Coquitlam For Council

December 2, 2019
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To: City Manager
From: Deputy City Manager

Subject: Coquitlam Family YMCA, Community Police Station and Park & Ride – Final Approval

For: Council

Recommendation:
That Council:

1. Approves the final design and $57 million budget for the Coquitlam Family YMCA, Community Police Station and Park & Ride projects;

2. Authorizes the Mayor and Clerk to execute on behalf of the City all contracts, notices, forms and other documents necessary or desirable to implement the Coquitlam Family YMCA, Community Police Station and Park & Ride projects with the YMCA of Greater Vancouver and Concert Properties and the development of the Whitgift Lands by Concert Properties, in a form and with content satisfactory to the Deputy City Manager; and

3. Authorizes staff to proceed with construction tendering for road and other associated servicing infrastructure in respect of the Coquitlam Family YMCA, Community Police Station and Park & Ride projects as well as any required works on the Whitgift Lands by Concert Properties as described in the report of the Deputy City Manager dated December 2, 2019, and entitled “Coquitlam Family YMCA, Community Police Station and Park & Ride – Final Approval”.

Report Purpose:
This report seeks final project approval to proceed with construction of the Coquitlam Family YMCA (“YMCA”) community centre, Community Police Station (“CPS”), and Park & Ride facility (“P&R”), and additional public infrastructure, roads, park acquisition and frontage upgrades and services, multi-use pathways, and public realm improvements in the Burquitlam neighborhood.

Strategic Goal:
The Coquitlam Family YMCA project in Burquitlam will support all of the City’s Strategic Goals, including “Excellence in Governance”, “Strengthening of Neighborhoods”, “Increasing Active Participation and Creativity”, and “Enhancing Sustainability of City Services and Infrastructure”. This project, which is an “A” priority in the 2019 Business Plan, will realize a number of key civic facilities and amenities in the Burquitlam neighborhood, including a new community recreation facility with aquatics, new police station to replace the current leased space, a new public parking
facility to serve residents and transit users, and new parks, roads and other civic improvements and infrastructure.

**Executive Summary:**
The YMCA Project is an innovative tri-party partnership between the YMCA of Greater Vancouver, The City of Coquitlam and Concert Properties that spans two different properties and includes several civic facilities, including a new YMCA community recreation facility, Community Police Station and Park & Ride, new public parks, roads and other infrastructure, as well as residential development. The YMCA facility will be constructed on a separate legal lot co-owned between the City and the YMCA. The city will also retain approximately 1.4 acres of future parkland at Burquitlam Park. Associated with these developments is also the acquisition of 2.55 acres of park property for a future expansion of Cottonwood Park, and development of major road infrastructure, including Emerson St. North which will include a multi-use pathway ("MUP"). Work has been underway between the City, the YMCA of Greater Vancouver, and Concert Properties on this major project since 2016.

The final YMCA/CPS/P&R project design has been tendered in advance of final rezoning approval for the companion Concert applications in order to obtain cost certainty. The final tender pricing for the three major civic facility projects (Coquitlam YMCA, CPS and P&R), as well as estimates for additional road and servicing infrastructure, land for future park and contribution towards future park projects, multi-use pathway and other civic infrastructure, is estimated to result in a total project cost of approximately $101 million, with the City’s share of the entire partnership costs estimated at $57 million. The parties have worked in partnership to finalize a design that provides a modern, durable and cost effective facility taking into account existing market conditions. Staff have conducted a detailed review of the tender results and project estimates to ensure a competitive process. The YMCA and City staff has also conducted a value engineering process to ensure optimal pricing, as documented below.

At the same time, in addition to the range of future public services to be delivered at the proposed facilities, this project will generate significant financial benefits to the City in the form of financial contributions, asset value, and cost savings well in excess of the City’s costs. This includes the transferring of a share capital costs and future operating and asset replacement responsibilities to the YMCA as the facility co-owner and operating partner. Significant benefits are also being achieved through developer contributions in density bonus and density purchase, acquisition of new parkland, cash contributions, expanded DCCs, and enhanced value of City assets, including parking, road infrastructure and other benefits well in excess of the City’s costs. The ability to share costs for significant infrastructure and facilities under the partnership approach is a key to achieving these benefits. The entire project is expected to result in a range of cost benefits to the City now estimated to be in excess of $250 million for the entire life of this project. Staff is seeking Council authority to proceed with this major project, which is being presented together with the final rezoning report, for Council consideration.

Assuming these approvals proceed as presented, construction contracts will be finalized and construction on Burquitlam Park will begin immediately, with the YMCA
facility planned for completion in late 2022.

Background:

**A Civic Heart at Burquitlam**
The YMCA project is a unique partnership to achieve a range of significant new public facilities, infrastructure, and benefits to serve the City and its local residents for generations to come. The project fulfills a long-standing commitment to provide recreation services to residents in this area. Staff has been working diligently with the YMCA and Concert to complete a project of this scale and complexity and involving multiple sites, facilities, amenities and services. The team has worked collaboratively to advance this project to completion, including program, site and building planning, integration of the various building designs and underground parkade, completing legal agreements, identifying and integrating value engineering solutions into the design, and bringing the project through the rezoning and expanded regulatory process (subdivision, building permit, site servicing, etc.), including public consultation and Council feedback and approvals. This project also includes the acquisition and/or development of more than 5 acres of Public Park in two locations, major road and multi-use infrastructure connecting Foster Avenue to Como Lake Road, and additional public realm and servicing improvements throughout various sites.

**Project History**

- The Burquitlam Park Property was acquired decades ago for the purpose of accommodating a future community recreation facility. This objective was reaffirmed in the 2002 Burquitlam Lougheed Neighbourhood Park ("BLNP").

- **March 2016** – A partnership project is formally announced in coordination with the City’s partners, the YMCA and Concert. Staff had negotiated an Agreement-In-Principle with the YMCA of Greater Vancouver ("YMCA") to jointly develop a community recreation facility and separately a Memorandum of Understanding with Concert Properties ("Concert") to construct the facility as a mixed-use development on a portion of Burquitlam Park. Rather than the City building and operating a community centre in the traditional fashion on its own, the partnership envisioned an urban heart near the Burquitlam SkyTrain station and expanded civic services, as well as new parkland. Central to the vision was a 2.1 Acre property exchange between the City property at Burquitlam Park and Concert Properties on a property assembly at Whitgift Gardens - an existing older residential complex adjacent to Cottonwood Park on Cottonwood Avenue. Under this partnership, Concert will also donate an additional 0.45 acres for a total of 2.55 acres of new parkland, as well as a $700,000 cash contribution towards the development of the Cottonwood Park expansion.

This major civic project will realize a long-standing vision to provide a range of civic services at the heart of the Burquitlam Neighbourhood, including a new community centre, as well as a major expansion of Cottonwood Park. The project was centered on a new YMCA recreation facility; however, the potential to incorporate several new public facilities was considered early in the process. This resulted in adding a new a park-and-ride facility to serve residents using...
the Burquitlam Sky Train station and a new Community Police Station (CPS) to replace the current leased facility at Burquitlam Plaza. The project would also result in new major road infrastructure, and public realm improvements including multi-use pathways and public plazas.

Coquitlam’s portion of required funding for the YMCA would be collected entirely from developers- not taxpayers- over time in the form of Community Amenity Contributions (CACs) based on an initial 2016 estimate of $25 million. The project would be paid for from internal loans from the Infrastructure Reserve ("IR") and paid back from CACs once these are collected. Other project components (CPS, P&R) would be funded directly through the IR.

- **March 2018** – The project received zoning bylaw first, second and third readings following a Public Hearing.

- **2018-2019** – The partnership group advanced detailed/final project design and completion of required partnership agreements, all of which would be subject to final adoption of future rezoning and other regulatory approvals. The project team also proceeded with project tendering of the proposed facilities (YMCA, CPS and P&R) to obtain final contract price certainty prior to bringing the projects back to final rezoning approval.

**Discussion:**

Since the last update report to Council in April 2019, Staff has worked closely with the project partners to bring the project to the current point of Council approvals. The Zoning Amendment Bylaw No. 4847, 2018 at Portion of 579 Smith Avenue and Portion of Road (16 117387 RZ) ("Burquitlam Park") and Zoning Amendment Bylaw Nos. 4848, 2018 and 4855, 2018 at 530 and 550 Cottonwood Avenue and 663 and 675 Whiting Way (16 117283 RZ) ("Whitgift Gardens") and Highway Dedication Cancellation Bylaw No. 4845, 2018 579 Smith Avenue and Portion of Road (16 117387 RZ) ("Burquitlam Park") received 3rd reading by Council in March 2018. Other necessary approvals, including a Permissive Tax Exemption for the YMCA and the required Affordable Housing Reserve authorizations have also been obtained from Council. The project team has been awaiting completion of all outstanding development requirements. As all conditions are now substantially met, Planning and Development staff is advancing the applications for final readings under a separate cover, therefore final project approval and authorization is appropriate.

**Coquitlam Family YMCA**

At the heart of this project is a net 55,000 sq. foot (78,000 sq. foot gross size) community recreation centre to be operated by the YMCA of Greater Vancouver (Attachment 1). The facility will feature aquatics (5-lane lap pool and leisure pool), change rooms, fitness, gymnasium, child-minding, multi-purpose space, café, studio and conditioning space, atrium, administration space, storage, and an outdoor terrace on the upper level. 115 parking stalls are provided to serve the facility, with additional spaces also being available as part of the City P&R facility and parking pool, as noted below. The facility will be co-owned with the YMCA, who will operate the facility in perpetuity under an operating agreement with the City.
The project was modified from the original concept to enable the YMCA facility to be located on a fee-simple parcel under joint ownership between the City and YMCA. This resulted in a modified property exchange, with the City granting Concert approximately 1.3 acres of land at Burquitlam Park, while the City obtained 2.55 acres of land at Whitgift Gardens for the future expansion of Cottonwood Park. The City also retained 1.4 acres of parkland at Burquitlam Park, as discussed below.

The operating agreement has sought to provide Coquitlam residents access to basic recreation services in the new YMCA facility at a cost similar to what could be accessed at other City recreation centres. In addition to the YMCA’s variety of membership options available, and unique offerings and promotions that provide an extensive level of recreation services, staff has negotiated through the operating agreement additional opportunities for access to the YMCA for Coquitlam residents at City facilities single-access rates during weekends and non-prime time hours during the week. This includes 30 hours per week of aquatic access and 13 hours per week of fitness and gymnasium space access provided to residents at the same access cost as other City facilities. To ensure that the access programs for Coquitlam residents is able to address changing needs, the distribution of weekday and weekend hours will be reviewed by the City and YMCA on an annual basis to make adjustments as necessary.

Community Police Station
Staff has continued to work with the RCMP, Concert, the YMCA and the CPS design consultants to finalize the design of the CPS. The final design, which is approximately 345 sq. m. (3,700 sq. ft.) is included in the project tender report. As identified in previous Council updates, the CPS remains in its ideally located prominent position at the future intersection of Emerson Street and the future east-west linking roadway to the Burquitlam Skytrain Station.

Underground Park-and-Ride Facility
Parking beneath the YMCA will be accessible for public use, and part of this space will be shared between the YMCA and the City. This includes co-ownership of 115 YMCA facility stalls. The City will also own 50 additional Park and Ride ("P&R") stalls, and as part of the negotiated terms, Concert will fund an additional 26 P&R stalls and an additional 31 visitor stalls in the rental tower parcel will be publicly accessible from the YMCA parkade, bringing the total number of stalls available in the P&R to 105. The CPS will also have exclusive access to an additional 7 dedicated stalls. In total, there will be 229 parking stalls accessible to the public within the shared-use underground parking. The parking will be operated jointly by a Parking Steering Committee made up of YMCA and City staff that will include the Engineering & Public Works Transportation Division and will be guided by parking management principles jointly agreed to by the parties. Major decisions concerning operating expenses, revenue sharing and parking stall use will be managed through this operational framework. The expectation is that parking fees will be set based on market pricing and to enable operational costs to be recovered by the parties.

New Burquitlam Park
The future 1.4 acre Burquitlam Park, located adjacent to the Coquitlam YMCA, will offer an open space park design that complements the community recreation uses in the building and also provides green space to the area residents. A detailed design of
New Burquitlam Park will be developed as construction proceeds on the YMCA facility through a PRC-initiated planning process that will include public consultation.

Expanded Cottonwood Park
A central part of the BPDL partnership is the exchange of a 1.3 Acre portion of City-owned land at Burquitlam Park for a 2.55 Acre portion of land at the Whitgift Gardens property (owned by Concert) for the expansion of Cottonwood Park. Cottonwood Park phase 1A was successfully completed in September 2019 on the existing park site, and was received with great support by the community. The remaining phases (Phase 1B and 1C) are planned to be completed on the 2.55 acres of land to be acquired by the City through the partnership as a property exchange, and is planned to include a sports field, sports court, and other amenities. This land is located immediately west of the recently completed Cottonwood Park. Concert has completed the demolition of the Whitgift buildings which will enable the majority of Cottonwood Park Phase 1b to proceed. Concert will transfer the Whitgift lands to the City through the first subdivision of Whitgift lands at 4th and Final Reading. Construction of Phase 1b is expected to commence in early 2020 with a likely completion date of late 2020. Cottonwood Park – Phase 1c handover will be completed in parallel with the first phase of the residential development of the Whitgift lands.

Staff has worked closely with Concert Properties to minimize the amount of time park space remains inaccessible to the public. To this end the recently opened Cottonwood Park (Phase 1a) will provide a number of community amenities in the interim and will help alleviate the impacts to the local community.

Legal Agreements
Staff has worked closely with Concert and the YMCA to complete the major Partnership Agreements required in advance of final rezoning approval. These agreements secure all aspects of the land exchange and acquisition, future subdivision, construction of the civic facilities, future facility operations by the YMCA, parking management, market rental housing, future site development phasing, and a myriad of other operational cross-agreements to facilitated the developments as envisioned. A summary of the key partnership agreements is noted in the companion rezoning approval report.

Construction Management Approach
As outlined in previous Council updates, project construction will be managed by Concert, as the Construction Manager, on behalf of the City and YMCA. Concert will manage the project based on the project schedule and price identified in the tender report, subject to Council approval. City acceptance of any unanticipated costs or schedule delays will be managed based on industry standards for similar (CCDC 2 - stipulated price) contracts.

In alignment with partnership agreements, and as the co-owners of the YMCA facility, the City and YMCA have appointed a single YMCA Project Manager to represent the Owner's interests during construction. The YMCA is the ideal partner to represent the City, given their extensive expertise in construction oversight of YMCA facilities. To ensure the City also has adequate oversight of the project, a Project Steering Committee will be created of senior YMCA and City staff to provide oversight of the
project schedule and budget and make major project related decisions. A Construction Steering Committee will also be created that will report to the Project Steering Committee and meet on a more frequent basis to manage the project budget and timelines and address smaller, but more time sensitive issues. For City assets, Staff will have with the authority to provide direction during the design, development and construction of the CPS fit out and P & R facility.

Project Construction Schedule
A project schedule was included in the Final Tender Report. As presented in the final tender report, construction of the YMCA is anticipated to take approximately 32-36 months. Subject to Council approval, construction is expected to begin in December 2019, which would target completion of the Coquitlam YMCA and associated off-site improvements in late 2022. The rental tower, which is planned to be constructed in parallel with the YMCA, CPS and P&R is planned to be constructed as the second phase, with occupancy expected in mid-2023. Construction of the Strata Tower will proceed after the rental tower, however the construction start date is not connected to the construction schedule of the YMCA and/or Rental Tower, and its completion is dependent on market conditions and is likely 4 to 5 years away. Strata Tower construction will take place either concurrently with or after construction of the YMCA depending on market conditions as decided by Concert.

Burquitlam Park will be closed immediately for construction should Council grant project approval and final reading of the development bylaws. Various parts of Burquitlam Park property will be occupied during the various construction phases of the YMCA, Rental Tower and Strata Tower for. The southern sections of New Burquitlam Park will be opened for public use upon completion of the YMCA and Rental Tower phases between the end of 2022 and mid-2023. The fully completed New Burquitlam Park will be delivered and open to public use upon completion of the Strata Tower. In the event that the start of Strata Tower construction is delayed, Staff has negotiated that Concert will create an interim park condition suitable for temporary public use until Strata Tower construction begins.

Should Council grant project and bylaw approval, construction contracts will be immediately awarded and construction will be expedited, with site fencing planned to be erected around Burquitlam Park by December 12, 2019, and site preparation proceeding through December, including removal of the washroom, tennis courts and land clearing.

Financial Implications:
As outlined in the last Council update, Concert’s expertise in large scale project and previous experience delivering the Vancouver YMCA facility make them the ideal developer to procure and provide construction management of the YMCA facility, including the CPS, P&R and New Burquitlam Park, as part of the wider Burquitlam Park development. In order to achieve a fixed price and minimize cost risk, the City and YMCA completed the detailed design process and the project was tendered by Concert.

Based on the tender results, soft costs, contingencies and cost allocations associated with the project (see Table 1), the entire project will have a cost of approximately $101 million, with the City’s total share of the budget expected to be $57 million. This
includes the YMCA community recreation facility, CPS, P&R, the construction of substantial road works, frontage works, public realm improvements and other infrastructure, and a Multi-Use Pathway. The costs noted below are based on tender pricing, and where detailed pricing is not yet known (off-site servicing, etc.) detailed estimates have been provided and include all known project related expenses such as consultants, legal, capital funded project resources, fees and charges, along with escalated other contingencies.

**Table 1 - YMCA, CPS and P&R Total Project and City Costs**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Project Cost</th>
<th>City’s Share of Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>YMCA Facility (78,000 sq. foot gross/55,000 sq. foot net/115 parking stalls)</td>
<td>$ 76.5 M</td>
<td>$ 38.3 M</td>
</tr>
<tr>
<td>Community Police Station (3,700 sq. feet/7 parking stalls)</td>
<td>$ 4.7 M</td>
<td>$ 4.7 M</td>
</tr>
<tr>
<td>Park and Ride (107 stalls)</td>
<td>$ 11.6 M</td>
<td>$ 5.5 M</td>
</tr>
<tr>
<td>Off-Site Improvements (Burquitlam frontage improvements; Emerson St. North; Smith Avenue; Burquitlam Plaza; Miscellaneous work; Whitgift park frontage improvements; Emerson Street South; Multi-use Pathway, etc.)</td>
<td>$ 8.3 M</td>
<td>$ 4.1 M</td>
</tr>
<tr>
<td>Additional Costs- General</td>
<td></td>
<td>$3.7 M</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>$101.1 M</td>
<td>$56.3 M</td>
</tr>
</tbody>
</table>

**Project Costs and Funding Accruals to Date**

The City has been accruing funding for this major project since 2016, through loans from Reserves that will be paid back from developer contributions through CACs. The Draft 2020 Capital Plan currently includes a final accrual of $20 million in capital funding to complete this project. The majority of the project costs are fully confirmed based on tender pricing, therefore there is cost certainty.

In 2015/16 the City expected to deliver this project for $25 million, based on an estimated total price of $40-50 million; unfortunately, during the last 4-5 years the construction industry has experienced unprecedented cost escalations, in some years up to a 20-30% increase in various materials (concrete, steel, glass, etc.). The YMCA facility tender pricing is now fully confirmed at around $76.5 million, with the City responsible for $38.3 million. The CPS and P&R tender prices have also increased in cost to $4.7 million and $5.5 million respectively. In addition to these market cost escalations, cost-sharing between the partners has now been clarified and costs apportioned amongst the parties, including off-site servicing and road costs, legal and pre-paid asset replacement costs, as well as contingency amounts for construction. The increased project costs will mean that, although the YMCA will be paid for by
developers- not taxpayers- the repayment of funding from CACs will take several years longer to be achieved.

**Economic Valuation and Financial Benefits**
Despite the City’s increased costs, beyond the community value of the proposed civic facilities and the services that will be provided to the community for many decades, the total economic benefits to the City of this 3-way partnership are substantial. The land exchange will enable a new recreation facility to be built on the Burquitlam Park site, thus fulfilling a long-term vision to establish this facility close to the Skytrain station, while strategically acquiring needed parkland at Cottonwood Park. Additionally, securing the YMCA as a 50% capital and 100% operating/asset replacement partner will provide major long-term economic benefit to the City. City staff has worked within the terms of the approved AIP with the YMCA and the approved MoU with Concert Properties to advance the project through the completion of dozens of agreements, including 12 major partnership agreements that govern the partnership terms in all areas. This process has been extensive and demanding, but all 3 parties have been fully committed to the process, and staff is now in a position to recommend final approval of this major project.

Based on the final tender costs for the project, and agreed-upon cost sharing, in total the anticipated financial value of the partnership to the City can be estimated to be in the range of $250 million, in the form of capital, operating, and asset replacement contributions by the YMCA for the life of the facility, density bonus and purchase revenue, net parkland acquisition benefits, negotiated cost-sharing for city services, roads, park frontages, and utilities, additional parking, and cash contributions to Cottonwood Park. This represents the total value gained by the City through this partnership approach versus the City proceeding on its own to build the proposed project, acquire parkland through purchase, and construct the associated roads, frontage works and infrastructure. The partnership also has other anticipated benefits including the shifting of construction risk and sharing of potential future unanticipated construction costs with other parties. The above excludes estimated $2.6 million in CACs and $19 million in Development Cost Charges (“DCCs”), with additional revenue being generated from a portion of Burquitlam Park.

**Component Replacement and Anticipated Operating Budget Impacts**
Ongoing operating budget funding is required to ensure the future maintenance and asset/component replacement of all new City assets. The Coquitlam YMCA facility itself will be operated entirely by the YMCA, and will have no annual operational impact to the City. The City is also ensuring that component replacement responsibility is transferred to the YMCA for the life of the facility through the agreement. The remaining City assets, the CPS and P&R will incur operating costs, as well as annual contributions to component replacement. In the case of the CPS, the cost for annual maintenance is expected to be offset by the current lease costs. The P&R facility however will require annual contributions to asset replacement, but all operating and preventative maintenance costs will be funded by parking revenue. All budgets will be initiated in 2022 upon opening of the facilities.
The following table describes the anticipated annual costs for all 3 assets:

Table 3 – Asset Replacement and Annual Operating Costs Tied to Capital (Facilities)

<table>
<thead>
<tr>
<th></th>
<th>YMCA Facility</th>
<th>CPS</th>
<th>P&amp;R Facility (105 stalls)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Asset Replacement Value</td>
<td>$76.5 million</td>
<td>$4.7 million</td>
<td>$11.6 million</td>
</tr>
<tr>
<td>Annual Contribution to Asset Replacement (2%)</td>
<td>nil</td>
<td>$94,000</td>
<td>$232,000</td>
</tr>
<tr>
<td><strong>Total Annual Asset Replacement Contribution (starting in 2022)</strong></td>
<td></td>
<td></td>
<td>$326,000</td>
</tr>
<tr>
<td>Anticipated Annual Preventative Maintenance</td>
<td>nil</td>
<td>$7,150</td>
<td>Nil- cost recovery through parking revenues</td>
</tr>
<tr>
<td>Operating costs</td>
<td>nil</td>
<td>$23,400</td>
<td></td>
</tr>
<tr>
<td>Less Existing Budget (CPS Lease and Operating Costs)</td>
<td></td>
<td>($31,613)</td>
<td></td>
</tr>
<tr>
<td><strong>Total Operating Costs</strong></td>
<td></td>
<td>($1,063)</td>
<td></td>
</tr>
<tr>
<td><strong>Total Asset Replacement and Operating Costs all facilities</strong></td>
<td></td>
<td></td>
<td>$324,937</td>
</tr>
</tbody>
</table>

**Conclusion:**

This multi-year partnership project involving the City, YMCA, and Concert Properties is a key City priority that has been in planning since 2015/16 and will realize a long-term vision for the Burquitlam area by achieving a number of significant civic facilities, including a new major recreation facility with aquatics, other City services, public amenities, and enhanced parks and municipal infrastructure to serve the community for decades to come. The development of a new community recreation facility in Burquitlam is an “A” priority in the 2019 Business Plan and is included in the Five-Year Capital Plan. The YMCA facility, CPS and P&R final tender package has now been completed and reviewed and the tender is ready to be awarded, subject to final Council approval of the rezoning bylaws for the Burquitlam Park and Whitgift Gardens development applications, which are being considered in conjunction with this report.

The Coquitlam YMCA will play a key role in the delivery of recreation and wellness for decades to come to residents in the Burquitlam and Lougheed neighborhoods. While unprecedented construction cost escalations over the last 5 years have increased the total project costs substantially higher than anticipated, the project team have worked to ensure an efficient design that will be durable, attractive and functional, and with a size to ensure an appropriate capacity.

The project has a total cost of $101 million, with the City’s share being $57 million. However, this partnership project is expected to generate an estimated total value to the City in the range of $250 million. The project will be paid for from developer contributions- not taxpayers- in the form of CACs, although construction funding has been accrued over the last few years through loans from reserves that will be paid back from CACs as these are collected. A final loan of $20 million is proposed in the 2020 Budget, which will ensure the project is fully funded.
Staff therefore recommends that Council authorize this major project to proceed to construction, subject to Council also granting final approval of the Burquitlam Park and Whitgift development applications by Concert Properties. Assuming these approvals proceed as presented, construction at Burquitlam park will begin immediately, and the YMCA facility will be completed and in operation in 2022.
LOOKING SOUTH-EAST AT YMCA ENTRY FROM NEW EMERSON STREET EXTENSION
BIRD'S EYE VIEW LOOKING NORTH-WEST AT YMCA WITH PEDESTRIAN PLAZA IN FOREGROUND FROM SMITH AVENUE
LEVEL 2 CONDITIONING ZONE