	\$304,620
Contingency (15%)	\$45,693
<b>Total</b>	<b>\$350,313</b>

#### *Timeline for Completion*

If funding is approved for construction of the project, staff plan to tender this project in early January and start construction in Spring 2024.

#### **Other Option(s)**

THAT staff reduce the funding request to \$40,000 by permanently abandoning the existing Mount Royal Walkway including the unpaved pathway and wooden staircase.

This option would reduce the City’s level of service and eliminate pedestrian connectivity between the east end of Mount Royal Drive and Clarke Road. The requested fund would be used to remove the wooden stairs, decommission the walkway, and erect appropriate barriers and signage.

#### **Financial Implications**

Staff are seeking Council approval that \$350,000 be allocated from Asset Reserve – Transportation Envelope.

#### **Communications and Civic Engagement Initiatives**

The proposed works would be carried out as part of the City’s Capital Works Program, with appropriate communication issued to any affected residents of in the area. The walkway would be signed closed for the duration of construction, expected for about 6 weeks.

## Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.2 – Provide safe, efficient, and accessible transportation options.

## Attachment(s)

1. Mount Royal Walkway 90 Design.
2. Mount Royal Walkway Tree Memo.
3. Mount Royal Walkway Class A Estimate.

## Report Author

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Project Manager

## Report Approval Details

Document Title:	Mount Royal Walkway – Budget Allocation.docx
Attachments:	- Attachment 1 - Mount Royal Walkway 90 Design.pdf - Attachment 2 - Mount Royal Walkway Tree Memo.pdf - Attachment 3 - Mount Royal Walkway Class A Estimate.pdf
Final Approval Date:	Nov 14, 2023

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

Kim Law, Manager of Project Delivery Services - Nov 6, 2023

Jeff Moi, General Manager of Engineering and Operations - Nov 6, 2023

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 7, 2023

Lindsay Todd, Manager of Communications and Engagement - Nov 8, 2023

Paul Rockwood, General Manager of Finance and Technology - Nov 8, 2023

Tim Savoie, City Manager - Nov 14, 2023