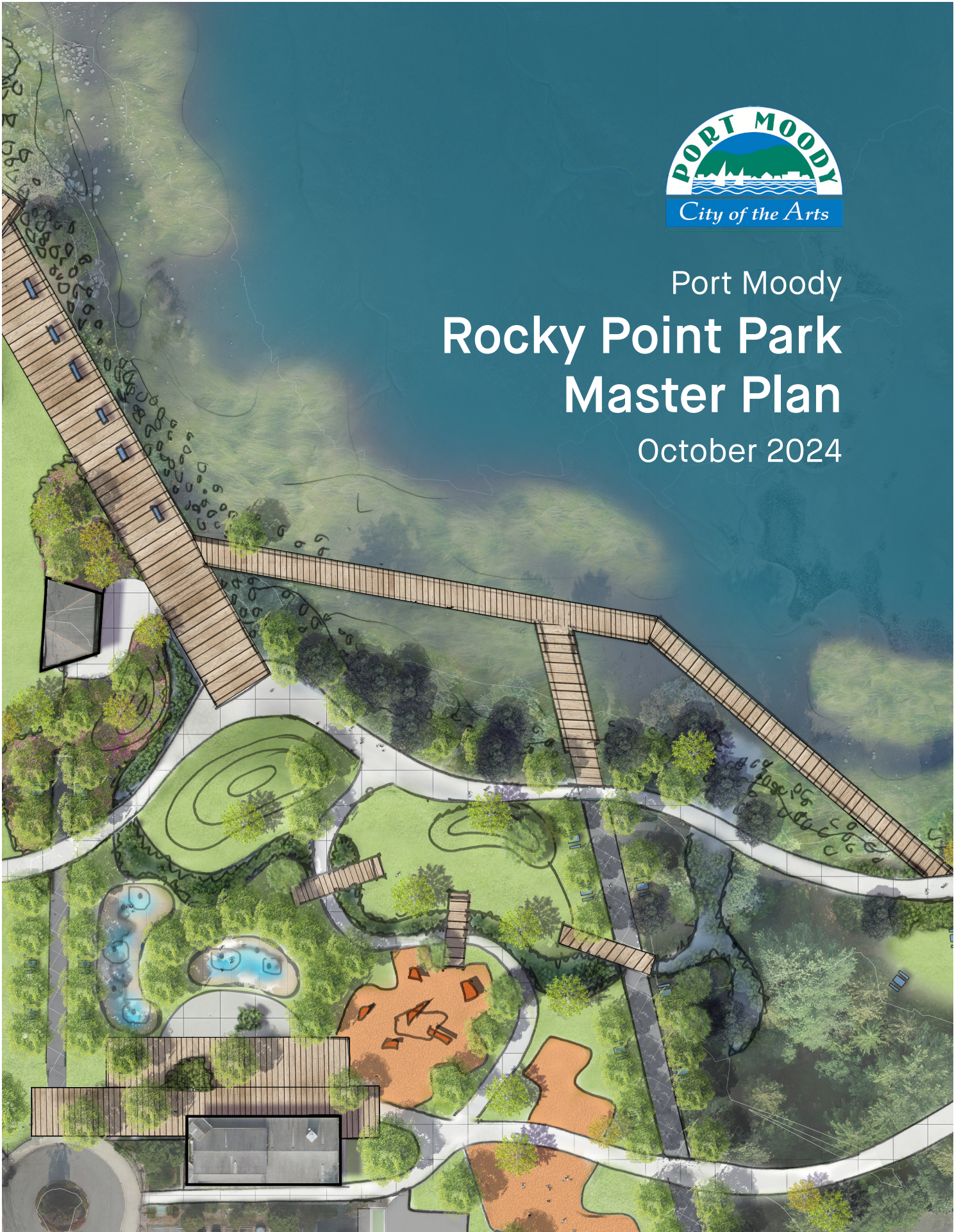
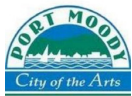




Port Moody
Rocky Point Park
Master Plan

October 2024





Prepared for:

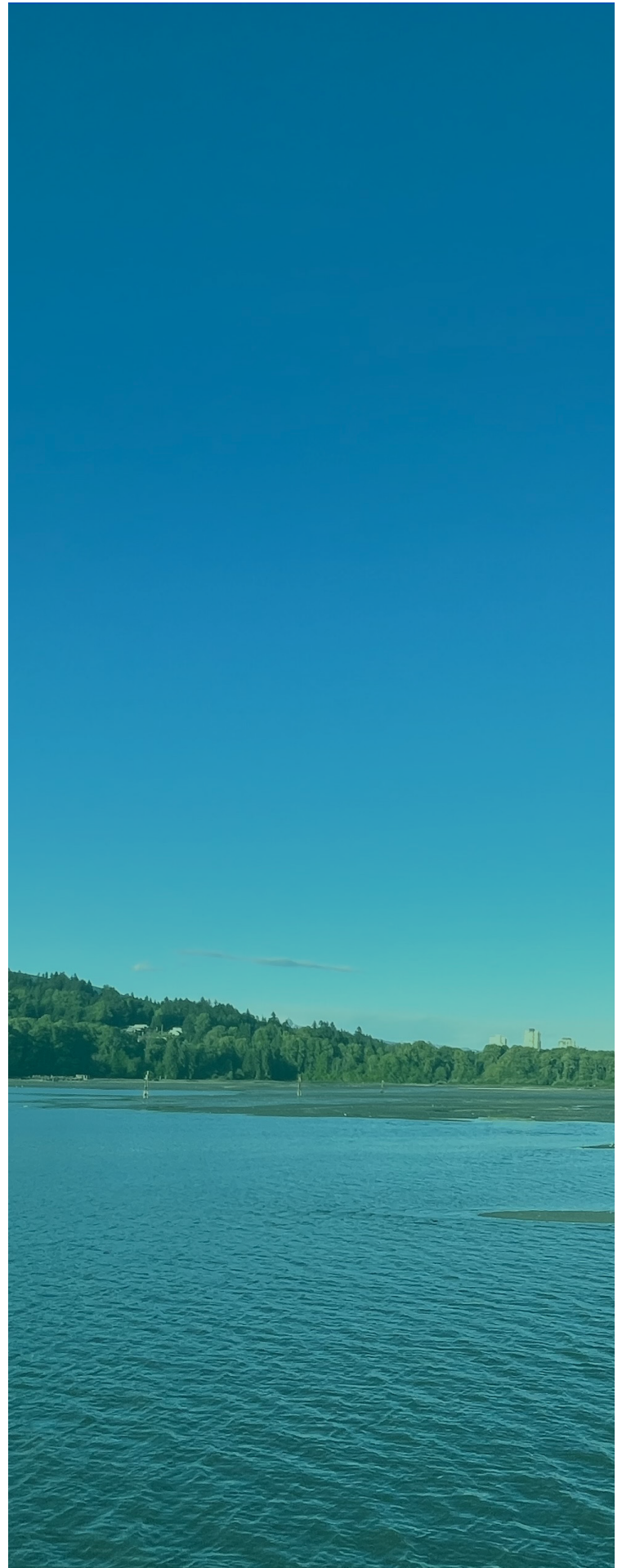
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Territorial Acknowledgment

The City of Port Moody carries out our business on the ancestral and unceded homelands of the *kʷikʷəłəm* (Kwikwetlem), *səlilwətaɣ* (Tsleil-Waututh), *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish), *q̓ícəy̓* (Katzie), *qʷa:n̓l̓ən* (Kwantlen), *q̓iqéyt* (Qayqayt), and *Stó:lō* (Sto:lo) Peoples, and extends appreciation for the opportunity to work on this territory.



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Climate Action Committee
Seniors Focus Committee
Youth Focus Committee
IDEA Committee
Transportation Committee
Tourism and Economic Development Committee

Business & Recreation Groups

Business lease holders in the park
The Old Mill Boathouse
Breweries

Community Needs and Programming Groups

Port Moody Heritage Society
Port Moody Foundation
Disability Alliance BC
Preschool
TORCA
Event Organizers

Neighbourhood Groups

TROPICA
Pleasantside Community Association
Glenayre Community Association
Klahanie Community Association

Port Moody Environmental Stewardship Group

Port Moody Ecological Society
Burrard Inlet Marine Enhancement Society
Burke Mountain Naturalists
Salish Sea Research and Education Society



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1.0 Introduction



1.1 Plan Purpose

1.1.1 The Need for a Master Plan

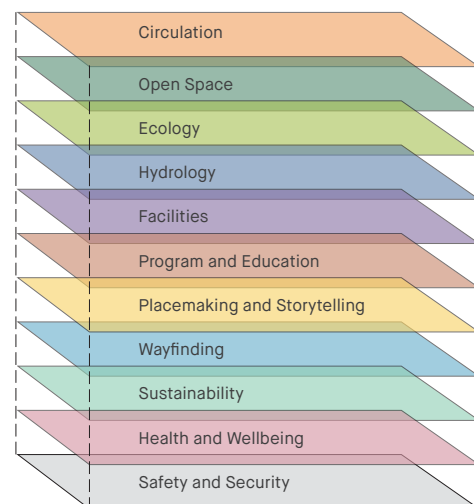
Port Moody's waterfront park system is described as a "string of gems" along at the head of Port Moody Arm of the Burrard Inlet, a reference to a landmark 1986 study that highlighted the importance of protecting interconnected active and passive parks as valuable public spaces that protect the environmental values and natural beauty of the area for the community's well being. Rocky Point Park is the largest of only two programmed waterfront parks in the City and recent years have seen a significant increase in its use due to the impacts of COVID-19 and the region's overall population growth. This increase in usage has strained the park's infrastructure, amenities, and natural environment. As a result, accommodating the community's diverse and competing needs within the limited park spaces has become increasingly difficult.

Balancing the physical and human impacts while striving to protect environmental assets and enhance climate resilience further complicates this challenge. As one of the key recommendations in the Parks and Recreation Master Plan adopted in December 2015, a comprehensive Park Master Plan should be conducted for Rocky Point Park. The planning process for the new Master was initiated in 2021 and the project officially launched in early 2022 with the involvement of external consultants. The Master Plan will guide the planning and design of new park features as well as upgrades to existing infrastructure based on community needs with a 10-year outlook. This plan is forward-looking and seeks to initiate conversations that consider a vision extending beyond the 10-year timeframe.



1.1.2 What is a Master Plan?

- A strategic and **living document**, continuously reviewed throughout its life span.
- A **framework** that guides future planning and decision-making around park facilities, trails and open spaces.
- A master plan sets out a **unified vision** for the character of the park.
- It explores a collection of information layers and synthesizes them to outline **key priorities and longer term aspirations**.
- It also sets out a clear **phasing and implementation plan** to initiate change.

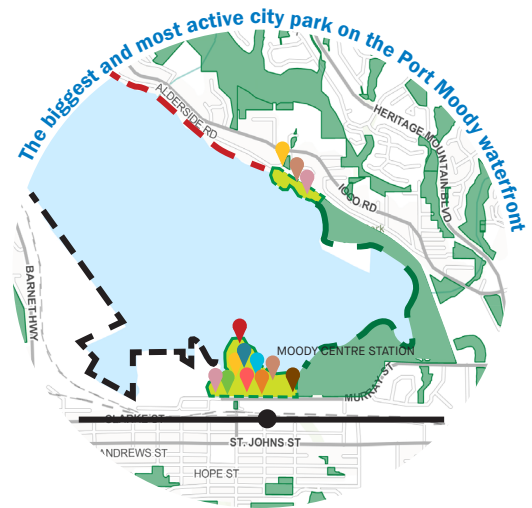


Layers to consider for a park master plan

1.2 Project Overview

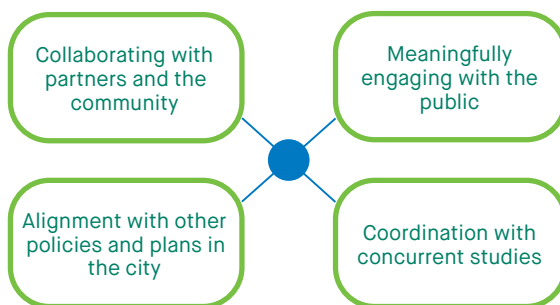
1.2.1 Project Goals

- Guide the city on a future vision for the park that is **beneficial and achievable** through a 'strategic' implementation plan;
- Improve park facilities and enhance programming opportunities while protecting natural assets of the park;
- Understand the community's needs and desires through a meaningful **engagement process**
- **Improve accessibility to and through 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 rise.



SPRAY PARK	MUSEUM
SKATE PARK	COMMUNITY HALL
PLAYGROUNDS	SWIMMING BEACH
PICNIC SHELTER	PRIVATE HOMES
POOL	NATURAL SHORELINE
BOAT LAUNCH	INDUSTRIAL EDGE
DOG PARK	ACTIVE PARK
OUTDOOR EVENT VENUE	

1.2.2 Project Approach



1.2.3 Project Process

The Rocky Point Park Master Plan was launched in early 2022 with the involvement of external consultants. The process included the following phases: background reconnaissance and site analysis, three phases of engagements with the public and interested parties, outreach to Indigenous communities, and design development throughout. A proportion of the work and engagement events

were undertaken concurrently with the development of a master plan for Old Orchard Park on the opposite side of the inlet. The two parks are interconnected through their shared ecology, hydrology, and evaluating them in tandem allowed for a more efficient and holistic approach, leading to the development of a master plan that aims to provide a cohesive network of waterfront amenities.



As part of the design process, three concept options were developed and presented during phase 2 of Public Engagement for feedback. Feedback were collected on preferences for specific features and

areas of the plan, which led to the creation of a single hybrid design that combined elements from each of the draft concepts.



2.0 Site Overview



2.1 Site Context

Rocky Point Park is located on the Southern shore of Burrard Inlet, along Port Moody's waterfront, and is situated within close proximity to the commercial hub of Moody Centre. The park is flanked by a future mixed-use development site to the west, a mixed light industrial and commercial area to the south with a popular "brewery row," and an ecologically rich natural parkland to the east, namely Inlet Park. There

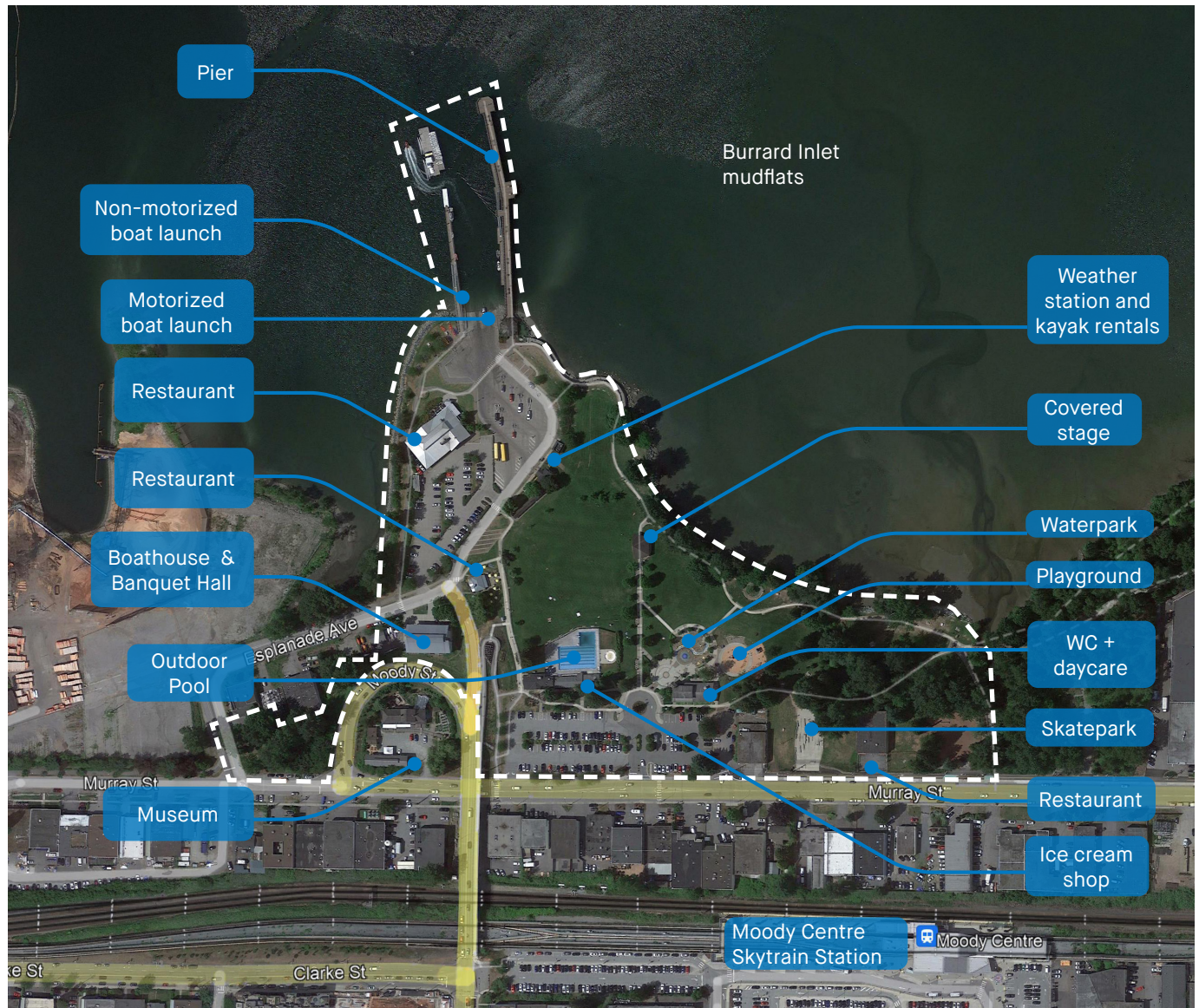
is a popular multi-use waterfront trail that connects Rocky Point Park along the entire waterfront to Old Orchard Park across the inlet. The trail provides a unique experience as it meanders through diverse ecosystem of wetlands and native forests, offering scenic views of the inlet along the way.



2.2 Site Assets and Inventory

Rocky Point Park is 3.8 hectares (9.5 acres) in size and offers a combination of flexible open lawn space, picnic areas, food and beverage services, a natural forest edge and dedicated recreational amenities including: a playground, spray park, outdoor pool, skate park, and dog park. The park also has a large

area dedicated for boat launching and an associated parking lot. A historic pier extending into the mudflats is a key feature of the park enjoyed by many all year round. The park's size and location make it an ideal venue for events of all sizes through the seasons, drawing visitors from across the region.



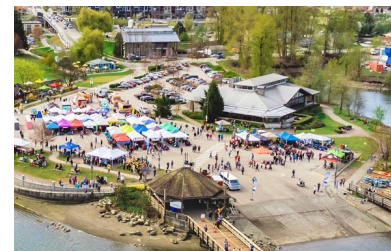
Historical Photographs



Tidal swimming pool in the inlet. A remnant of the historic wall can be found at the shoreline, in situ, alongside a plaque highlighting the City's dedication to the protection of significant ecological habitat and the enjoyment of the Inlet's scenic features.



Historic image of the area where today's Boathouse restaurant and boat launch is located (1980s). Image below shows the same area from recent years - the parking lot being used to host the Dragon Boat Regatta.



A photo of the historic playground (1971) - one of the first features to be built in the park and replaced with a new one in the 1990's.

A Photographic Inventory of the Park Today



Entrance to the pier



Waterfront walkway and lawn



Treed boulevard entrance, from parking lot to the stage



Pajo's Fish and Chips shop and picnic area



Rent able covered picnic shelter and western park entrance



Children's playground



Waterfront walk along the mudflats with the pier in the background



Spray park with community building and washrooms in the background



The great lawn at the heart of the park with the stage in the background and outdoor pool facility to the right

2.3 Policy Context

The following policies and projects are relevant to the master planning process for Rocky Point Park. They have guided the development of the Vision and Principles for the park's future plan and will continue to be important resources in the implementation of the Master Plan over its lifespan.



Policies & Projects

- Climate Action Plan (2020)
- Urban Forest Management Strategy (2023)
- What Swims Beneath project
- Environmentally Sensitive Area (ESA) Management Strategy (2003 existing)
- OCP's Natural Environment Chapter and Parks, Open Spaces and Recreation Chapter
- Life-cycle considerations of park assets
- Parkland Strategy (underway)
- House Post Project (underway)
- Art in Public Spaces Master Plan (2021)
- Master Transportation Plan
- Trail Network Plan (underway)
- Trail upgrades (various; concurrent)
- Accessibility review



Rocky Point Park Shoreline Trail

Environmental policies:

The Climate Action Plan and the Coastal Flood Management Strategy (currently underway) in particular, will help shape the design parameters for the waterfront and shoreline edge design, as well as dictate the grade level that the park may need to be elevated to respond to a 200 year storm event. Other considerations will include the addition of stormwater management features and strategies to provide cooling relief during extreme heat events.

A number of other environmental policies set the goals towards enhancement of natural assets within the park, protection of healthy trees, increase in tree canopy cover, and enhancement of wildlife habitats and connectivity.

Circulation related policies:

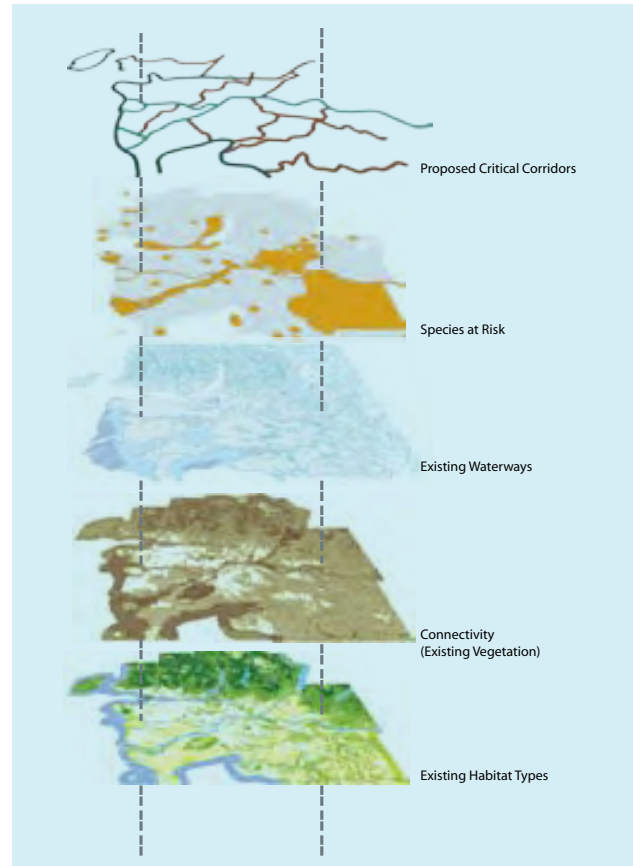
The park Master Plan incorporates proposed new circulation routes for cyclists as shown in the Master Transportation Plan update. It also responds to gateway moments and treatments, and considers accessibility to all key amenities in the park. The Plan also considers a future park entry and connection being planned at the eastern end of the park by the dog park, that would connect in from the Port Moody Centre skytrain more directly.

Heritage related assets:

The park Master Plan considers the anticipated location of future house posts within the park - one on the west by the pier. Any recommendations that come forth from consultation with the local First Nations communities will be integrated furthermore into the future planning and design of the park.

Recreational assets:

The Parkland Strategy is underway and will be a key resource in the future planning for new programming in the park. The life-cycle of each existing park asset has also been taken into consideration for strategic proactive planning.



Graphic excerpt from the Strategic Directions for Biodiversity Conservation in the Metro Vancouver region

2.4 Indigenous Heritage and Culture

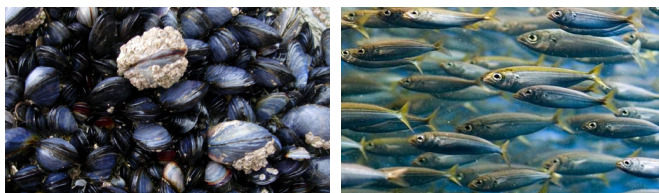
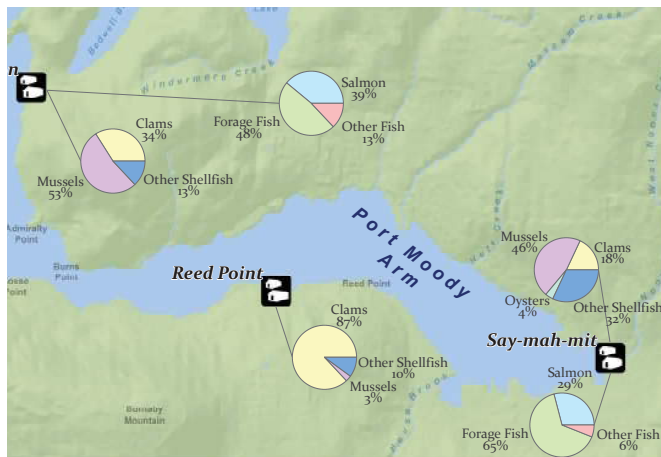
It's essential to honor the deep historical and cultural ties that Indigenous communities have with the land. The lands where Rocky Point Park is situated were traditionally covered with native forests and rich ecosystems, integral to the Coast Salish Peoples, including the sel̓ilwitulh (Tseil Waututh), xʷməθkʷəy̓əm (Musqueam), sk̓wxwú7mesh (Squamish), q̓ícəy̓ (Katzie), kʷikwə́łəm (Kwikwetlem), q̓ʷa:ńł'əń (Kwantlen), qiqéyt (Qayqayt), and the Stó:lō Peoples. These Nations lived and thrived in the area for millennia, with permanent and seasonal village sites along the shoreline and local streams, such as Say-mah-mit at Noons Creek. Indigenous communities practiced hunting, harvesting, and gathering, particularly fish and shellfish, which were crucial for their sustenance and cultural practices.

Protecting and preserving archaeological sites, such as Middens found at Noons Creek, is vital to maintaining the historical and cultural integrity of the area. These sites are not just remnants of the past but are living connections to the ancestors and

traditions of the Coast Salish Peoples. The integration of traditional knowledge and practices into the park's design and management should be prioritized. This could include the revitalization of native plant species, traditional ecological knowledge, and cultural practices related to the land.

Indigenous culture should be prominently featured in the park through art, signage, and educational materials that tell the stories of the Coast Salish Peoples. The ongoing projects, such as the installation of house posts curated by Coast Salish artists are excellent examples of how Indigenous presence can be reasserted in public spaces. Events like National Indigenous Day, with traditional dancing, singing, and ceremonial dragon boat paddles, are crucial for the cultural revitalization and recognition of Indigenous traditions. These events should be supported and expanded to foster greater understanding and appreciation of Indigenous culture among the broader community.

Acknowledge the historical displacement, loss of sovereignty, and erosion of culture that Indigenous communities faced following the arrival of settlers. This history is essential for understanding the current



Historically, the area served as seasonal camp grounds for various nations - for the purpose of hunting and gathering shellfish and fish. Middens found at the mouth of Noons Creek further suggest this.



Carver Brandon Gabriel with Tasha Faye Evans and the "Spirit of Kwikwetlem" house post, at Noons Creek hatchery in Port Moody.



Elders from the Tsleil-Waututh First Nation perform a water blessing during a ceremonial paddle and water blessing off of Rocky Point in Port Moody



Fish habitat restoration projects, stewardships and education at the Noons Creek hatchery.

context and the need for ongoing reconciliation efforts. The City of Port Moody's commitment to reconciliation, including the critical reflection of its historical relationship with Indigenous peoples, is an important step toward healing. Initiatives like the Burrard Inlet Action Plan, led by Tsleil-Waututh Nation, and local stewardship programs at Noons Creek and Mossom Creek hatcheries, are examples of how cultural and ecological restoration can go hand-in-hand.

The park should serve as a living classroom where visitors can learn about the Indigenous history and ongoing cultural practices related to the land. This could be facilitated through partnerships with local Indigenous communities to run educational programs and stewardship activities. Supporting the restoration of fish habitats and other ecological initiatives not only benefits the environment but also aligns with Indigenous cultural values and practices, which emphasize the interconnectedness of all life and the need to care for the land and waters. By embedding these principles into the Rocky Point Park Master Plan, Port Moody can create a space that honors Indigenous heritage and culture, fosters reconciliation, and strengthens the relationship between the City and local First Nations.



The education centre at Mossom Creek hatchery

2.5 History of the Inlet and the Park's Development

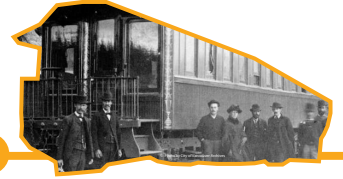
Coast Salish Peoples



Coast Salish Peoples have inhabited these lands since time immemorial. Historically, the area served as seasonal camp grounds for First Nations, used for hunting, gathering and fishing including shellfish.

A lot of development and investment happened in Port Moody in anticipation for the Canadian Pacific Railway (CPR) line but economic and social growth stagnated when Vancouver became the new terminus of the line.

1879 The town of Port Moody is announced as the terminus of CPR in 1879 and the town grows exponentially as a result.



Arrival of the CPR and Gold Rush Era

1858 - 1864 The gold rush on the Fraser River and in the Cariboo region brought thousands of people to the Inlet.



Late 1970s Two Port Moody residents began to improve fish habitat on a section of Noons Creek. Their project was expanded by the Port Moody Ecological Society who operate a hatchery near Noons Creek.

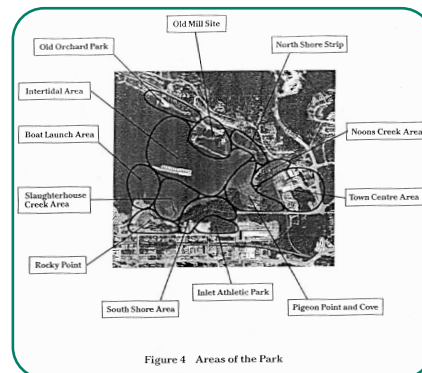


Figure 4 Areas of the Park

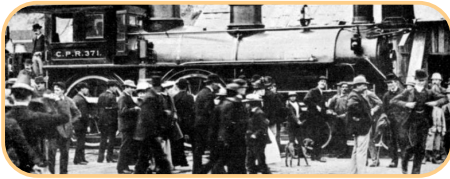
Local to Regional

Restoration and Re-naturalization

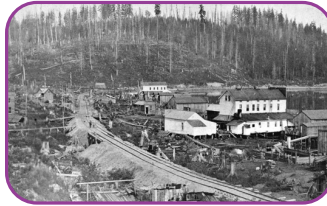
Logging and urban sprawl impacted the diversity and resilience of this waterfront. Over the years, residents, the City, and non-profits have worked hard to daylight streams leading into the inlet, and restore habitats.

Early 80s The concept of a park that encompassed the head of Burrard Inlet began with much public consultation. The result of this major effort was the 1986 report "A String of Gems" that laid the groundwork for a park planning system.

In the new millennium, population growth, climate change, the COVID 19 pandemic and overall competing needs for various amenities have increased the demand and pressure on public parks.



1886 The first passenger train arrives. Rocky Point Park hosts the Golden Spike Days festival every July to commemorate the completion of the Canadian Pacific Railway.



1905 J.S. Emerson builds a sawmill for cutting cedar. The mills were the landing pad for new immigrants from countries like China and India at the time.



1940 Tidal swimming pool, play equipment and the pier are developed at Rocky Point Park (RPP).

Industrial Era + Park Creation

With access to the sea and a rail link to the rest of North America, Port Moody becomes a location for various industries.

1913 Port Moody is incorporated as a city



1915 Imperial Oil Company development starts along with several other oil refineries. Many other industries followed. The Shoreline Park area was used as access to the water for a number of commercial enterprises and industry.

1960 Various upgrades and new facilities created at Rocky Point Park, including new swimming pool, wading pool, spray park and boat launch.



2000's As climate change impacts rising temperatures and density increases exponentially, residents seek reprieve from the heat and small living spaces in parks. Rocky Point Park sees a significant increase in usage numbers and various festivals in the park.



Ivy Peers, a First Nations dancer and singer from Alert Bay, performs at National Indigenous Day ceremonies at Port Moody's Rocky Point Park in 2019.

© Photo by The City News

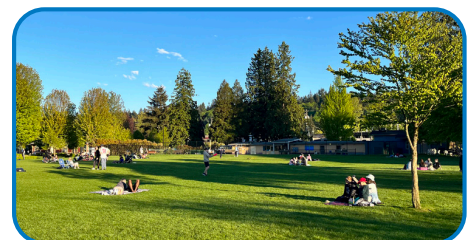
Master Plan for Rocky Point Park

2020 The global Covid 19 Pandemic brought drastically increased usage of Port Moody's waterfront park system. The value of parks to urban communities is more acutely understood than ever.



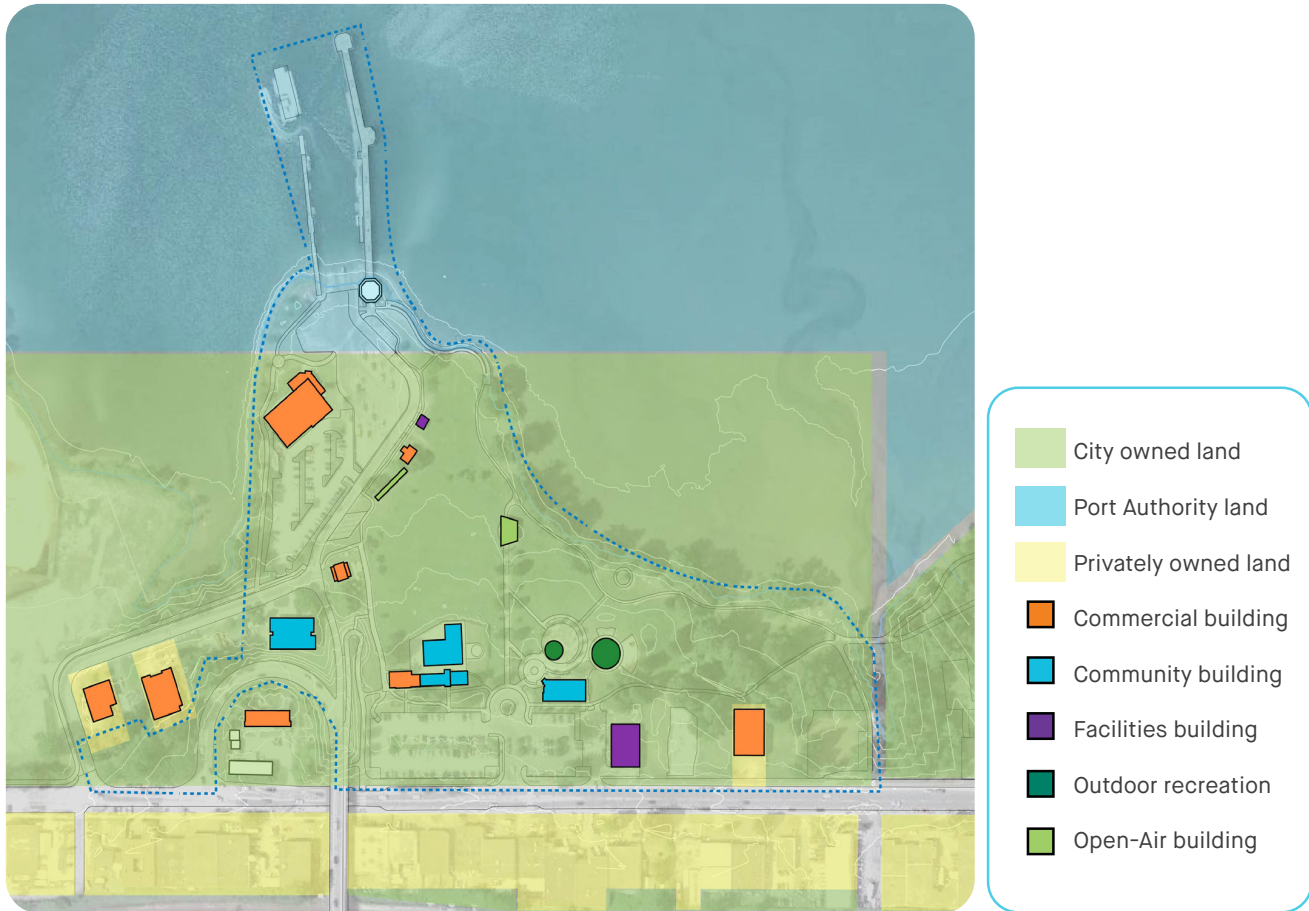
Reconciliation efforts continue with new celebrations and initiatives to teach about Indigenous traditions and culture.

The Next 10 Years? This Master Plan will guide any changes to RPP for the next 10 years. It creates a solid foundation for the park to navigate this new era and its challenges.



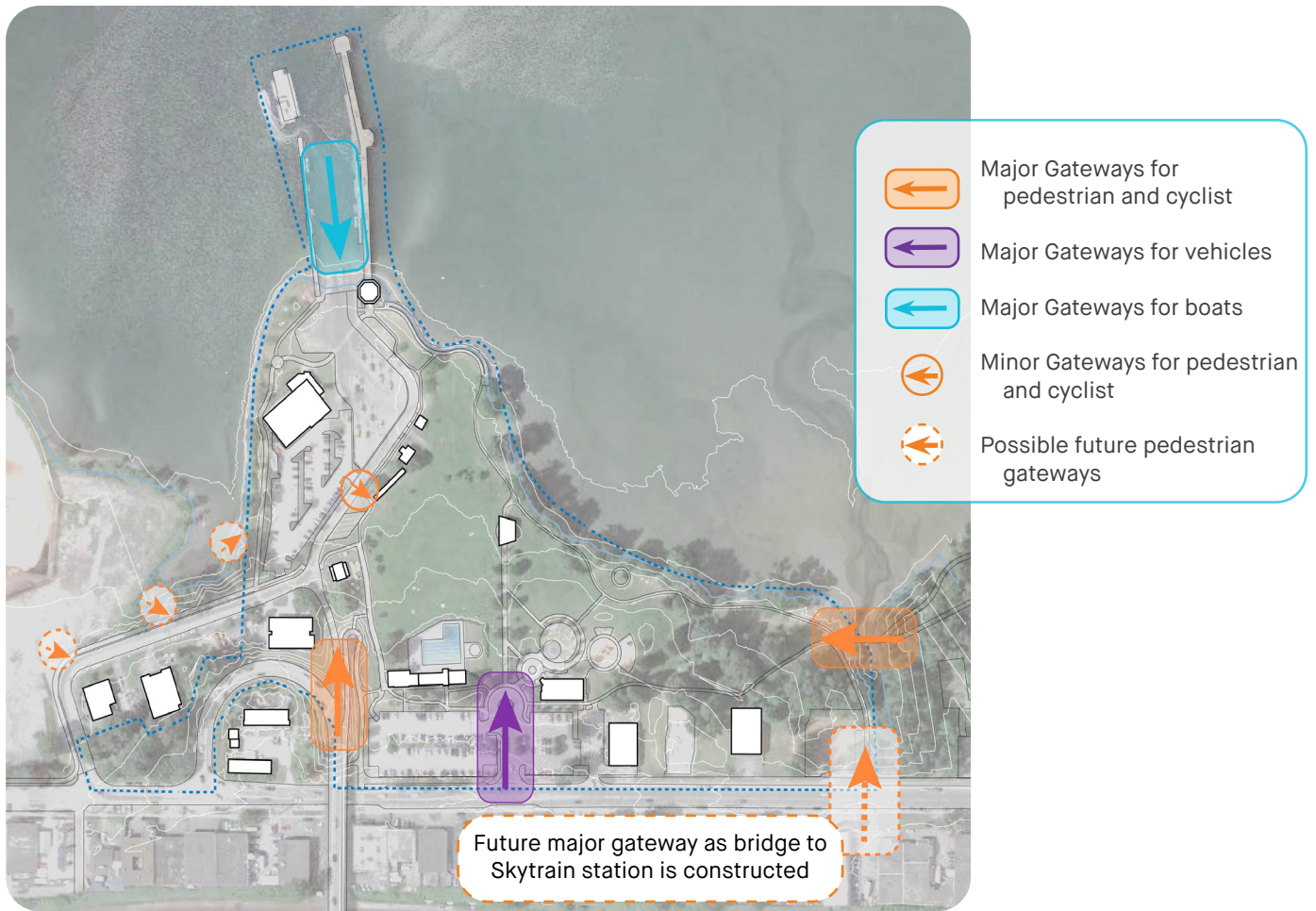
3.0 Site Analysis





3.1 Land Ownership

Rocky Point Park is made up of City Owned Parkland, Port Authority owned Land/Water and a few privately owned parcels. The buildings within the park also vary in age, use and ownership.

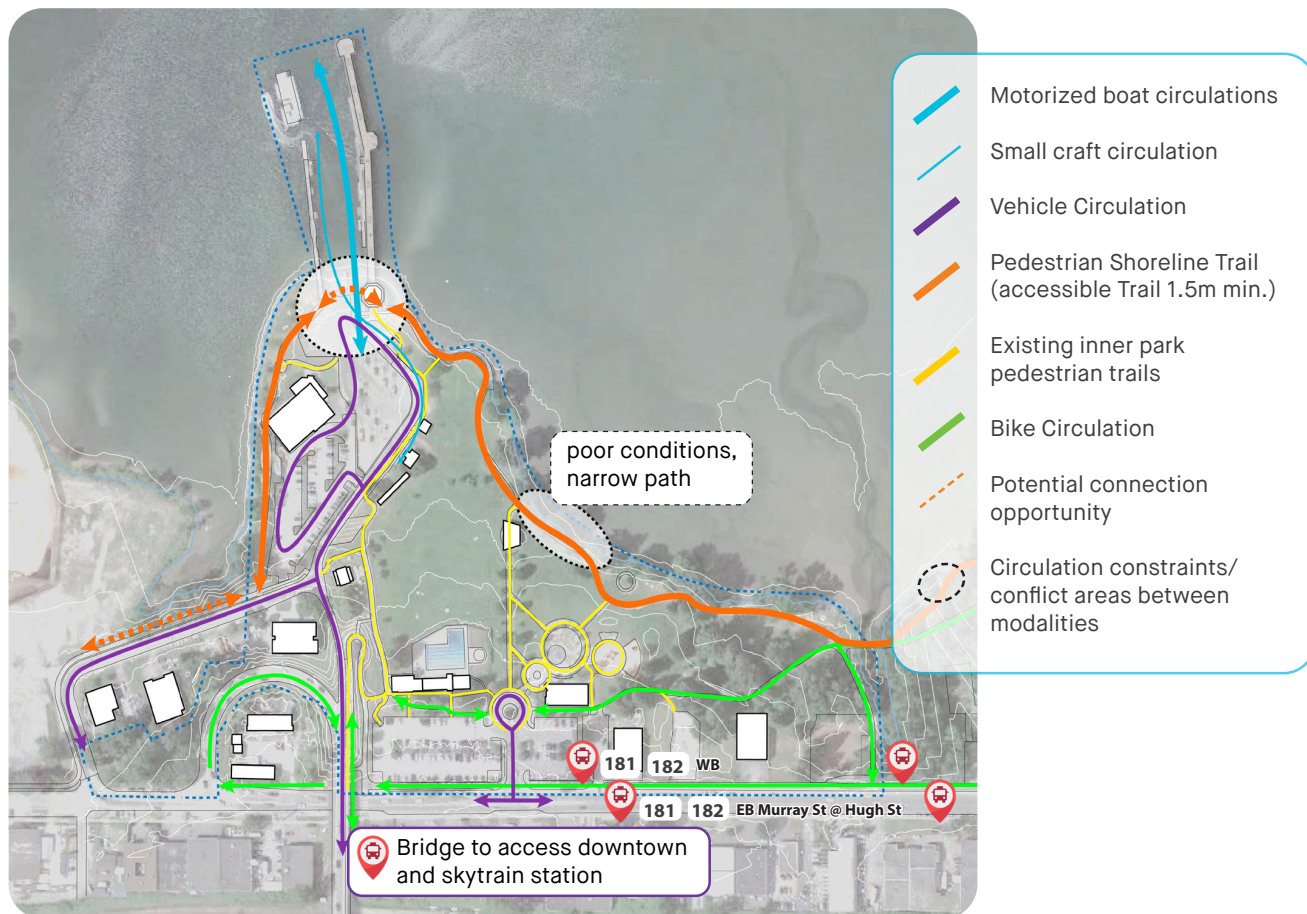


3.2 Gateways and Entrances

Rocky Point Park has three major gateways which correlate to different modes of transportation, with a few minor pedestrian gateways off of Moody Street. Moody Centre Skytrain station is just south of the park, across the train tracks. Currently pedestrians cross these at Moody Street's bridge.

Opportunities

- Provide clearly marked entrances that are accessible and safe.
- Consider future entrances to the park
- Create welcoming and attractive gateway/entrance moments at the main entrances to the park.
- A pedestrian and cycling bridge directly from the station to the park will create another major gateway and excellent connection to Rocky Point Park.
- With future development also happening to the West, there is opportunity to incorporate further pedestrian entrances to along the Western edge of the park.



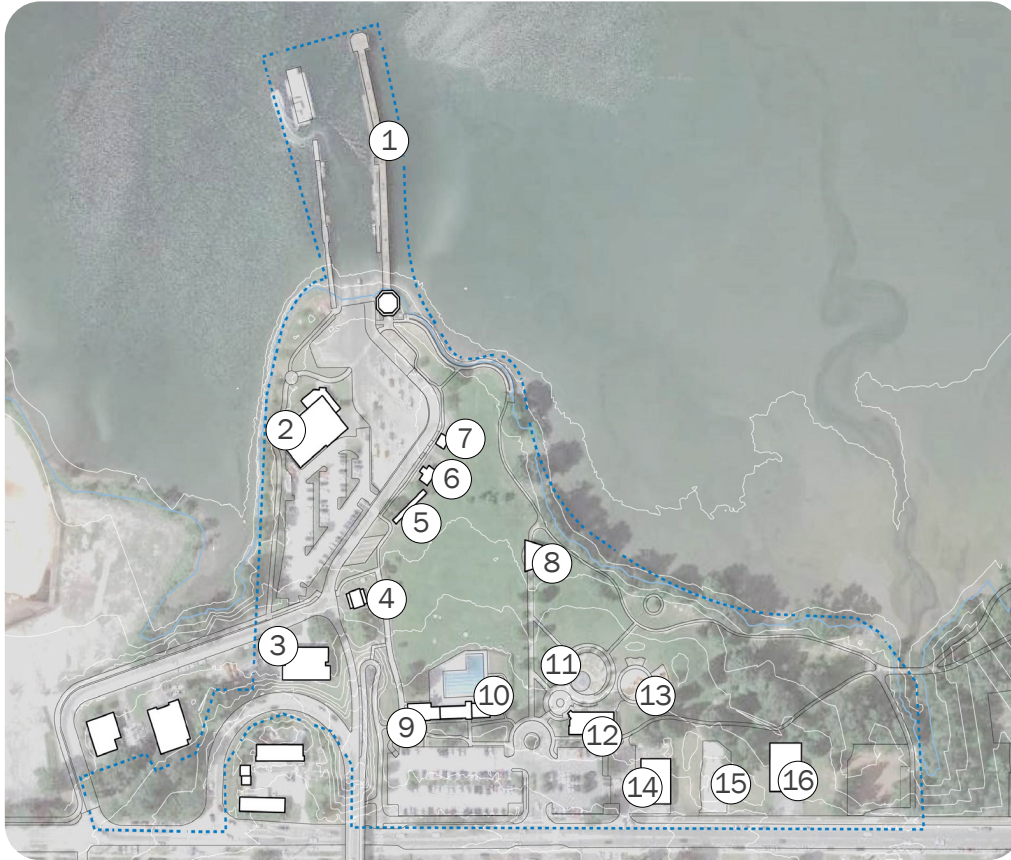
3.3 Circulation Network

The park is well connected and integrated with the community with its many amenities. It is a 5-minute drive, 8-minute bike ride or 25-minute walk to the civic and recreational complex, well served by transit and is directly connected to the shoreline trail which is a multi-use path leading all the way to Old Orchard Park and downtown Port Moody. Within Rocky Point Park, various transportation modes are present, which can lead to conflicts when sharing the same paths.

Opportunities:

- Improve accessibility to and throughout the Park
- Provide clearly marked, safe paths of travel for cyclists and pedestrians.
- Delineate paths keeping faster cycling lanes at the periphery of the park, while interior paths remain safe for pedestrians.

3.4 Facilities and Amenities



The Pier



Rocky Point Pool



Spray Park with Pavilion Building with Washrooms in background

Facility	Lease information	Analysis and Direction
1. Rocky Point Pier	N/A	Retain + ongoing maintenance
2. The Boathouse	Leased until 2037 with options to renew for another 2 x 10 year terms to 2057	Retain
3. Old Mill Boathouse Banquet Hall	N/A	Retain.
4. Pajo's Fish & Chips	Leased until 2030 with options for 3 additional 5-year terms to 2045	Retain + Ongoing improvements by Pajo's
5. Rocky Point Picnic Shelter	N/A	In good condition. Retain if feasible.
6. Rocky Point Kayak	Leased until 2027 with opportunity to extend for 2 renewals up to 2037	In good condition. Retain.
7. Rocky Point Weather Station	N/A	Retain, as directed by Metro Vancouver
8. Rocky Point Performance Stage	N/A	Retain. When replacement is needed, recommend considering placement.
9. Rocky Point Ice Cream	Leased until 2027 with ability to ex-extend to 2042 in 5 year terms	Retain.
10. Rocky Point Pool	N/A	Nearing the end of its usable life. The pool will remain in the 10-year Master Plan and that decisions about the future of the pool will not be made until a comprehensive Recreation Facilities Feasibility Study and a detailed needs assessment, including further community input, are completed.
11. Rocky Point Spray Park	N/A	In working order but near the end of its usable life. Should be replaced.
12. Rocky Point Pavilion Building with Washrooms	N/A	At capacity. As part of the detail design phase, opportunities will be explored to increase the washroom capacity through renovation
13. Rocky Point Playground	N/A	In good condition. Retain and possibly expand.
14. Carpenter Workshop	N/A	Relocated to accommodate other park programming elements in this space, however, a decision will not be made until the needs assessment for the carpenter workshop is completed
15. Rotary PoMo SK8 Park	N/A	Will be replaced. A covered / partially covered skate park is being considered.
16. The Canteen by Rocky Point Ice Cream	N/A (N/A because the parcel it sits on is not owned by the city)	In good condition. Retain.



Performance Stage



Picnic Shelter



Kayak Rentals



Golden Spike Day



Rib Fest



Summer Concert Series

3.5 Events and Seasonal Programming

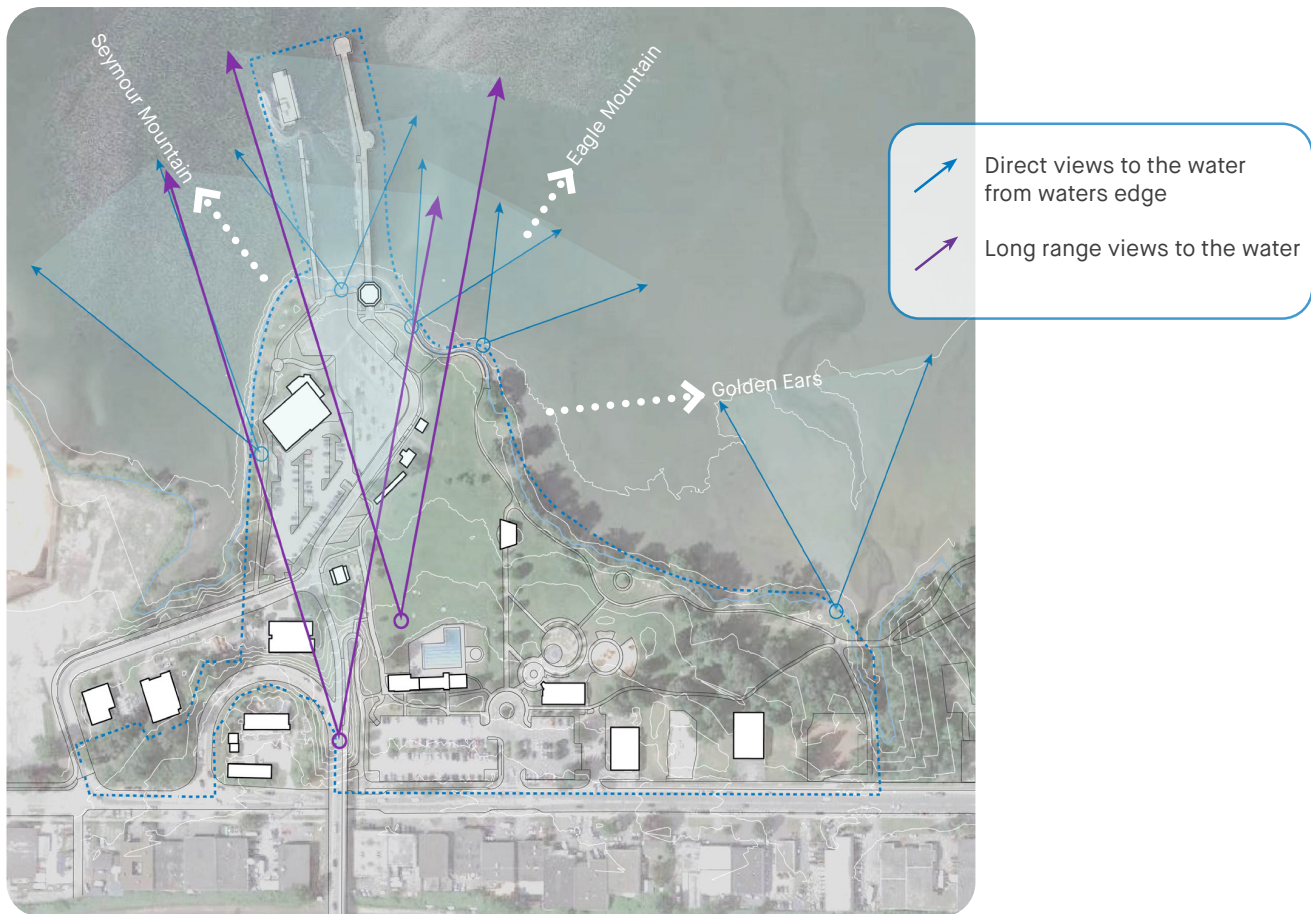
The park hosts a number of important community events through the year that the master plan will need to consider and accommodate:

- Golden Spike Day (hosted yearly on Canada Day)
- Ribfest (hosted yearly in July)
- Dragon Boat Regatta
- Summer Concert Series
- Holiday Cheer on the Pier
- Polar Plunge
- a number of runs and small events

During the development of the concept plan, it was noted that the space available for major events in the proposed design may be reduced due to fencing requirements. This reduction stems from the need to balance hard-paved areas required for event space with the community's desire for more green space during non-event seasons. While solutions will be further explored in the detailed design phase, the consultant team and staff have proposed an alternative operational approach which involves the full or partial closure of the boat launch parking lot during Rib Fest and Golden Spike Days (approximately 10 days). This approach would provide additional space for heavy trucks, equipment, and event stations, while also minimizing park impact and preventing lawn damage.

Opportunities

- Improve park facilities in ways that benefit events.
- Ensure everyday park use is not overly impacted by infrequent event use.

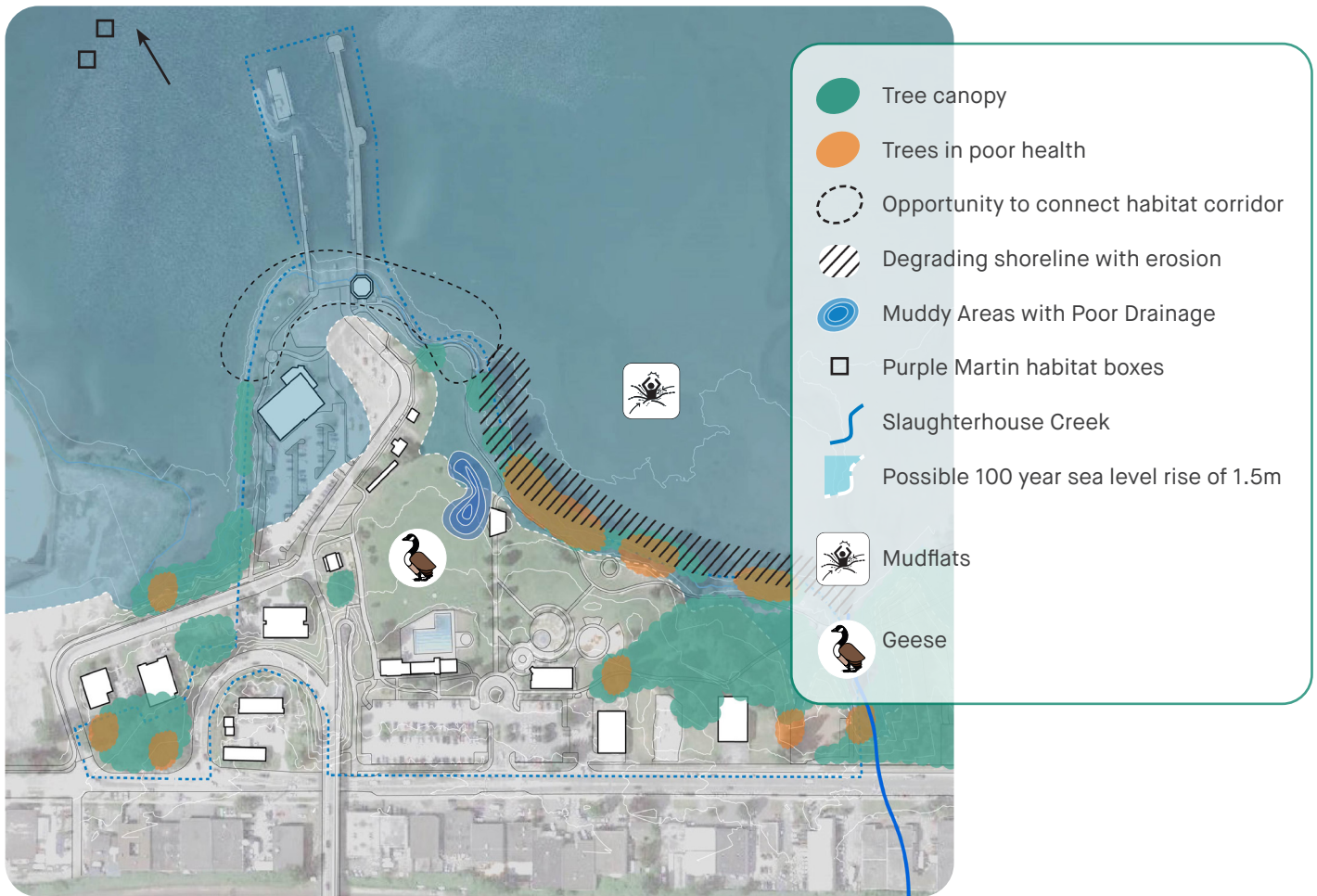


3.6 Key Views

The park boasts many views to the inlet and tidal mud flats. Major portions of the park have their views of the water cut off by trees.

Opportunities:

- Incorporate long views into places of pause
- Lengthen the waterfront views with pathways leading to them
- Enhance areas of pause around shoreline views
- Consider ways to open up key views and ensure views are not impacted by further development.
- Plant trees which enhance and frame views.



3.7 Park Ecology and Habitat

Rocky Point is a significant park within a larger system of naturalized parkland. The waterfront is a unique ecological area with high biodiversity. The system includes remnant inter-tidal marshes, a tidal mudflat and a coastal western hemlock forest. The Burrard Inlet is internationally recognized as an Important Bird Area. A Wildlife Inventory for the Shoreline park System, conducted by Burke Mountain Naturalists in 1994 indicates that the system supports:

- 116 Species of Birds
- 270 Species of Plants
- 48 Species of Fish

Although appearing barren, mudflats are species rich and productive ecosystems that provide important habitat for invertebrates, coastal water birds, and fish. The landscape is part of a larger process of erosion

and sediment accumulation that is connected to upstream ecosystems and impacted by upstream development. The relationship with Old Orchard Park's beach-front and stream habitats are of particular note and influential for design decisions.

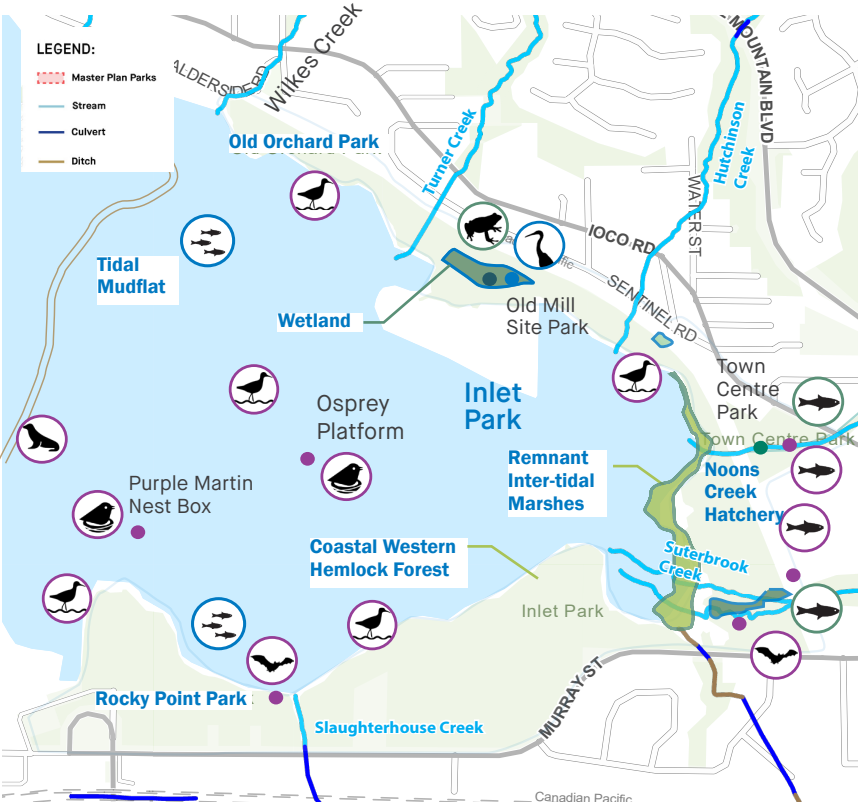
Opportunities:

- Protect the beach and park from coastal erosion and sea level rise, while enhancing habitat.
- Improve the ecological and habitat value of the park through ecological and creek restoration projects.



Purple Martins in their nests in the Inlet and the return of Blue Herons.

Species in the Inlet



Coastal Birds

Record of Coastal Cutthroat Trout

Great Blue Heron Colony

Record of Northern Red-Legged Frog

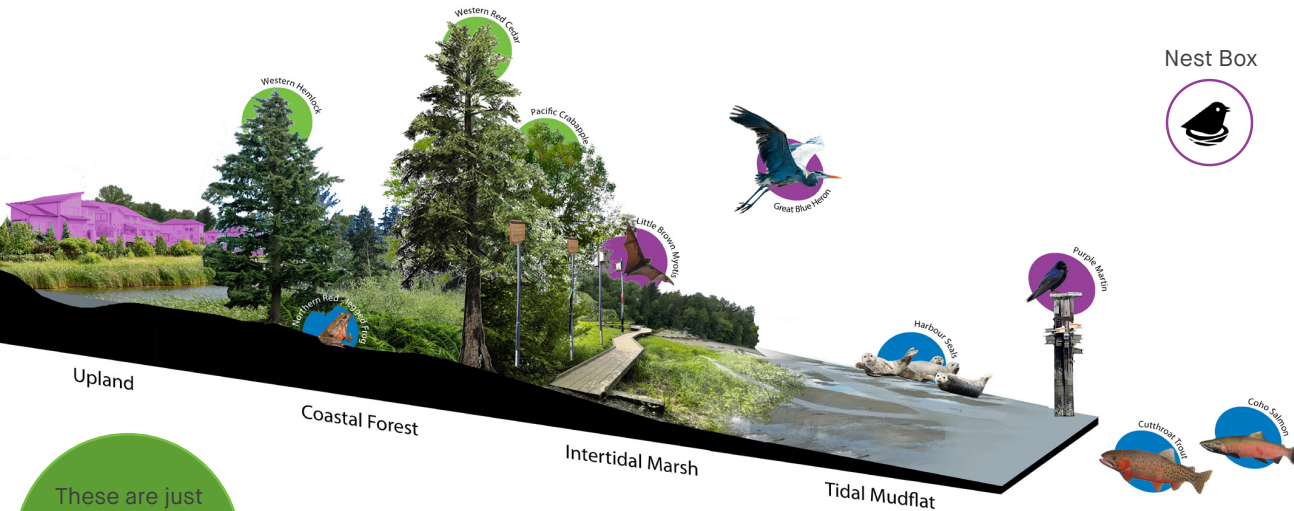
Forage Fish

Chum and Coho Salmon

Pacific Harbour Seals Habitat

Bat Boxes

Nest Box



These are just some of the species on site - there are many more!

4.0 Engagement Process and Outcomes



4.2 Who We Engaged With

The project engaged with the following audiences:

- Park users
- Broader Port Moody community
- Neighborhood Associations
- Internal staff working groups by department
- Steering Committee
- First Nations
- Parks and Environment Committee (previously PRC and EPC)
- Youth Focus Committee
- Seniors Focus Committee
- Transportation Committee
- Economic Development and Tourism Committee
- External stakeholder groups
 - Environment & stewardship groups
 - Business owners & recreation groups
 - Community groups & programming organizers
 - Youth groups
 - School District 43
 - Vancouver Fraser Port Authority
 - Fraser Health



4.3 Engagement Opportunities



4.3.1 Engagement Phase 1

The first phase of engagement focused on raising awareness about the project, educating the community on site history and assets, and exploring project opportunities by asking participants how they use the park today and what their needs are for the park in the future.

Engagement took place between May and August 2022. **Feedback from participants informed the development of a vision and guiding principles for Rocky Point Park, and helped inform the development of draft design concept options.**

Interested Parties Workshops (May-June 2022)

Group conversations were hosted through four workshop sessions. Workshops were hosted with environmental stewardship groups, community needs and programming groups, commercial businesses and recreational groups and Civic Committees.

Community Survey & Open House (June-July 2022)

An online community survey and two in-person open house opportunities were hosted, one in Rocky Point Park and one in Old Orchard Park. These events were open to the public and were advertised on social media and through the project website. Paper copies of the survey were also available at select civic building locations. The open house events hosted a series of interactive display boards to provide comments on sticky notes and a craft activity for children.

4.3.2 Engagement Phase 2

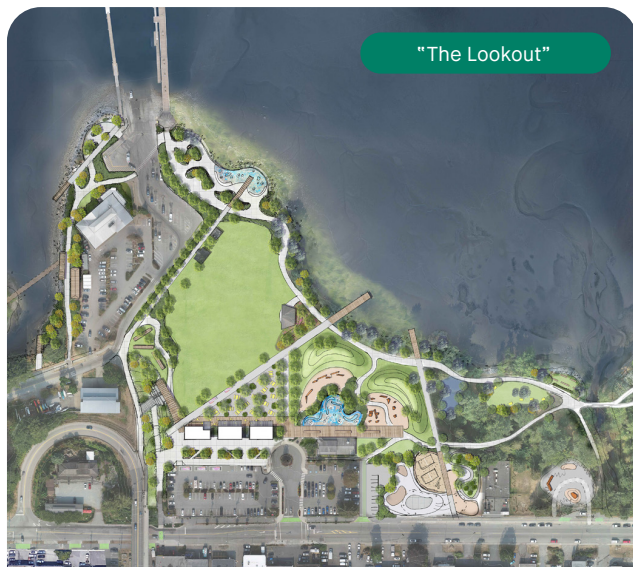
The goal for the second phase of engagement was to first, identify if anything was missing from the vision and guiding principles and second, to gain feedback on personal preferences for different components of the park that would help inform the recommended design concept.

Three concept options were presented to the public, that showcased *different* design approaches to commonly proposed elements for the new park, such as a new waterfront plaza, water play opportunities, outdoor dining experiences, and others. **The three options are shown below and on the right for reference.** Participants were given the opportunity to 'mix and match' their preferences for each component of the plan, which then helped piece together a recommended single hybrid design concept.

Engagement opportunities for this phase took place between November 2022 and July 2023. Feedback from interested parties' workshops, various City Committees and public participants informed the direction for the recommended design concept for the Rocky Point Park.



The "Round" concept creates a larger space at the central green and a perched sandy area at the waterfront, using soft curving lines and evoking a relaxed natural beach atmosphere. Energy is focused inward to the park, where people can gather around a number of integrated uses - events, dining, water play, playground, gardens, and picnics. The waterfront conversely offers a more intimate relationship with nature - with pathways hovering over the water amidst an ecologically rich shoreline



The "Lookout" concept is organized around directing people and views towards the waterside, with tree lined linear paths stretching across the length of the park and overlooks at the water's edge. The concept takes a softer design approach, with a more immersive and relaxed garden experience at the waterfront and the warmer materials of a boardwalk to connect dining and play experiences at the entrance to the park.



The "Walk" concept dedicates a generous area for activity at the water's edge, while retaining the pool use in the park with an upgraded facility. A large boardwalk and picnic grove offer dining, lounging and gathering alongside water play, extending east from the pier. The concept has long straight pathways parallel to the water, which emphasize views and define a series of open spaces versus a single larger green.

Staff and Interested Parties Workshops

The following workshops were hosted by the consultant team to solicit iterative feedback on the design concept development:

- Youth Focus Committee Workshop - Nov. 9, 2022 - virtual presentation and discussion session.
- Staff Workshop - Nov. 23, 2022 - presentation and small group brainstorming and discussion session.
- Parks and Environment Committee Meeting - July 17, 2023 - presentation and discussion session.

Community Survey and Open House (October 2023)

An online community survey was launched with key questions around preferences in components of the draft design concept for the park. A virtual presentation and discussion session as well as an in-person open house were held to solicit similar feedback as in the survey but to give an alternative hands-on participation option. It was also an opportunity to meet project staff and consultants face to face.

4.3.3 Engagement Phase 3

The final phase of engagement had a goal of informing on how input received over the course of the project shaped the recommended design concept. There was opportunity to rate level of satisfaction with the recommended design concept and submit any final comments.

Engagement opportunities included meetings with various interested parties and a community open house and community survey through the months of April and May 2024.

Interested Parties Meetings and Events

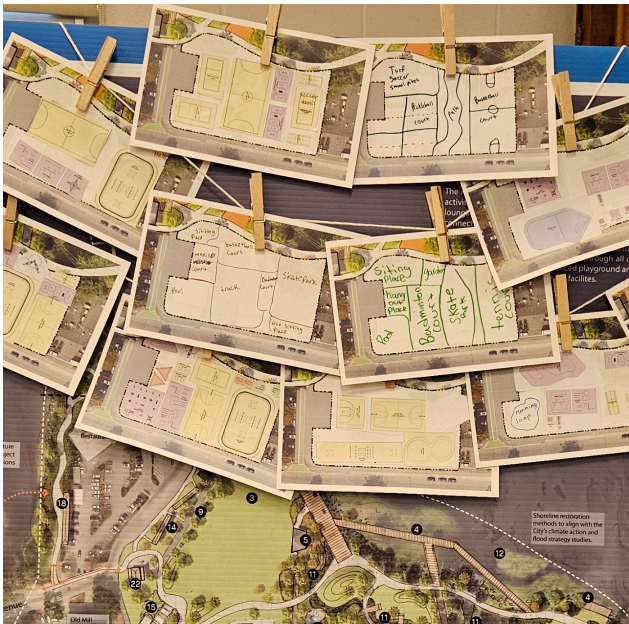
Meetings were held between April and June of 2024 to share the recommended design concept with various interested parties including: Fraser Health, School District 43, Port Authority, Commercial Businesses, The Old Mill Boathouse, Event Organizers, and Parks and Environment Committee. These took the format of a presentation and a question and answer period. Additionally, during the development of the draft Park Master Plan, meetings were held with the IDEA Committee and Seniors Focus Committee to



review the final park design concept. A presentation of the draft Park Master Plan was shared with the Parks and Environment Committee for feedback.

Youth Engagement

The City also hosted an open house event on May 31 2024, that targeted middle and high school aged youth. The evening hosted activities on the topic of park and trail improvements in the City relating to a number of concurrent policy and master planning projects. One of the activity stations gave youth the opportunity to share their thoughts specifically on the recommended youth zone in the Rocky Point



Park Master Plan. The collected feedback will be used to inform park design as the Master Plan gets implemented incrementally.

Community Survey and Information Session (May 2024)

In May 2024, an information session was held at the Civic Hall, with display boards of the recommended design concept for the park. A presentation was also given by the consultant to describe the elements of the design concept and the process that was undertaken to achieve it. Community members were given the opportunity to ask questions and were encouraged to provide feedback through an online community survey that was also available to everyone who could not attend in person.

4.4 Local First Nations Engagement

Through the project process, the project team has shared several updates with local First Nations. They have also had the opportunity to meet with **kʷikwə́łəm** (Kwikwetlem) First Nation and **səlilwətaɣ** (TsleilWaututh) Nation to provide further details and answer questions.

Feedback indicated that project information was well received and the planning process was supported overall. The following activities were conducted with First Nations through Phases 2 and 3:

- Project Updates – December 15th, 2022; February 9th, 2023
- Team meeting with **kʷikwə́łəm** (Kwikwetlem) First Nation- March 29th, 2023
- Team meeting with **səlilwətaɣ** (Tsleil-Waututh) Nation- April 21st, 2023
- Field visit with **kʷikwə́łəm** (Kwikwetlem) First Nation- May 24th, 2023
- Project Update- July 31st, 2023
- Field visit with **səlilwətaɣ** (Tsleil-Waututh) Nation- September 14th, 2023
- Project updates shared with Tsleil Waututh, Kwikwetlem, Squamish and Musqueam First Nations via email in June 2024.

5.0 Vision, Guiding Principles and Big Moves

5.1 Vision

Rocky Point Park will 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.



5.2 Guiding Principles



Steward Healthy & Resilient Ecosystems.

...by protecting sensitive habitats while raising awareness of the biodiversity in the park by designing climate resilient spaces.



Enhance Connection with the Waterfront

...by maintaining views of, and defining access to natural areas, beach, and waterfront for park visitors.



Maintain a Quality Park Experience

...by enhancing existing uses, supporting diverse events, and creating attractive new infrastructure and recreational options to better cater to all ages, without impacting the natural aspects of the site that help define the park which people love.



Contribute to the City's Work on Truth and Reconciliation

...by strengthening partnerships with local Nations to apply an Indigenous lens to the designs, programming, and uses of park spaces.



Support Network Connectivity

...by enhancing the trail system to accommodate diverse travel mode options to access Port Moody's waterfront, including walking, wheel chair users, and cycling.

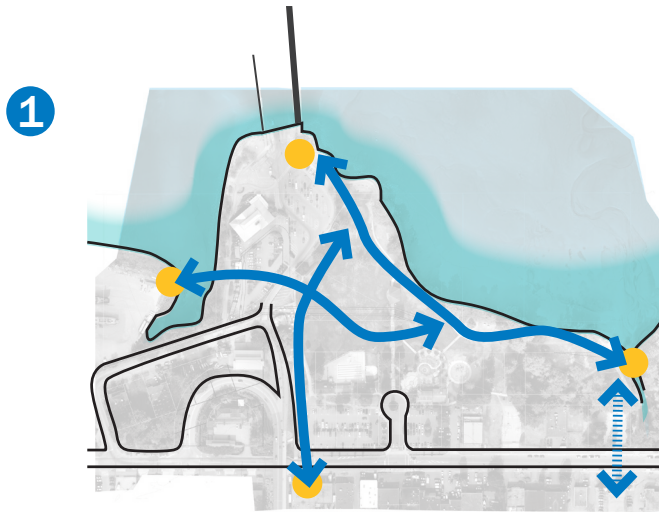


Ensure Park Accessibility and Inclusivity

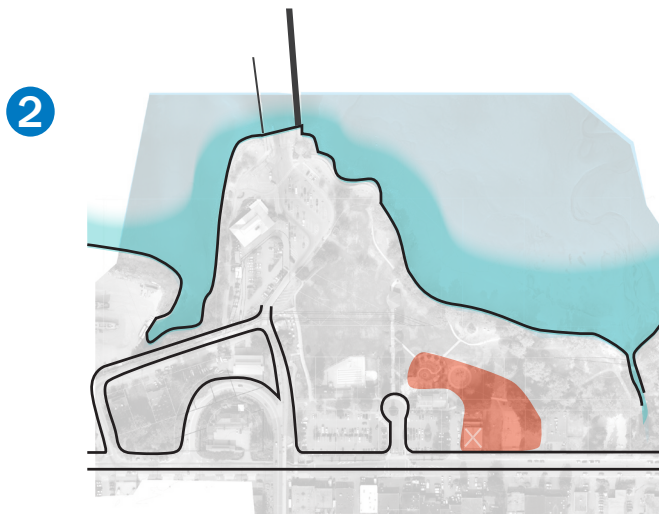
...by designing spaces that cater to all ages and abilities, while addressing barriers for people with mobility challenges, thus strengthening equitable access to park amenities.

5.3 The Big Moves

Feedback from the public regarding park improvements were integrated into five overarching “Big Moves” for Rocky Point Park, that became the overarching design drivers. The Big Moves inherently support the Vision for the park and respond to the Guiding Principles.

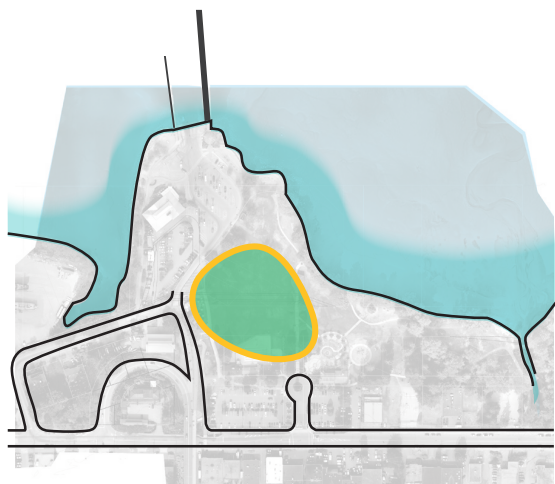


Improve Access to and Throughout the Park



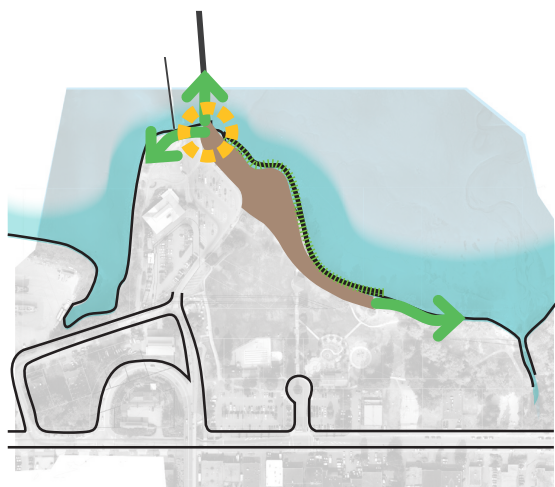
Re-envision an Enhanced Kids and Youth Zone

3



Open up and Improve the Central Green

4



Re-Imagine the Waterfront

5



Create a Resilient Park Environment in a Changing Climate

6.0 Master Plan Concept

6.1 Rocky Point Park Concept Plan

LEGEND

- ① Waterfront Boardwalk
 - ② Existing Sea Wall & Terrace
 - ③ Central Green
 - ④ Flats Walkways
 - ⑤ Existing Stage
 - ⑥ Renewed Spray Park
 - ⑦ Playground
 - ⑧ West Promenade
 - ⑨ East Promenade
 - ⑩ Youth Zone
 - ⑪ Enhanced Dog Park
 - ⑫ Food Truck Parking & Deck
 - ⑬ Quiet Picnic Lawn
 - ⑭ Shoreline Restoration
 - ⑮ Waste & Recycling Service Area
(Removal of Shop Building)
 - ⑯ Picnic Shelters
 - ⑰ Kayak Storage and Floats
 - ⑱ Enhanced Entrance & Overlook
 - ⑲ Improved Crosswalk
 - ⑳ Food Service (Rocky Point Ice Cream)
 - ㉑ Enhanced Rain Garden
 - ㉒ Food Service (Pajos)
 - ㉓ Existing Pool
 - ㉔ Washroom
- House Post
 - ↔ Bike Circulation
 - ↔ Existing Arrivals
 - ↔ Potential Future Arrivals
 - Project Boundaries*
(approximate)



1:700

0 10 20 30 40 50m





6.2 Responding to the Big Moves

Improve Access to and Throughout the Park



Improved Parking





Clear Bike Access



Widened Pathways



- Improve pedestrian circulation to minimize conflicts between different modes of transport.
- Keep cycling route to the perimeter of the park to enhance pedestrian safety.
- Ensure pathways are wide enough to accommodate current and future usage patterns and are universally accessible.
- Strengthen connections to and from the park to transit and other destinations.
- Consider opportunities to improve vehicular access to the site for events and emergency.

 Pedestrian Circulation
 Cycling Circulation

- Create a comfortable and welcoming park edge along Murray street as it changes in density and land use over time. Coordinate the vision of the street with the vision for the park as many people visit both at the same time.
- As the Flavelle Oceanfront District undergoes planning, ensure a continuous public waterfront between park and development site.

Re-envision an Enhanced Kids and Youth Zone



Expanded Play



**Upgraded
Spray Park**
with Enhanced Rain
Garden Feature



**Upgraded Youth
Area**



- Create an expanded and cohesive kids and youth zone that blends into the waterfront and the forested area.
- This involves removing the carpenter's shop from the park, but keeping a waste service area to accommodate operational services.
- Upgrade aging facilities (spray park and skate park) and incorporate new opportunities.
- Provide a variety of features that engage and accommodate various age groups and different abilities.
- Accessibility and seasonality will also be key considerations.

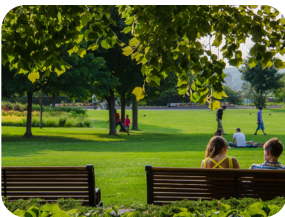
Open Up and Improve the Central Green



Views





Events



Edges



- Improve the quality of the open lawn space and its relationship to pathways and edge conditions.
- Carefully consider topographical elements such as mounds to vary the landscape character and help frame the area, while maintaining and improving views to the water.
- Reduce 'clutter' in the park and improve aging facilities.
- Consider the width and configuration of the framing pathway to accommodate food trucks and service vehicles during event days.

 Open Views Towards the Water
 Directional Views

Re-Imagine the Waterfront



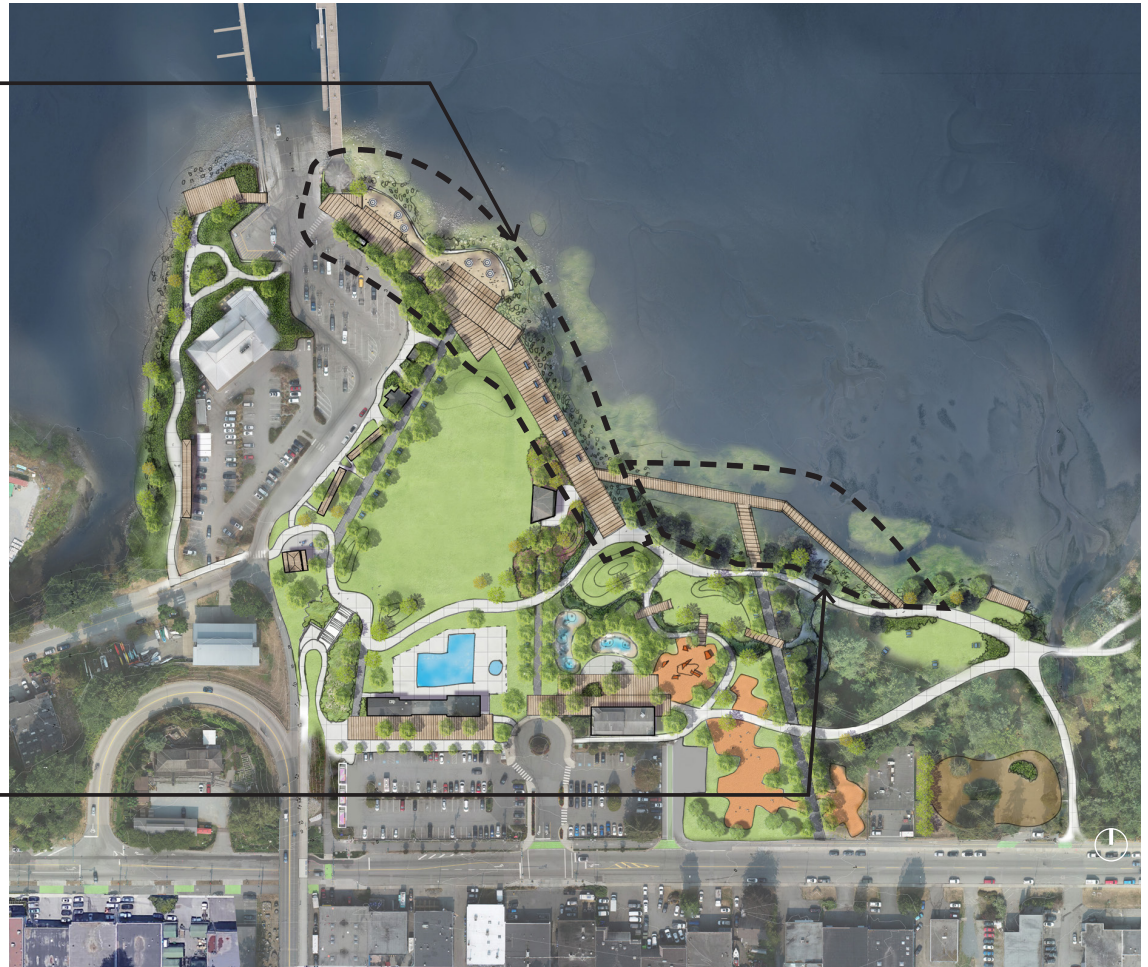
Central Boardwalk



Amenities



Flats Walkways



- Design a resilient landscape that is appropriate for foot traffic at the most desirable site in the park.
- Improve the experiential quality of the waterfront, to enjoy views, rest moments, sunset watching, walking, bird watching, etc.
- Enhance the beloved public garden displays near the pier and integrate them along the boardwalk.
- Create an area that can better accommodate smaller event programming.
- Make a clear distinction between park waterfront and natural shoreline, reducing impacts on natural landscape.
- While adding paving, make sure park still feels 'green.'

Create a Resilient Park Environment in a Changing Environment



Restoration



Sea Level Rise

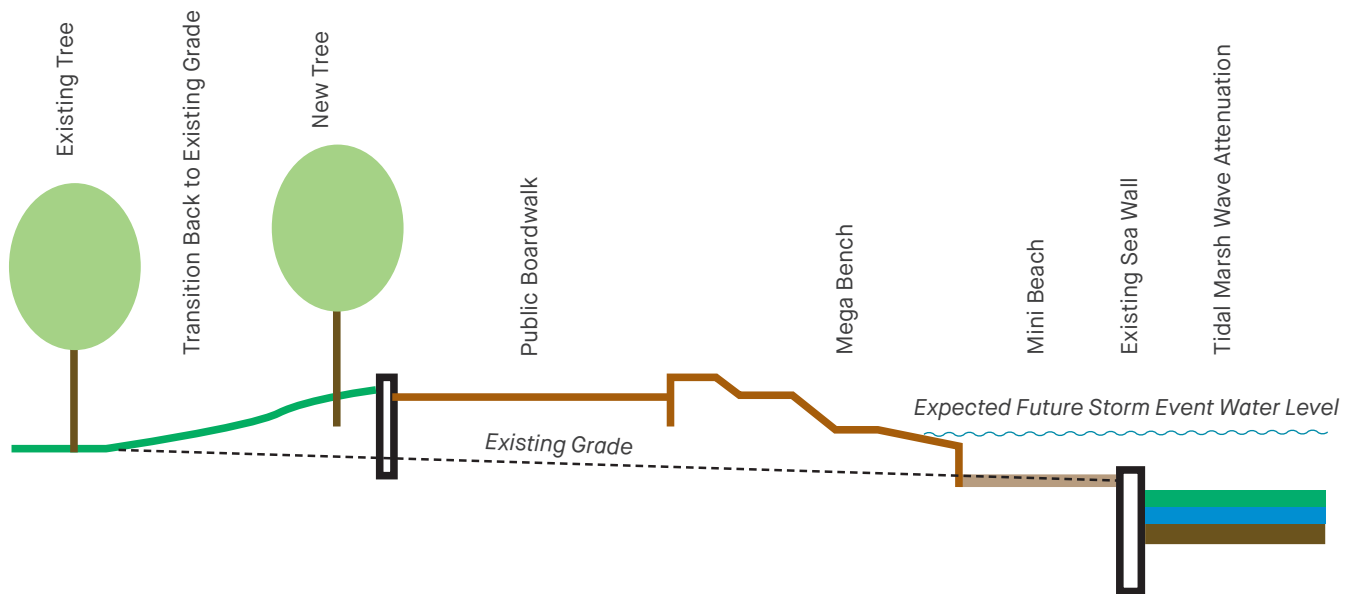


Heat Reprieve



- Environmental restoration projects can be successful at more built edges as well as softer edges.
- Shoreline restoration works, such as tidal marsh creation, can enhance the resilience of the shoreline and park infrastructure against the impacts associated with sea level rise, storm surges, and wave run-up.
- Planting new trees with a focus on climate resilient species will help ensure a healthy tree canopy for the future.
- Incorporating infrastructure which will make the park a place of respite from extreme heat such as water fountains, shaded water play, shaded resting benches, and misting stations.

- Expand shade in the park, with a special focus on picnic and play areas.
- Increase the tree canopy for habitat improvement and shade, phasing-in tree species which are adaptive to climate change in anticipation of the loss of species which are not, and planting at higher elevations in anticipation of sea level rise.
- Create new rain gardens and pollinator gardens.
- Incorporate interpretive signage for educational purposes.



Section cut key map

Conceptual Section Showing Possible Strategy for Raising Grade at Shoreline

6.3 Park Zones and Associated Features

6.3.1 Park Entries and South Edge



Picnicking

An additional large group picnic shelter as well as an increase and improvement of family picnic tables throughout the park, providing places to gather and enjoy the park both near the playground/ spray park/youth area, as well as in more quiet natural settings.



Cycling Facilities

The continued improvement and clarification of cycling routes around and to the park, ensuring ease of access for cyclists (e.g. additional bike parking, etc.) and safe pathways for pedestrians. Locations on plan indicate bike parking areas at park entrances.



Promenades

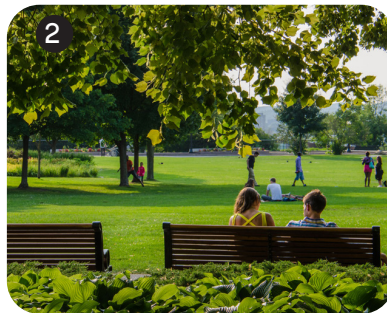
Wide shaded walkways lined with mixed species of climate resilient shade trees will help create clear circulation through the park to the waterfront and define the edges of the park. They will be lined by picnic tables and seating.

6.3.2 Central Green and Performance Stage



Covered Stage

Stage remains in place and access to and around it is improved. Improvements to the stage canopy may be considered as part of future improvements.



Central Green

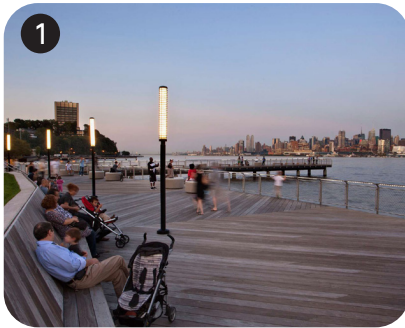
An enhanced appearance and functionality for the central lawn, creating a more visually appealing 'heart of the park,' using topography and planting, with expansive waterfront views and improved lawn drainage for all season and event use.



Raingardens and Pollinator Gardens

The creation of new, and improvement of existing, rain gardens and pollinator gardens will enhance the experience of the park while also providing green infrastructure and habitat creation benefits.

6.3.3 Waterfront Plaza “by the Pier”



Waterfront Boardwalk

A wide boardwalk edge with integrated seating and trees, providing ample space for gathering at the water's edge.



Terrace

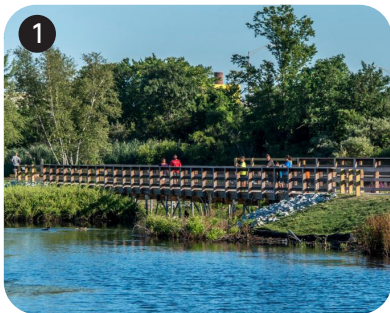
A lower terrace, defined by the existing sea wall, with planting and beach atmosphere.



Washroom Facilities

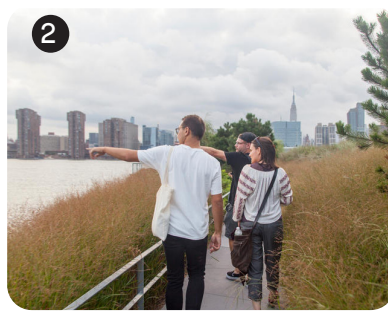
The improvement and expansion of existing washroom facilities within the existing park service building as well as the construction of a small new facility closer to the waterfront/pier.

6.3.4 Natural Shoreline



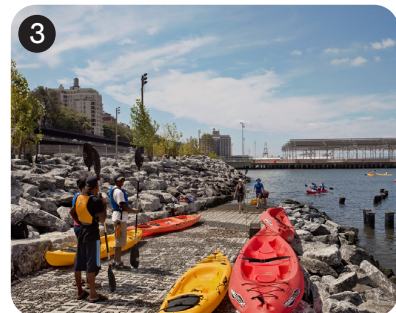
Flats Walkways and Overlooks

A universally accessible boardwalk route that is closer to the shoreline, providing an experience of the mudflats and inlet.



Shoreline Restoration

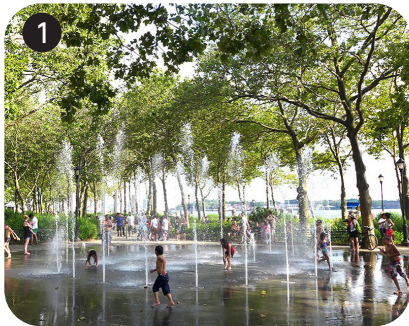
Shoreline restoration will be a key component of an over all strategy to address sea level rise, coastal erosion, and canopy loss.



Small Watercraft Facilities

The addition of kayak/paddle board storage and new floats on the water will improve access and ease of use for small watercraft users.

6.3.5 Kids and Youth Play



Renewed Spray Park

A replacement for the existing spray park (which is reaching the end of its usable life) with enhanced/expanded water play facilities, providing play and heat reprieve during extreme heat events.



Playground

An enhanced and expanded playground, focusing on nature play elements, providing a variety of features to accommodate various age groups and sized to meet the demands of a destination park. An integration of the play area with the youth area and picnicking areas to create a cohesive family zone.



Youth Zone

A newly conceived youth area including a new skateboard facility* and additional recreational and social youth amenities such as basketball, climbing wall, beach volleyball, parkour, pump track, hang-out seating, etc.

*covered/partially covered

7.0 Design Guidelines



7.1 Circulation and Entrances



Walkways

The pathway system at Rocky Point Park is not sized appropriately for the amount of foot traffic in the park. Pathways and trails should be significantly wider and made of durable, smooth, materials. Additional pathways should add routes through the park, based on desire lines as well as pleasant walking experiences.

Major walkways should be shaded by trees as much as possible, except in a few key places where views to the water are being preserved. Pathways should be graded to have gentle slopes, avoiding over 5% grades as wherever possible.

The pathway network should be considered for access by maintenance vehicles, emergency vehicles, and event set up vehicles. A continuous pathway should access all major areas of the park and be wide enough and durable enough for vehicular use. This should be designed in a way which is not obvious so the pathway still has a pedestrian feel. Police ATVs should be accommodated on as many of the pathways as possible.

Entrances

Entrances to the park should be considered for functionality and a welcoming experience. In places where many people arrive, a larger entry plaza feature should be considered, including seating and bike parking. Park entries should give some view into the park and wayfinding information to help people become situated in the environment.

The Murray Street Overpass

The Murray Street overpass should be given particular consideration as a major entrance to the park for all visitors taking transit or parking south of the tracks.

Improvements to the experience will help to make the distance seem smaller and encourage people to access the park this way, reducing pressure on the parking north of the tracks within the park.

Adding a shade structure and seating to the overpass would help on very summer days when the route can feel very hot and long.

The pathway where the overpass meets the park can be improved with some renovations which will help this entrance feel more like a main entrance rather than a secondary afterthought. The concept design shows a small overlook seating area with a grand stairway entering the park at the end of the overpass.

Cycling/Skating Access

Bikes should be welcomed to the park but not encouraged to bike on the park pathways within Rocky Point Park. The amount of pedestrian traffic is too great to accommodate bikes as well. Bikes should use the adjacent cycling infrastructure and park or walk their bike once they have arrived at the park.

Parking and Access

The complications around traffic flows and parking for the park require looking beyond the site boundaries and coordinating with transportation engineering at the City. Improvements to accessing the park should be considered as part of the Transportation Master Planning process.

The recommendation as part of this park master plan is not to add parking to the park, which would have to be traded for valuable park space. The recommendation is to make improvements to alternative transportation mode connections and pathways to encourage their use as an alternative way to get to the park. Considerations for coordination with Transportation Engineering include:

- Improving pedestrian gateway moments and associated wayfinding.
- Encouraging parking south of the tracks at the Moody Centre SkyTrain Station, which is a 10 minute walk from the park.
- Improving the experience along pathways to transit stops and the perception of distance.
- Exploring off-site parking opportunities and existing resources.
- Exploration of Park and Ride opportunities.

7.2 Small Scale Structures/ Facilities

Washrooms

The existing washroom facilities in the park services building could be renovated to make more use of the space. Reducing the amount of space for change rooms, and creating more gender neutral facilities could improve the facility.

It is recommended that a small new washroom facility be constructed closer to the pier. This facility should be small and discreet, carefully sited so as not to impact views of the water and new waterfront amenities.

Kayak Facilities

A kayak storage shed is proposed on the western edge of the park. This could help multiple kayak users store boats closer to the water in an organized way.

The concept plan shows some additional floats on the non-motorized boating edge. It is proposed that before the detail design for improvements to this facility - additional stakeholder input be sought out to determine the most useful way to make improvements for the most users.

Picnic Shelters

The existing picnic shelter is shown as remaining in place. An additional shelter is proposed adjacent. This location is convenient due to immediate vehicular access. The picnic shelter is well used and appreciated.



Picnic Tables

Picnic tables are a hot commodity at the park. The master plan proposes installing them at regular intervals alongside the two new shaded promenades. This consolidates them to specific areas but increases the numbers without covering the entire park with picnic tables. The spacing of the tables may be closer than the current spacing, but will allow for ample space for large families to gather together.

7.3 Furnishings and Lighting

Benches

Park benches should be provided throughout the park. Benches should be located in shaded spots with pleasant views, at intervals along pathways, adjacent to the playground and spray park, and within the youth area. Existing memorial benches will remain in the park, either in the same locations or in close proximity. Benches should be accessible, incorporating back rests and arm rest as well as adjacent space for wheelchairs and strollers.

Feature Seating

In key locations the concept recommends special, custom seating types. These create a special sense of place and different ways of interacting. At the water's edge a 'mega bench' structure would be super-scaled to match the feeling of space of the inlet - encouraging lounging and playing, picnicking, and people watching. The youth zone may also benefit from non-standard 'hang out' areas which tend to be popular with youth.

Lighting

The park is not well lit currently. There is some desire for additional lighting to extend the hours of the park, as well as concern that lighting could negatively affect habitat and natural areas.

It is recommended that a defined and constrained portion of the park be provided with lighting but that the more passive areas do not need to be well lit. The waterfront edge and major walkways to the waterfront could create a small circuit which could be used in the evening. It will be important to keep this well defined so that the park does not become unnecessarily over-lit. Lighting should reduce towards the eastern edge where the park transitions to a more natural park type. All lighting would incorporate best management practices to minimize light pollution.

7.4 Ecology, Habitat and Environment

The Shoreline

The shoreline has been modified and armored with riprap. In some areas of the park, the armored edge is experiencing erosion. Incorporating nature-based solutions can prevent erosion, protect the park, and created ecological benefits.

The Mudflats

The mudflat ecosystem has extremely valuable habitat which is not common in our area. It should be protected and access from the public should be eliminated.

Consulting biologists and coastal engineers on the master plan team have suggested the creation of tidal marshes within the mudflats directly in front of the park could be a valuable move to buffer wave action caused by extreme weather/climate change. Though this concept would replace some mudflat with tidal marsh, a tidal marsh, such as the one found further east in Shoreline Park, supports a vast number of species and would arguably add even more ecological value to the inlet. This is a bold idea and would require permission from The Port of Vancouver and environmental regulators. Conceptually it

would require raising the level of the flats with an appropriate fill material which would bring it to the right elevation to support marsh plants. Taking on such a project would put Port Moody at the forefront of thinking about 'soft' solutions to sea level rise. As such, there may be funding opportunities for this type of innovative design

Aesthetically, the tidal marsh is a beautiful ecosystem which would also add to the appeal of the waterfront and help to deter people from walking out onto the flats.



The Forest Edge

The forest of Shoreline Park has reclaimed the land from previous industrial uses which wiped out the original forest. The boundary of Rocky Point Park includes some of this forest on it's east end. The transition from natural forest/nature park to recreational park should be considered.

Slaughterhouse creek is the true boundary of Rocky Point Park, however the forested area west of the creek that is within the park has opportunities to be healthy and vibrant natural feature. There is currently some informal fencing which indicates parts of this forest which are not to be accessed by the public. It is recommended that this technique of defining different types of landscape be continued and strengthened in this area. Purposeful areas for picnicking can be designated with lawns and tables, and the rest of the zone should be fenced with natural, discrete fencing such as split rail, which will protect it from human uses. These fenced areas can be treated much like the rest of the waterfront forest and improved with invasive species removal and restoration planting.



The edge of Slaughterhouse Creek is also a good area for restoration work. As the park is developed in the future, care should be taken to avoid park uses within the creek ESA which may have detrimental effect on the creek. The existing dog park and its parking area could be moved further from the creek to improve this adjacency.

Pollinators

During public engagement, the survey results indicated that people really appreciate the floral displays in the park, such as at the pier. Flower gardens have the potential to be beneficial to pollinators as well as aesthetically attractive.

Flower garden displays should be expanded in the park and plant choices should move towards native perennials over the majority of exotic annuals which are currently used (although annuals may still be more practical in the pier planters). Using native and adaptive perennials will also reduce water usage to maintain plantings and introduce native plants to visitors who may be inspired to plant them in their own gardens. Pollinator gardens are a feature which would benefit from signage to explain their benefits.

7.5 Tree Canopy and Planting

Existing Trees

There are a wide variety of types of trees in the park, in variable conditions. Trees in good condition and that have a viable long term future, contributing to the overall park ecosystem, should be retained as much as possible. It should be noted, however, that park improvements, and in particular those relating

to the shoreline restoration and enhancements as a response to sea level rise, may require an alternative approach to tree assessment that may or may not require removal. As a general approach, any tree requiring removal through design development and planning of the park will need to be replaced elsewhere in the park.

Tree removal should always be understood with an awareness of maintaining total canopy coverage and in concert with new tree plantings.

Planting Trees

The overall tree coverage in the park should increase, even with necessary removals. New trees should be planted with careful thought to elevation in relation to sea level rise, climate adaptive species selection, habitat value, maintenance issues, and seasonal features.

The siting of new trees should be done with care, ensuring it is a good place for the tree and will also not block key views or impact any functional program of the park.

Promenade Tree Plantings

The park contains existing rows of trees and the concept plan proposes two more, the east and west promenades. These tree plantings should be consistent in that they provide shade to the walkway, however they should be designed with a less rigid design style than a more traditional, European allee. To reflect the more natural feeling of the park, and also to consider a design which will be more flexible to change over time, the trees along the promenades are recommended to be a diverse mix of species and planted not in a perfect row but a more relaxed, linear arrangement.





7.6 Stormwater and Drainage

Drainage Issues

The central lawn in the park has poor drainage, limiting its use on certain days. It has been suggested that the poor drainage may be related to the rising water levels and a surcharge of seawater into the park soil. With a fully saturated ground, rainwater doesn't have anywhere to go. With the suggestion to raise the water's edge level of the park to protect it from sea level rise – it would also greatly benefit the lawn to raise its level up using well draining sub base and sand layer, including drainage pipes.

Building a better pathway system which accommodates the foot traffic and vehicle traffic for maintenance and event set up will also help avoid localized muddy areas due to worn grass.

Geese

Another factor impacting the enjoyment of the lawn is the presence of geese. There are multiple factors that contribute to geese congregation in the park, including the grass that they can feed on, access to water, clear sight lines, limited predators, and illegal wildlife feeding. To manage the Canada goose population, the City has introduced several measures, including goose hazing, where a specialized dog-handler discourages geese from congregating twice a week. Temporary snow fencing was also installed in 2023 to disrupt open spaces, and more permanent solutions are being explored. Additionally, new signage and public outreach have helped reduce illegal wildlife feeding, with continued efforts planned.

Green Infrastructure and Rain Gardens

While the waterfront park primarily consists of green space, incorporating rain gardens can still offer significant benefits. Rain gardens not only help improve water quality by filtering runoff from paths, parking areas, and compacted soil but also enhance biodiversity and provide aesthetic value. Additionally, even at the water's edge, slowing and filtering rainwater can reduce the cumulative impact on the stormwater system, especially during heavy rainfall events.

The rain garden for the spray park provides an opportunity to enhance an already existing green infrastructure system. The concept plan shows a wide vegetated swale extending from the new spray park to the existing rain garden, expanding the size of the system and also making it a much more visible park feature.



7.7 Wayfinding, Signage and Public Art

Signage and public art have an important role to play in wayfinding throughout the park. Directional and information signage should be located at key gateway moments and cross-paths in the park. Landmarks in the form of public art can be utilized as visual cues to demarcate a key facility, use or gateway moment.

Standard directional signage design has been developed for the shoreline park system and will be installed in Rocky Point Park. This should be used for all wayfinding needs to create consistency with the rest of the park system.

Interpretive signage has also recently been installed along the Shoreline Trail. Rocky Point Park should have a consistent signage design for interpretive signs, either the same as the Shoreline Park signs, or a slight variation, complimentary in design. The design for the interpretive signage suite should be started during the earliest phase of detailed design projects for the park so that it can begin to be installed as part of the first phase and then continue throughout subsequent phases of park design.

Public art opportunities are envisioned at key gateways into the park, at the waterfront plaza and potentially at additional locations. A more refined public art strategy will be further developed during the detailed design phase and aligned with the Art and Public Spaces Policy, which will be initiated in fall 2024. The approach aims to integrate public art pieces more closely with other park features, creating experiential elements that enhance programming and visitor engagement, and offer opportunities for interaction, play and learning.

7.8 Play in the Park

Playgrounds

The playground in the park is well loved and heavily used. Due to its levels of use, in conjunction with the spray park, and ensuring efficient use of park space, the play area needs to be carefully designed to maximize play value for many children at once. Existing structures are still in good shape and should be retained if possible. Expansion or renovation of the play area, including into the youth area, could provide more different types of play for more ages.

Play equipment which sits well in the natural environment of the park is desirable. The wooden structures in the park feel well suited to the park. Natural elements such as log structures and climbing boulders would also be fitting.

Water Play

Because the use of the mudflats for sand play is discouraged by the City and re-design of the waterfront will deter this use, it is recommended that sand and water play be added to the play area, or related to the spray park. The combination of sand and water has immense play value. A sand play area

which accepts the runoff water from the spray park through a small stream, before flowing into the rain garden feature would be a good way of making the most use of the water.

The spray park is still functioning well but the equipment will soon need to be replaced due to its age. The spray park is well loved and during engagement public surveys indicated people would like it to be replaced in a similar form. It was also noted that there can be issues with circulation in front of the park service building because of how busy the spray park is. Because of this, the intent of the concept plan is to move the spray park slightly north, to provide some extra space between it and the service building. The new spray park will be in a new location and when it is re-built there are opportunities to add features to it, as mentioned above, or re-envision itself. In our current climate where the issue of heat reprieve is of increasing concern, it is recommended that the spray park also be designed to have areas which are more accommodating for adults, and older adults to more peacefully cool off. Trees should be planted around the spray park to provide as much shade as possible. Opportunities for the drainage of the spray park are described in the stormwater section.



8.0 Implementation Strategy



8.1 Phasing

The vision put forward in this master plan is truly a big one. The scope of envisioned park enhancements is extensive and complex, with significant associated costs.

For the vision to become a reality, the implementation strategy involves a phased approach over the next 10-years. Phasing the plan offers several benefits: it avoids full closure of the park due to construction, and it allows for adjustments to the design based on evolving needs or conditions throughout the implementation period.

The plan is compartmentalized into smaller projects distributed across 4 phases, with the possibility of being further broken down into smaller components within each phase. Where appropriate, phases may overlap or begin concurrently, ensuring efficient progress and minimizing public disruption. This will require a clear picture of the larger goals and projects from the City of Port Moody. It will be important to coordinate and collaborate between different projects and different city departments.

8.1.1 Prioritization Approach

As the plan is implemented, each phase will involve detailed design decisions that prioritize specific elements of that phase. While the details of park features may evolve, the master plan provides a framework of vision, goals, and big moves to guide future decisions.

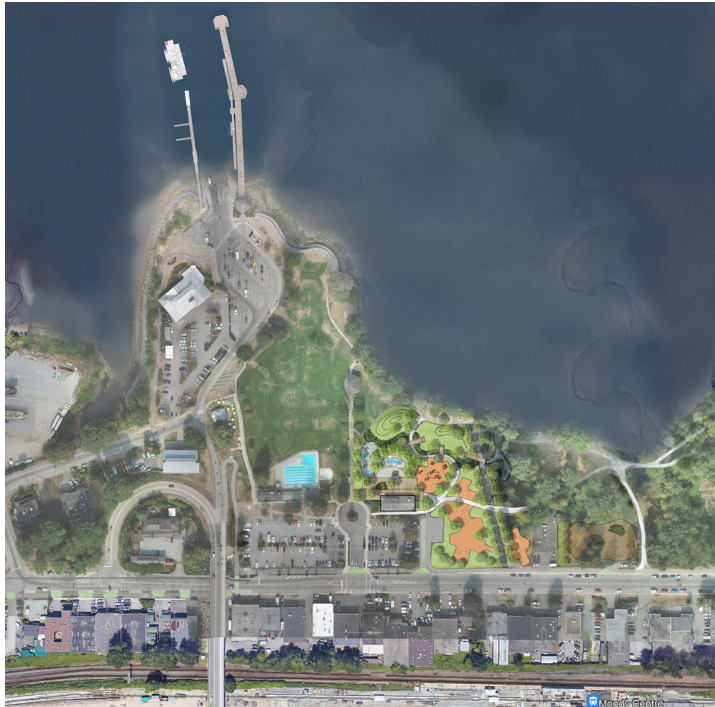
It is also important to consider future phases and how decisions made in the current phase may influence the success of the next. This kind of strategic and forward-thinking approach is the core purpose of the master plan.

8.1.2 Ground Work

Some foundational strategic projects and conversations should be initiated at the outset, even if their construction is planned for later phases, as they will influence the overall development of the park. These include:

- Archaeological Investigation for entire site. This investigation may suggest relocating some site elements.
- Further studies and engagement regarding the future of the Rocky Point pool, following the completion of the Recreation Facilities Feasibility Study. Discussions about building a replacement pool elsewhere in the city have been ongoing. The city should wholeheartedly engage in this topic to determine how to plan for either renovations to the pool in situ, or the construction of a new pool elsewhere.
- Invasive species management and geese control should be ongoing.
- There's an opportunity to explore the potential for a new boat launch location with neighbouring municipalities. A secondary location would have a significant impact on the boat launch at Rocky Point Park from a planning and design perspective.

8.1.3 Phasing



*Removal of the carpenter's shop will be determined based on the findings of the needs assessment currently underway.

Phase One: Youth Zone

The renovation of the kids and youth zone is recommended to be the first phase. This project is relatively straightforward to implement and will offer exciting new and needed programming elements to the park.

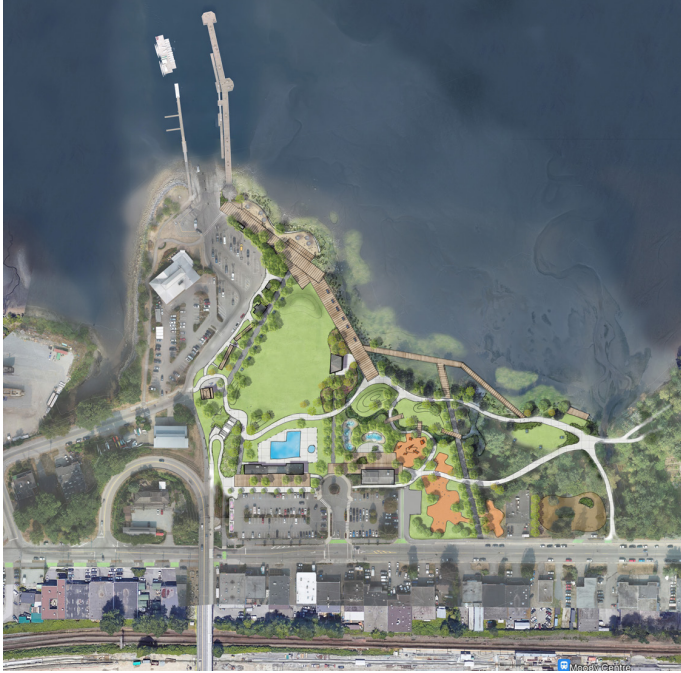
This phase will require some further engagement, either with the public or targeted stakeholder groups, building on engagement already completed with youth, in order to determine the program desired for the zone. Engagement to date indicated a desire for a new skate park (ideally covered), sports courts of various types, social space and tree canopy and garden space.

The east edge of the park should also be completed at this time as it would be efficient to consider it as an integrated part of the design. Consideration should be made for an enhanced gateway moment into the park east of the dog park.



Phase Two: Primary Waterfront Edge

The waterfront edge is proposed as the second phase. This includes the waterfront boardwalk and plaza area, shoreline enhancements and connecting paths to the Shoreline Trail.



Phase Three: Central Green and Gateway

The interior of the park and western overpass entry are suggested as the third phase. This includes improvements to the open lawn area with potential regrading, enhanced picnic and social space along pathways and by the ice cream shop, as well as enhancing the entrance path to improve its accessibility standard, view opportunity and overall experiential quality. By the end of this phase, the majority of the proposed master plan improvements will have been built.



Phase Four: Western Waterfront

Phase four improvements focus on the western edge of the park. These will improve access and facilities for the Inlet Rowing Club and enhance the shoreline and tree canopy.

8.2 Cost Range

8.2.1 Preliminary Opinion of Project Cost

These costs were based on previous experience in park design and analysis of other park major waterfront park projects. As part of a master plan, they have not been developed based on a detailed design package or verified by quantity surveyor, or other specialized consultants and engineers.

Full costing exercise should be undertaken as part of the detail design process prior to tendering the project to provide better assurance that project budgets will be met.



	Acres	RPP Concept	Unit
3.57		Phase One (3.58 acres, 155,944 sq ft)	
		Pathway Widening and Raising, Eastern Park	acre
		Playground, Spraypark, Typical Park Landscape	acre
		Washroom Renovation	lump sum
		Demolition of Carpenter's Shop	lump sum
		New Skatepark/Youth Zone	acre
		Skatepark Canopy	lump sum
4.37		Phase Two (4.38 acres, 190,792 sq ft)	
		Mudflats Raised Boardwalk	M2
		Ecological Restoration on Shoreline	Acre
		Specialized Built Waterfront (On Grade Boardwalk, Beach, Furnishings, Raised Shoreline)	Acre
		New Washroom Building	lump sum
4		Phase Three (3.9 acres 169,884 sq ft)	
		Lawn Restoration and Buildup	acre
		General and Specialized Park Elements: pathways, trees, picnic shelter, planting	acre
2.4		Phase 4 (2.3 acres, 100,188 sq ft)	
		Western Edge	acre
		Kayak Storage Shed and Float Improvements	lump sum
14.16			

Quantity	Cost per unit	Total	Subtotals	20% Contingency	25% Soft Costs	Totals	Cost Per Acre
0.9	\$2,000,000	\$1,800,000					
2.5	\$2,500,000	\$6,250,000					
1	\$250,000	\$250,000					
1	\$70,000	\$70,000					
0.19	\$3,700,000	\$703,000					
1	\$500,000	\$500,000					
			\$9,573,000.0	\$1,914,600.0	\$2,393,250.00	\$13,880,850	\$3,888,193.28
340	\$6,800	\$2,312,000					
3	\$500,000	\$1,500,000					
1.3	\$4,000,000	\$5,200,000					
1	\$500,000	\$500,000					
			\$9,512,000.0	\$1,902,400.0	\$2,378,000.00	\$13,792,400	\$3,156,155.61
1.5	\$600,000	\$900,000					
2.4	\$2,500,000	\$6,000,000					
			\$6,900,000.0	\$1,380,000.0	\$1,725,000.00	\$10,005,000	\$2,501,250.00
1.5	\$2,500,000	\$3,750,000					
1	\$100,000	\$100,000					
			\$3,850,000.0	\$770,000.0	\$962,500.00	\$5,582,500	\$2,326,041.67
Subtotal All Phases						Total All Phases	Average Cost Per Acre
\$29,835,000						\$43,260,750	\$2,967,910.14

8.2.2 Methodology for Predicting Cost Range

One of the ways we predicted cost was by comparing to real world examples, the costs of other parks of varying complexity and size have been compared.

Parks were selected due to their comparable elements to this project — such as waterfronts, complex topography, small park buildings, and play/youth facilities. Three of the comparisons are based in the same market, two in Toronto, and one in Vancouver Washington.

All park budgets were adjusted to include construction escalation to 2024.

They vary from very urban, New Westminster Pier Park, to very natural, New Brighton Salt Marsh. Costs per acre were derived from total construction costs (which were all adjusted for inflation and currency to 2024).

Through this method, a target budget per square acre was estimated for different elements of Rocky Point Park, considering the relative complexity and park type.



Rocky Point Park area being costed: **14.16** (area where improvements are planned)






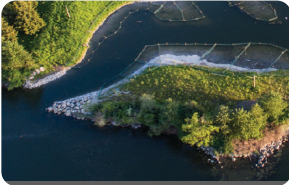
Recommended total budget range

\$28,500,000-\$56,640.000

Recommended budget range per square acre

\$2,000,000 - \$4,000,000

Precedent Park Budget Comparisons

		Total Budget	Cost Per Acre
	New Westminster Pier Park (Urban Waterfront, Complex, Remediation) 7.3 Acres	\$54,800,000	\$7,500,000
	Vancouver WA Waterfront (Urban Waterfront, Natural Shore, Varied) 8.9 Acres	\$44,570,000	\$5,008,000
	HTO Park, Toronto (Urban Waterfront, Lawn, Pathways, Beach) 5.7 Acres	\$20,000,000	\$3,510,000
	Corktown Common, Toronto (Urban, Natural, Pavilion, Play, Wetlands) 8.9 Acres	\$43,500,000	\$4,888,000
	Sheffield Park, Coquitlam (Neighbourhood Park, Steep Slopes, Play, Water) 2 Acres	\$4,260,000	\$2,130,000
	New Brighton Salt Marsh (Shoreline Restoration) 4.9 Acres	\$5,000,000	\$1,020,400

*all costs adjusted for currency and inflation/construction escalation to 2024

8.3 Funding and Partnership Opportunities

Implementing this plan will require many resources and funding. Cities do not frequently embark upon such projects on their own. Many opportunities exist to partner with others and engage with government programs in order to bolster support for the park. Partnerships can also enrich the park in terms of programming, events and education. Some possible opportunities include:

- Grants, from provincial, federal and private organizations. Work related to sea level rise and heat reprieve may be particularly supported to these sources.
- Developer contributions, both funding and working together in order for neighbouring developments to be designed to support the park. This could include things such as pedestrian overpasses, public parking, supporting public spaces, commercial uses mutually beneficial to park adjacency (kayak rental, food service, daycare, etc.)
- Private donations. The establishment of a 'Friends of Rocky Point Park', or similar, non-profit group could assist in outreach for support from members of the public or philanthropists. This is a common source of funding for special public spaces in larger cities in order to augment the limitations of public funding.

First Nations Partnerships

An opportunity to contribute to the City's reconciliation efforts at the park might be possible through partnering with Indigenous-owned businesses or organizations to operate in and contribute to the richness of the park.

This type of project may also be eligible for funding sources, as above.



8.4 Community Stewardship

The concept of stewardship is meaningful for a project of this size and complexity. It is recommended that the city create a dedicated committee whose sole purpose is the careful implementation of this master plan. Rocky Point Park is Port Moody's signature park, beloved by local citizens and visitors. Cities are often defined by their iconic public spaces and parks. The success of bringing Port Moody's waterfront into the future with vision and adequate resources will have a significant impact on the future of Port Moody as a community — it deserves and requires a strong focus and consistent leadership to be fulfilled.

8.5 Governance

The implementation of the Rocky Point Park Master Plan will be led by the City of Port Moody's Parks Division, in collaboration with other City departments at different stages of planning, design and construction. It is recommended that an internal Advisory Committee be assembled early on to help manage this longer term project and process and cross check that improvements are aligned with the Master Plan vision, concept, design guidelines and phasing proposal.



8.6 Beyond the Master Plan: Post 10-years Considerations

8.6.1 Preface

Through the process of analysis and development of a master plan for the Rocky Point Park, a few key questions emerged around aging and conflicting larger infrastructure on site, including the boat launch and outdoor pool. These topics are more complex to solve and require multiple voices and a longer process, beyond what this 10 year master plan can accommodate. Even though some of these considerations fall outside the project boundary for the Rocky Point Park Master Plan, they are outlined here for reference and to serve as building blocks for future decision making. 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.



8.6.2 Rocky Point Pool

Throughout the public engagement process, there was significant feedback on the future of the Rocky Point Pool, underscoring its vital role in recreation, community well-being, and particularly in providing swimming lessons for children.

The 10-year Master Plan includes provisions for the pool to remain in place, with any decisions about its future deferred until a comprehensive Recreation Facilities Feasibility Study and a detailed needs assessment, including further community input, are completed.

However, recognizing that the pool is nearing the end of its usable life and informed by professional best practices in park planning and design, we recommend a post-10 year plan is developed to explore alternative uses for the pool space that could provide broader benefits to the community.

8.6.3 Western Park Expansion

During the development of the recommended concept plan, discussions were held around trade-offs that could be made to gain more useable park space for visitors, as “not enough space” was a big takeaway from public engagement. The boat launch area with restaurant and parking encompasses a substantial proportion of the park and in particular along the prime waterfront placement. Discussions were initiated around a scenario whereby this area could be re-allocated to park use and what that would mean in terms of experience, revenue, and relocation of existing uses, consideration benefits and drawbacks. A demonstration plan is shown on this page of what this scenario could look like in plan.

The Master Plan is too short in its life span to propose anything more than a high level recommendation to start conversations with the boating community, current tenants, adjacent municipalities, the Port Authority and other stakeholders, to identify benefits and drawbacks, and alternative opportunities. Below is a summary of the key salient points that have been considered to date.

The Boat Launch Area

- Conduct a regional study with other municipalities/ Metro Van to determine the feasibility of a more sustainable location for a public boat ramp, which could accommodate the same users of this facility.
- Removing the boat ramp would open up a huge and desirable space in park and reduce traffic flow and safety conflicts by the waterside.
- Reducing the parking area would provide an opportunity to improve vehicular/pedestrian interfaces.
- This space could be used to enhance the entrance to the pier to provide a more welcoming and spacious entryway.
- The experience for non-motorized boat users would be improved if this use were to remain.
- Dredging would still be required for non motorized small crafts but at a lesser depth and cost.

The Boat House Restaurant and New Community Amenity

- The City may consider building a new community amenity fronting Murray Street as part of an initiative to create an active and interactive street edge. A facility such as this could be built in the location of the current surface parking lot, and incorporate underground parking within it.
- The new building would offer the opportunity for the Boathouse Restaurant to relocate, either for the end of the tenant's lease or the end of the lifespan of its current building.



Precedents for a potential community amenity along Murray Street.

- If the current waterfront building becomes vacant before the end of its lifespan, the City could consider re purposing it and reducing parking drastically or removing it altogether.
- This idea of a new facility helps to expand park space but has financial considerations.
- Architecture in the park should be considered carefully and only if it is contributing to the park and freeing up park space rather than taking it away.
- A larger building could be mixed use, including commercial tenants such as food services, as well as equipment rental services and potentially a community use or education centre.
- Consolidating existing smaller commercial uses into a single facility would alleviate even more space for park users.



Illustration showing areas which may change or present opportunities for park expansion in the future, beyond the 10 year master plan.

