



# City of Port Moody

## Report/Recommendation to Council

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

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### Purpose

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

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### Recommended Resolution(s)

**THAT the Draft Old Orchard 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 Old Orchard Park Master Plan for Adoption;**

**AND THAT staff be directed to implement the Old Orchard Park Master Plan by initiating the detail design phase.**

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### Background

Old Orchard Park anchors the north end of the Shoreline Park System, and, along with Rocky Point Park, provides park users with valued water access. It is also one of only two shoreline parks that provide a range of programming opportunities such as playgrounds, picnicking, wildlife viewing and non-motorized marine activities. Old Orchard Park hosts the City's only marine swimming beach and serves as a starting/end point for walkers and cyclists using the Shoreline Trail, a popular 3-kilometer pathway extending to Rocky Point Park.

While Old Orchard Park is a well-loved community space, it faces increasing pressure from rising park use, aging infrastructure, and environmental stress on sensitive habitats. Accessibility challenges have further limited the park's ability to accommodate a growing and diverse range of users. With Port Moody's growing population and increasing number of visitors from outside the city, a strategic renewal of Old Orchard Park is necessary to support community well-being, enhance social equity, and build resilience in the natural environment.

A Master Plan to guide upgrades for Old Orchard Park was recommended in the 2015 Parks and Recreation Master Plan (2015) and approved as a capital project by Council on April 27, 2021.

This Master Plan was developed concurrently with the Rocky Point 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 Old Orchard 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 concurrent and integrated. 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 completed, 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 Old Orchard 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 design for Old Orchard Park.
- **Phase Two: Vision, Principles, and High-Level Concepts Development** (September 2022 - September 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 high-level concept for Old Orchard 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 refine the design concept for Old Orchard Park.

- **Phase Three: Design Concept Refinement** (December 2023 - July 2024)  
A recommended design concept for Old Orchard Park was developed during this phase, as well as a phasing and implementation strategy. Engagement activities included an in-person open house and a community survey (April - May 2024), gathering feedback on the recommended design concept. Project updates were also provided to the local First Nations, along with consultations with interested parties and 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, Parks and Environment Committee, and the wider community was considered in the development of the final park design concept.
- **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 in November 2024. 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 detail 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

Old Orchard Park is envisioned to be a local, family-oriented beachfront park that supports a calm and peaceful environment while preserving its natural beauty. The guiding principles focus on maintaining a quality park experience, enhancing the connection with the waterfront, ensuring accessibility and inclusivity, and supporting resilient ecosystems. Big moves in the plan include significant upgrades to accessibility, recreational amenities, and ecological restoration efforts.

### Recommended Concept Plan

Key elements in the recommended concept plan for Old Orchard Park include a universally accessible path linking the park's features from the Shoreline Trail to the beach, a new playground that utilizes the park's slope, a washroom facility and picnic shelter built into the slope and integrated with a beach-level deck and a small shower facility, as well as habitat islands in the mudflats to protect the beach from erosion and enhance habitat diversity. The location of the house post will be coordinated during the detail design phase of the park.

### Phasing, Costing, and Funding Implications

The implementation of the Old Orchard Park Master Plan aimed for a streamlined, single-phase approach to deliver all recommended improvements in a time- and cost-efficient manner. However, due to funding limitations and the complex studies and permits required for the habitat islands, this element will be managed as a separate future project. This two-phase approach

ensures that the implementation of the rest of the park can move forward without delays related to the habitat islands, allowing the community to benefit from the core park features sooner.

The costing information was developed using two methods:

- 1. Component Costing:** This method is based on previous park design projects, providing an estimated cost range for each proposed park element in the concept plan.

	Subtotal	25% Soft Cost* and 20% Contingency**	Total Cost escalated to 2026 (4% annually)
Proposed Park Features	\$2,000,050-\$2,820,000	\$1,005,000-\$1,407,500	\$3,247,400-\$4,570,700
Proposed Park Features Excluding Habitat Islands	\$1,400,050-\$2,070,000	\$705,000-\$1,032,500	\$2,275,400-\$3,355,700

\*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 Component Costing, 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, complex topography, and natural shorelines. The recommended budget range per acre, which includes all soft costs and is adjusted for construction escalations, is \$1,500,000 -\$3,000,000, resulting in a recommended total budget range of \$3,150,000-\$6,300,000 for a total of 2.1 acres. Including 4% annual construction escalation, the range would be \$3,407,040-\$6,814,000 in 2026.

A more detailed comprehensive cost analysis will be undertaken during detail design process following the adoption of the Master Plans and verified by a quantity surveyor or other specialists.

The total project cost based on Component Costing, excluding the habitat islands, is \$3,355,700. This amount has been integrated into the City’s 2025 draft budget for Council’s review, drawing 50% from Community Amenity Contributions and 50% from Density Bonus reserves. Staff will also continue to explore other funding sources to deliver the Habitat Islands in the future.

**Next Steps and Conclusion**

Upon Council adoption of the Old Orchard Park Master Plan, the project will advance into the detail design phase. This next step includes archaeological investigations, design development, detailed cost estimates, and addressing any technical or regulatory requirements that arise, which may require revisions to the concept plan.

In conclusion, the Old Orchard Park Master Plan aims to balance recreational needs with environmental protection by creating a park that is more accessible, inclusive, and resilient.

**Other Option(s)**

THAT the draft Old Orchard 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

As discussed above, the total cost for implementing Old Orchard Park less the cost for the habitat islands is \$3,355,700. This has been included in the City's 2025 budget planning process for Council's review.

## Communications and Public Engagement Initiatives

The public engagement activities detailed in the approved Rocky Point Park and Old Orchard 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 Old Orchard Park Master Plan.

## Report Author

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## Report Approval Details

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

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

Wayne Maskall, Manager of Parks - Nov 4, 2024

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

Julie Pavey-Tomlinson, General Manager of Community Services - Nov 6, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 7, 2024

Lindsay Todd, Manager of Communications and Engagement - Nov 7, 2024

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

Anna Mathewson, City Manager - Nov 7, 2024