

Three-Party Partnership Coquitlam YMCA Facility and Cottonwood Park Expansion

- The Coquitlam YMCA facility and Cottonwood Park expansion project received final rezoning approval by Council on Dec. 9, 2019. This key partnership project includes construction of a new 55,000 sq. ft. YMCA recreation facility as part of a mixed-use development on the 2.1-acre Burquitlam Park site, located next to the developing commercial zone at Clarke Road and Como Lake Road that includes the Burquitlam SkyTrain station.
- The project is an innovative three-party partnership between the City of Coquitlam, YMCA of Greater Vancouver and Concert Properties that includes the development of a new recreation centre, expansion of Cottonwood Park, a new Park-and-Ride, Community Police Station, local transportation improvements and new rental and strata housing.
- The Burquitlam neighbourhood is rapidly evolving. The 2017 arrival of rapid transit and the completion of the Burquitlam SkyTrain station connect the area to Metro Vancouver and Coquitlam's City Centre, along with factors such as its proximity to Simon Fraser University, its alignment along Clarke Road, and significant residential development all contribute to the growth in this area.
- Through the project, each partner would provide the following to the project:
 - City of Coquitlam – 1.3 acres of land at Burquitlam Park transferred to Concert Properties for residential development and \$42 million in capital funding for the construction of the YMCA recreation facility as well as associated community amenities such as frontage improvements and the realignment of Emerson Street; \$5.5 million for park-and-ride parking, \$4.7 million for the new Community Police Station; and project management and capital costs for the expansion of Cottonwood Park. The City and YMCA will each obtain a 50% ownership share of a 0.8-acre property at Burquitlam Park to accommodate the YMCA facility, and the City will retain 1.4 acres as parkland. The City will also obtain full ownership of 2.55 acres of parkland at the expanded Cottonwood Park site.
 - YMCA of Greater Vancouver - capital funding for the construction of a 50% ownership share of the Coquitlam Family YMCA facility (estimated at approximately \$38 million); and ongoing operating and asset replacement costs for the life of the facility.
 - Concert Properties – development of the mixed-use development; project management for the capital construction of the YMCA facility; provision of 2.55 acres of land adjacent to Cottonwood Park as park land (this represents a net gain of about 0.45 acres of parkland for the City); \$700,000 towards improvements at Cottonwood Park; and substantial development contributions in Development Cost Charges (DCCs)¹, Community Amenity

¹ Development Cost Charges (DCCs) are levied on new development to assist in financing the cost of upgrading or providing infrastructure services (roads, water, sewer, and drainage) or acquiring and developing parkland needed to support new development. The City is proposing revised DCCs for transportation, water, sewer, drainage and parkland acquisition and development.

Contributions (CACs)² and Bonus Density, which would not be realized without the partnership.

- The rental building at the Burquitlam Park site will include 308 rental homes. The City of Coquitlam is contributing \$3.85 million in funding for the non-profit 43 Housing Society to operate up to 100 of these suites (subject to funding by senior government) as affordable, non-market housing.
- This is an innovative partnership that draws on Community Amenity Contributions (provided through new development) to fund the Coquitlam YMCA, leverages development opportunities and residual land values, and safeguards the City's land assets to generate an estimated value in the range of \$200 million for the life of the project.
- The City's partnership with the YMCA and Concert Properties recognizes the need for a community recreation facility, while using an innovative arrangement to bring it to reality. As a result of shared capital funding, the Coquitlam YMCA facility will include a pool and will be double the size the City planned for the original community centre. This is achieved while expanding the park space available in this growing neighbourhood.
- The project also anticipates future project considerations, such as additional underground parking to be used for park-and-ride for the new rapid transit station, a Community Police Station and additional (optional) space for community uses.
- The lands that comprise Burquitlam Park were acquired by the City in 1977 for the specific purpose of accommodating a future community recreation facility.
- The City of Coquitlam's 2002 Burquitlam Neighbourhood Plan identified the need for a future community recreation facility, to be located on Burquitlam Park, noting any redevelopment of a portion of Burquitlam Park is to be replaced at minimum by additional parkland elsewhere in the neighbourhood.
- The additional 2.55 acres of dedicated parkland to the Cottonwood Park site offsets and exceeds the 1.3 acres of parkland being developed by Concert Properties at Burquitlam Park.
- In addition to the development of a major YMCA family recreation facility, the project would see 1.4 acres retained at Burquitlam Park as public open space.
- The Burquitlam neighbourhood is a major focus for the City of Coquitlam with the recent approval of the Burquitlam-Lougheed Neighbourhood Plan (BLNP). The BLNP is the key process to helping manage future neighbourhood growth and development of this area for the next 20 to 25 years, especially around the Evergreen Line rapid transit project. Part of the neighbourhood planning process was to outline that community amenities, such as park space and recreational services, are provided to support new growth. (www.coquitlam.ca/blnp) . This project directly supports the objectives consistent with the plan.

² CACs are a voluntary financial contribution made by an applicant to a municipality at the time of rezoning of a property to assist with offsetting the burden of the development on the community. CAC programs typically apply only to new residential density created as part of development. Many Metro Vancouver municipalities have CAC programs, each of which varies in terms of some of the details of how it is applied.

- Subject to rezoning approval by City Council, the target date for completion of the expanded Cottonwood Park is Spring 2021, and the anticipated opening of the Coquitlam YMCA is Fall 2022.
- Project information related to the partnership and Coquitlam YMCA facility is available online at www.coquitlam.ca/ymca.