



# City of Port Moody

## Report/Recommendation to Council

Date: November 12, 2024  
Submitted by: Community Services Department – Parks Division  
Subject: Draft Rocky Point Park Master Plan for Adoption

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### Purpose

To share the proposed Rocky Point Park Master Plan and seek Council's approval of the Master Plan to advance the project to detail design.

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### Recommended Resolution(s)

**THAT the Draft Rocky Point Park Master Plan (Attachment 1) be adopted as recommended in the report dated November 12, 2024, from the Community Services Department – Parks Division regarding Draft Rocky Point Park Master Plan for Adoption.**

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### Background

Rocky Point Park is the larger of the two parks within Port Moody's Shoreline Park System that offer a range of amenities, making it a popular destination for both residents and visitors. Spanning 3.8 hectares (9.5 acres), the park provides public waterfront access, diverse recreation opportunities, and serves as a gateway to the Shoreline Park System in the heart of the city.

Significant improvements to Rocky Point Park were implemented in 1991, including the development of the seawall and concrete pathways. A Master Plan for the park was completed in 2000, outlining recommendations for additional enhancements. Several updates were made in the mid-2000s, including the addition of the Boathouse Restaurant, while more recent upgrades in 2019 included the renewal of the playground and water park (mechanical upgrade).

While Rocky Point Park is enjoyed by the community, it faces increasing pressures from a growing population, heavier usage, and stress on aging infrastructure and natural habitats. With Port Moody's growing population and increasing number of visitors from outside the city, an updated assessment and strategic renewal of park spaces have become essential to support community well-being, social equity, and environmental resilience.

The 2015 Parks and Recreation Master Plan recommended developing a comprehensive Park Master Plan for Rocky Point Park. This project was reviewed by Council at the January 7, 2020 Finance Committee meeting and deferred from 2020 to 2021 due to staff resourcing. It was approved as a capital project by Council on April 27, 2021.

The purpose of the Rocky Point Park Master Plan is to develop a comprehensive 10-year Master Plan Update for Rocky Point Park. This Master Plan was developed concurrently with the Old Orchard Park Master Plan to ensure a coordinated and integrated approach. Both plans were developed by the same staff and consultant team, allowing for a holistic vision that connects not only the two parks but also the broader waterfront parks, open spaces, trails, and habitat systems.

## Discussion

The Draft Rocky Point Park Master Plan (**Attachment 1**) summarizes all previous phases of work—from background analysis, engagement, and design concept development to phasing and costing information. A summary of the key components in the Master Plan is provided below.

### Project Goals

- Create a park that reflects the community’s needs and desires, informed by a meaningful engagement process.
- Establish a clear and achievable vision for the park, guiding future development through a strategic implementation plan that maximizes community benefit.
- Provide an appropriate response to improved programming and facilities while protecting natural assets of the park;
- Improve accessibility and usability of the park;
- Enhance the ecological network and habitats in and around the park, with consideration of climate change adaptation and with particular attention to the shoreline in the context of sea level adaptation.

### Project Process and Public Engagement

A comprehensive project approach, including extensive public engagement, was developed to achieve the goals of the Master Plan. The public engagement process for the Rocky Point Park and Old Orchard Park Master Plans was conducted concurrently and in an integrated manner. Project and public engagement phases are outlined below:

- **Phase One: Background Review and Site Analysis** (March - August 2022)  
Relevant documents and policies were reviewed, and a comprehensive analysis of the park was developed, including its amenities, environment and habitat, circulation, events, and surrounding context. Engagement activities during this phase included two in-person open houses and a community survey (July - August 2022), where community members shared insights on how they use Rocky Point Park today, and what they want to see in the future. In addition, a series of workshops were held with environmental stewardship groups, community and programming groups, commercial businesses, recreational groups, and Civic Committees in June 2022. The feedback received informed the draft vision, goals, and concept designs for Rocky Point Park.
- **Phase Two: Vision, Principles, and High-Level Concepts Development** (September 2022 - November 2023)  
During this phase, design principles were identified, along with early directions and high-level concepts informed by site and context analysis. Engagement activities included an in-person open house and a community survey (October - November 2023), where participants shared their thoughts on the three draft high-level concepts for Rocky Point

Park and priorities for potential improvements. Consultations with local First Nations and meetings with the Parks and Environment Committee and Youth Focus Committee were held periodically between December 2022 – September 2023. The feedback gathered was used to create one recommended concept plan for Rocky Point Park that integrates preferred elements from each of the three draft design concepts.

- **Phase Three: Design Concept Refinement** (December 2023 - July 2024)

A recommended design concept for Rocky Point Park was developed during this phase, as well as the creation of a phasing and implementation strategy. Engagement activities included an in-person open house and a community survey (April - May 2024), gathering community feedback on the recommended design concept. Project updates were also provided to the local First Nations, along with consultations with interested parties the Parks and Environment Committee. A Youth Open House was held on May 31, 2024, to engage on the Rocky Point Park and Old Orchard Park Master Plans, the Trail Network Plan, and the Parkland Strategy. Feedback from youth, interested parties, Civic Committees, and the wider community was considered in the development of the final park design concept and Master Plan.

- **Phase Four: Draft Park Master Plan Development** (July 2024 - November 2024)

This phase involved developing the draft Park Master Plan, which summarizes all previous work for presentation to Council for decision. Engagement during this phase included discussions on the final design concept with the IDEA Committee and Seniors Focus Committee, presentation of the draft Master Plan to the Parks and Environment Committee, as well as meetings with other interested parties. Feedback was reviewed by staff and the consultant, with some suggestions addressed immediately, while others will inform the detailed design stage.

Detailed feedback from public engagement have been summarized in the Public Engagement Summary report for each of the three phases and shared with Council. The summary reports have also been shared on the [project webpage](#).

### Vision

Rocky Point Park is envisioned to be an active and inclusive community hub and waterfront destination, that welcomes visitors from near and far, through all seasons and into the evenings. It will be an exciting and safe gathering place for events and a variety of recreational activities, on land and water, with ease of access into and throughout the park for multiple modes of transport. The park will support thriving ecosystems defined by rich natural and marine environments and will be resilient in the face of climate change and changing demands. Furthermore, visitors will be enriched with expanded opportunities for learning about the park's diverse ecosystems and cultural uses.

### Big Moves and Recommended Concept Plan

Five "Big Moves" have been identified to guide the design and development of the park: improving access to and throughout the park, re-envisioning an enhanced kids and youth zone, opening up and improving the central green, re-imagining the waterfront, and creating a resilient park environment in a changing climate.

Guided by the five “Big Moves,” three concept plan options were developed to illustrate different design approaches. These options were presented to the public during Phase Two of public engagement, where participants had the opportunity to “mix and match” their preferred elements from each concept plan option. The feedback received, along with technical information and advice from subject-matter experts, was carefully considered in the development of the recommended concept plan.

The recommended design concept for Rocky Point Park integrates the Big Moves into a cohesive design. It emphasizes improving access and circulation, with new waterfront boardwalks and widened pathways and redesigned to accommodate current and future use patterns. It envisions a revitalized kids and youth zone with a variety of features, as well as an enhanced central green and improved event spaces. In addition, a series of shoreline restoration projects are proposed to protect against sea level rise and enhance ecological resilience. The locations of the two house posts are incorporated into the concept plan, with the surrounding area to be further developed during the detail design phase for Rocky Point Park.

Phasing, Cost Estimate, and Funding Implications

The scope of Rocky Point Park's updates is extensive and complex, with significant associated costs. To manage these factors, the project has been divided into four phases over the 10-year period covered by the master plan. Phase One – renovation of the kids/youth zone; Phase Two – improvements to the waterfront edge east of the Pier; Phase Three – upgrades to the interior of the park and overpass entry; and Phase Four – enhancements to the waterfront edge west of the Pier. Where appropriate, phases may overlap or begin concurrently, ensuring efficient progress and minimizing public disruption.

The costing information was developed using two methods:

- 1. Component Costing:** This method, based on previous experience in park design, provides a cost estimate for each proposed park element in the concept plan. The table below provides a summary of the cost, in 2024 dollars, for each phase and a total cost estimate.

	Area	Total Cost – Proposed Park Features	25% Soft Cost* + 20% contingency**	Total Cost (not escalated)
Phase 1 – Kids and youth zone	3.58 acres	\$9,573,000	\$4,307,850	\$13,880,850
Phase 2 – Waterfront edge east of the Pier	4.38 acres	\$9,512,000	\$4,280,400	\$13,792,400
Phase 3 – Interior of the park	3.90 acres	\$6,900,000	\$3,105,000	\$10,005,000
Phase 4 – Waterfront edge west of the Pier	1.50 acres	\$3,850,000	\$1,732,500	\$5,582,500
<b>Total</b>	<b>13.26 acres</b>	<b>\$29,835,000</b>	<b>\$13,425,750</b>	<b>\$43,260,750</b>

\*Soft cost includes professional consultant fees, permitting fees and owner’s cost.

\*\*The 20% contingency covers both design and construction.

- 2. Comparative Analysis:** To validate the cost estimate generated through the component costing method, a comparative analysis was conducted using budgets from similar park projects in the region. The analysis considered parks with comparable elements, such as waterfront features, play / youth facilities, and natural shorelines. Based on this method, the recommended budget range per acre, including all soft costs and adjusted for construction

escalations, is \$2,000,000-\$4,000,000, resulting in a recommended total budget range of \$28,500,000-\$56,640,000 for a total of 14.16 acres.

Note: Costs for both methods are not escalated at this stage, as additional analysis is required to further develop the phasing strategy, determine the duration of each phase, and assess whether the entire project can be completed in the projected 10-year timeframe.

A full cost exercise will be undertaken as part of the detail design process following the adoption of the Master Plans and verified by a quantity surveyor or other costing expert. Financial implications for implementing the Master Plan will be reviewed through the annual budgeting process. A range of funding sources will be explored, with primary options including Development Cost Charges (DCCs), Amenity Cost Charges (ACCs), and Density Bonus reserves, while secondary sources such as grants from provincial, federal, and private organizations, as well as revenue from pay parking, will also be considered. Funding options will be further explored with Council to ensure a sustainable and comprehensive approach.

### Post 10-year Considerations

In response to feedback received throughout the process, several post-10-year considerations were discussed. These considerations explore the potential to repurpose existing park areas in ways that could provide broader community benefits. While some of these considerations lie outside the approved project boundary for the Rocky Point Park Master Plan, the Master Plan recommends a proactive approach and that the City continues to assess and explore these opportunities.

Informed by a number of factors, including mixed public feedback on the pool during Phase 2 engagement, the knowledge that the pool is nearing the end of its useable life, discussions regarding whether the pool needs to be within Rocky Point Park or can be considered for a future move to a different location, as well as professional best practices for park planning and design, a post 10-year scenario was considered where the pool space could be repurposed to accommodate a range of other park amenities that better serve the community's evolving needs. The City will not make any decisions about the future of the pool until the Recreation Facilities Study is completed, followed by a more detailed needs assessment that will involve community input. As additional studies and community engagement are conducted, these considerations may be further developed, and the Master Plan may be updated to reflect new insights and ideas.

### **Next Steps and Conclusion**

Upon Council adoption of the Rocky Point Park Master Plan, staff will continue to refine the phasing and funding strategy, while initiating the early planning for archaeological investigations, which will help shape the detail design for Rocky Point Park. As the funding implications become more defined, staff will bring forward an update and a funding request to Council to support the implementation of the Master Plan.

In conclusion, the Rocky Point Park Master Plan aims to enhance the park's role as a vibrant waterfront destination, balancing recreational opportunities with environmental stewardship. The plan focuses on improving accessibility, expanding recreational amenities, and increasing the park's resilience to future demands and climate challenges.

## Other Option(s)

THAT the Draft Rocky Point Park Master Plan be revised based on feedback from Council and that staff bring a finalized draft report to a future Council meeting for adoption.

## Financial Implications

The financial implications for implementing the Rocky Point Park Master Plan at the proposed total of \$43,260,750 (in 2024 dollars) are significant, with the project currently divided into four phases over 10 years. Additional analysis is needed to refine the phasing strategy, duration of each phase, and feasibility within the 10-year timeline. We will need to continually assess trade-offs, expansion of the timeline, and consider the impacts of funding specific projects or programs within the Parks portfolio through the capital planning and budgeting processes. Funding options will be further explored with Council to ensure a sustainable and comprehensive approach. The implementation of the RPPMP will have to be balanced with other master plans and funding priorities considered by Council. The City, like other local governments, are struggling with amenity and infrastructure costs associated with growth and overall demand for services.

## Communications and Public Engagement Initiatives

The public engagement activities detailed in the approved Rocky Point Park Master Plan Public Engagement Strategy have now been completed and have been summarized in the Public Engagement Summary report for each of the three phases. Once approved, the public engagement project on Engage Port Moody will be archived and information on the new master plan and ongoing implementation updates will be added to the City's primary website to keep the public informed.

## Council Strategic Plan Goals

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

- Strategic Goal 1.1 – Prioritize core services;
- Strategic Goal 1.2 – Ensure financial sustainability;
- Strategic Goal 1.3 – Lead with good governance;
- Strategic Goal 2.1 – Protect, integrate, and enhance our natural assets;
- Strategic Goal 2.2 – Advance climate change mitigation and adaptation;
- Strategic Goal 2.3 – Enhance and expand parkland and open spaces;
- Strategic Goal 3.1 – Create completed and connected communities through balanced growth;
- Strategic Goal 3.3 – Enhance community wellbeing; and
- Strategic Goal 4.3 – Leverage public spaces.

## Attachment(s)

1. Draft Rocky Point Park Master Plan.

## Report Author

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## Report Approval Details

Document Title:	Draft Rocky Point Park Master Plan for Adoption.docx
Attachments:	- Attachment 1 - Draft Rocky Point Park Master Plan.pdf
Final Approval Date:	Nov 7, 2024

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

Erin Embley, Director of Environment and Parks - Nov 5, 2024

Wayne Maskall, Manager of Parks - Nov 5, 2024

Julie Pavey-Tomlinson, General Manager of Community Services - Nov 5, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 6, 2024

Lindsay Todd, Manager of Communications and Engagement - Nov 6, 2024

Paul Rockwood, General Manager of Finance and Technology - Nov 7, 2024

Anna Mathewson, City Manager - Nov 7, 2024