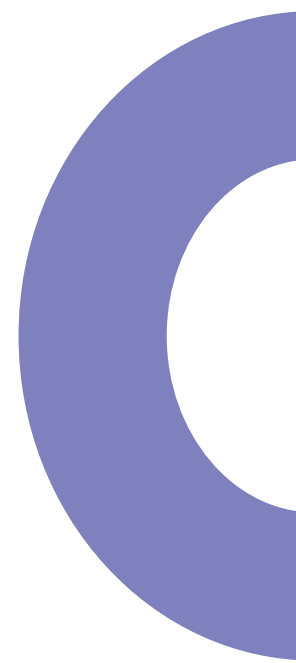


*City of Coquitlam*

# **DRAFT** Major Facilities Roadmap



Last updated: February 2025



We acknowledge with gratitude and respect that the name Coquitlam was derived from the hən̓q̓əmi̓nəm̓ (HUN-kuh-MEE-num) word kʷikʷə́ləm (kwee-KWET-lum) meaning “Red Fish Up the River”. The City is honoured to be located on the kʷikʷə́ləm traditional and ancestral lands, including those parts that were historically shared with the q̓ícəy̓ (kat-zee), and other Coast Salish Peoples.

# City of Coquitlam | Draft Major Facilities Roadmap

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# City of Coquitlam | Major Facilities Roadmap

## *Introduction*

Civic buildings in Coquitlam are highly valued spaces that enhance the health and well-being of all citizens. While satisfaction with service offerings is high in Citywide resident surveys, as Coquitlam grows, the pressure on existing facilities and the need to expand services in growing areas of the City will continue to increase.

The Major Facilities Roadmap reflects the complexity of decision-making in civic capital planning and the importance of balancing needs. Reinforcing the Parks, Recreation, and Culture Master Plan and other civic facility service studies, it sets the stage for Coquitlam's future. Specifically, the Major Facilities Roadmap was envisioned in the 2017 City of Coquitlam Parks, Recreation, and Culture Master Plan to enhance the sustainability of city services and infrastructure (Strategic Goal #4), optimize the use of public services and amenities, and develop a funding plan for infrastructure sustainability and renewal (Strategic Direction #4).

The Major Facilities Roadmap profiles include parks, recreation, culture, fire, and police facility projects. Each facility profile describes the plans, policies and other guiding documents it is informed by, as well as service principles, partnerships and potential locations.

With the foundational principles of service continuity and delivering quality services, the Major Facilities Roadmap is a planning tool that informs future decisions on major facility renewals and new buildings for the next 30 years. The Roadmap will be reviewed on an ongoing basis, as part of the 5-Year Capital Plan update, to ensure its content and direction remain relevant to Coquitlam's needs and financial capacity.

# City of Coquitlam | Major Facilities Roadmap

## *Maintain and Enhance Service Delivery for a Growing Community*

Metro Vancouver's Metro 2050: Regional Growth Strategy predicts a 2050 population of 255,060 for the City of Coquitlam. That is an estimated 106,435 increase from 148,625 population (per Census 2021). Careful consideration and planning are required for future investments in existing or new facilities. Currently, some facilities provide programming and services beyond their original design intentions and building capacity. Although renewal and expansion can address some growth needs, new facilities will also be needed. With significant emphasis on ensuring service continuity and supporting growing needs across the City, the Major Facilities Roadmap guides the planning and development of Coquitlam's parks, recreation and culture facilities and public safety buildings to sustain a high quality of life for current and future residents. Targeting growth within certain areas and focusing it in transit-oriented corridors is essential to building complete, walkable, and resilient communities. A complete community provides opportunities for people at all life stages to live, work, and play close to home. By planning a complete community, municipalities can avoid the costs of service duplication, while providing access to transit, proximity to amenities, and reducing the need for trips to other regional destinations outside the City.

The Major Facilities Roadmap aims to identify the funding requirements as well as the potential location of future facilities. While population and demographic data informs decisions, it is also essential to acknowledge that major recreation and culture facilities are significant place-making features in the civic landscape. Facilities help make connections between residents and meet the social needs of the community. Facilities are most efficient when designed to allow maximum service for the largest number of members of public. This includes building flexible spaces that can be converted and reconfigured to accommodate activities that may not exist at the time of design and construction.

# City of Coquitlam | Major Facilities Roadmap

## *Core Planning Principles*

The Major Facilities Roadmap is a planning tool that will inform future decisions on the planning and delivery of the City of Coquitlam's facility renewals, expansions, and additions for the next 30 years. There are several core-planning principles and considerations that must be factored in:

### **Principle 1 – Maintaining Aging Facilities (Existing)**

Several facilities need significant investments in the coming decade, as they will be nearing the end of their functional life. With buildings dating back as far as 1901, some facilities provide programming and services that are beyond their original design intentions and current building capacity. Careful considerations and planning are required for future investment in the existing or replacement facilities to ensure they will serve the community best in the long term.

### **Principle 2 – Enhance and Expand Existing Facilities**

Approximately 40% of buildings in the major facility network were built before the 1990s and were appropriate for the population size, service needs, and building standards of the time. Building Codes have evolved considerably including new requirements from updates to the Public Health Act, Accessibility Act, and WorkSafe BC regulations. Continually assessing and upgrading building conditions includes reviewing functionality and service capacity to ensure facility spaces meet the growing community's service and programming needs. While asset management and systems replacement will continue to be prioritized to support the delivery of services in existing facilities, a complete renewal, in some cases, may be the most efficient way of addressing needs.

### **Principle 3 – Build New Facilities to Meet Growth Needs**

Planning for significant facilities must ensure that existing and future residents' recreation, culture services, and civic needs are met. Although facility renewal and expansion can address a portion of the growth need, new facilities will also be needed. This includes several future facilities that are already known, such as the Northeast Community Centre, Fraser Mills Community Centre and the Austin Heights Fire Hall renewal in Southwest Coquitlam. Advanced planning is required to ensure potential funding can be allocated and appropriate locations are identified for new facilities.

### **Principle 4 – Facility Aspirations and New Opportunities**

Population projections, trends in programming and opportunities with other organizations will evolve over a 30-year timeframe. Partnership opportunities could advance the delivery of a new facility, which may not have been anticipated when developing the draft Major Facilities Roadmap. In addition, new public amenities can play a critical role in defining the urban fabric and ensuring Coquitlam is a great place to live, learn, work, and play. To foster a collaborative, creative, and fun community, the Roadmap recognizes the need to anticipate opportunities for potential aspirational projects. This could include opportunities for potential new services or place making through an innovative design.

## *Planning Considerations:*

### **Facilities Infrastructure Sustainability**

Continuing the commitment to sustainable asset management, the City contributes annually to asset replacement in the budget each year, including contributions for new assets. Funds are transferred to the related asset replacement reserves and drawn on to address replacement costs as part of the annual Capital Plan.

### **Accessibility and Inclusion**

Facilities and associated land are significant investments and require substantial municipal resources. Facilities that are most adaptable and can provide multiple functions and services can benefit the highest number of people and are most cost-effective. Equity, accessibility, and inclusivity legislation have changed how new buildings are designed, and like-for-like replacement of buildings do not meet the current standards. Accessible British Columbia Regulation encourages organizations to make upgrades that will enhance accessibility and support the full and equal participation of people with disabilities in our communities.

### **Reconciliation**

The City of Coquitlam's [Corporate Strategy 2024-2027](#) prioritizes Reconciliation by supporting community learning through partnerships that provide formal and informal opportunities for life-long learning and Indigenous stewardship collaboration. These partnerships enhance the visual representation of kʷikwə́łəm First Nations, ǵícəy First Nations, and other Coast Salish Peoples in the community.

### **Sustainability and Efficiency**

City-owned buildings contribute more than 40% of corporate greenhouse gas (GHG) emissions, and opportunities to incorporate energy-efficient and low-carbon technologies into new and existing civic facilities will play a significant role in helping the City reach its 2030 and 2050 climate targets outlined in the Environmental Sustainability Plan (ESP). Additionally, Coquitlam continues to be affected by the



impacts of climate change, such as extreme weather events, and climate resiliency measures within our community-facing facilities (for example, clean air supply and cooling) will be important considerations to help the City and community be prepared for, withstand, and recover from these impacts.

### **Partnership Opportunities**

A growing community brings both opportunities and challenges. With every new development, there is additional pressure on the capacity of public facilities to accommodate increased usage. There is an opportunity to leverage partnerships to alleviate some of the pressures from the City in the operations and development of facilities. Property developers' in-kind contributions to public amenities can provide momentum in driving development. However, taking advantage of the opportunity for prompt delivery and alignment with broader development requires more flexibility from the City due to uncertainties around timelines and agreements.

# City of Coquitlam | Major Facilities Roadmap

## *Financial Considerations*

Civic facilities are one of the most significant City investments in capital and operating funding. The increasing array of design and programming requirements for civic facilities will continue to escalate the funding required to construct and operate these facilities. Coquitlam has an excellent record for proactive budgeting for capital construction, operating funding and asset replacement. The Major Facilities Roadmap assists in continuing to be financially well prepared in the future.

### **Financial Implications**

Financial considerations include three components: capital construction costs, debt financing and operating budget implications. The proposed funding strategy for the Roadmap is centered on a new Amenity Cost Charges program and updated Development Cost Charges. The City aims to maintain a reasonable and stabilized annual tax impact whether relying on relevant funding sources (i.e., City reserves) or utilizing debt where needed to bridge cash flow gaps.

The potential timing of the projects has been divided into ten-year time frames to align with the Amenity Cost Charges and Development Cost Charges programs, based on the age of existing infrastructure and the need for replacement, community needs arising from growth and development, and financial constraints from both a capital and operating impact perspective.

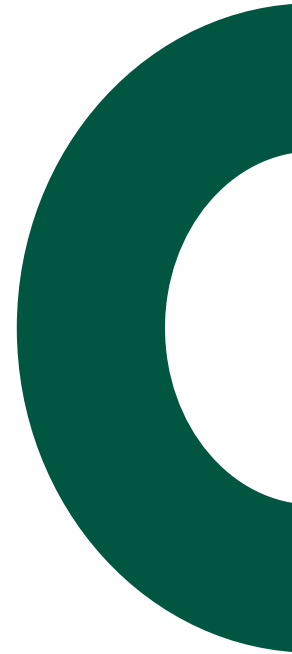
The City is undergoing a review of its Development Finance Framework, in response to a number of Provincial housing legislation changes introduced starting late 2023. These amendments to the City's development revenue programs will align with the new development tools and regulations. The new legislation significantly changes the way the City funds growth-related expenses and a thoughtful approach will be taken to funding the facilities identified in the Major Facilities Roadmap.

Property taxes and user fees represent the principal funding sources for service delivery and maintenance costs.

### **Adaptable Sequencing Approach**

The Roadmap's financial outlook will be updated annually in conjunction with the capital budget process, and the document will be updated on a regular basis so that any new projects or shifting priorities can be captured and inform future budget preparations. This approach was selected to ensure the most responsible financial management and flexibility to adapt to shifting community priorities.

The Facility Profiles provide a high-level overview of each of the projects. The proposed facility sequencing outlined below, and detailed in the Facility Profiles, is based on service delivery considerations within a financial framework.

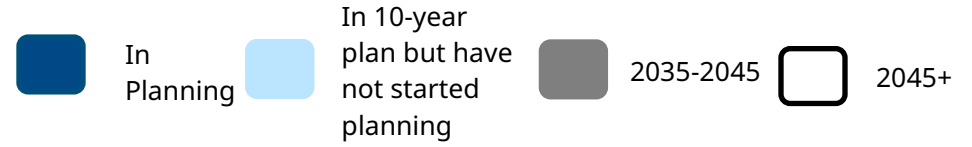


## City of Coquitlam | Major Facilities Roadmap

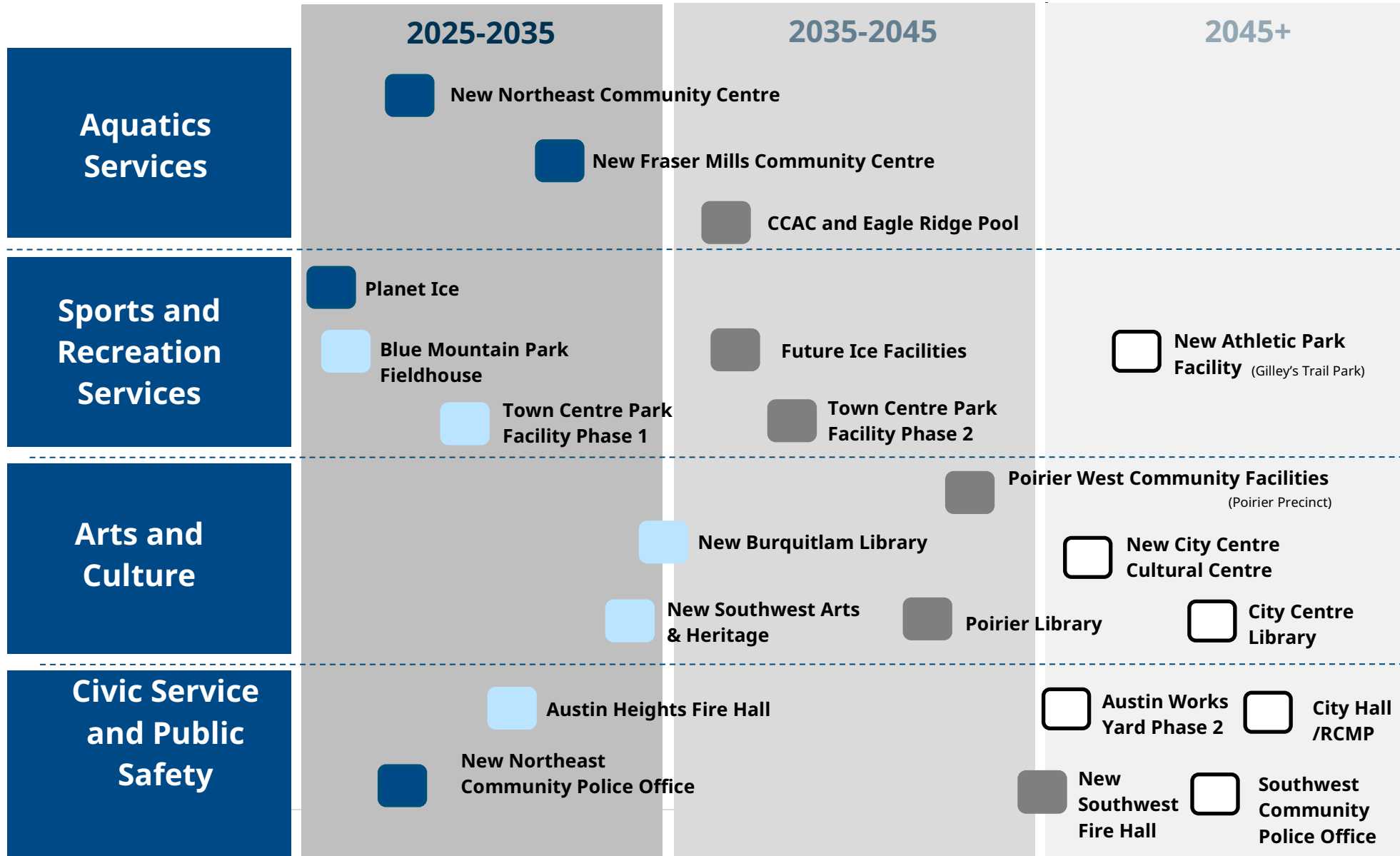
### Guiding Documents

The Major Facilities Roadmap is informed by a range of City policies, plans, and studies including:

Guiding Documents	
Aquatic Services and Infrastructure Strategy (2015-2040)	Library Services and Spaces Strategy
2016-2030 Arena Services and Facilities Strategy	Neighbourhood Plans (e.g. City Centre Area Plan)
Arts, Culture and Heritage Strategic Plan	Parks, Recreation and Culture Services Unsolicited P3 Proposals Policy
Facility Allocation Policy	Parks, Recreation and Culture Master Plan
Child Care Partnership Strategy	Parks, Recreation and Culture Youth Strategy
Corporate Strategic Plan 2024-2027	Seniors Services Strategy (2018-2028)
Gender Equity Policy	Tennis and Pickleball Services and Facilities Strategy (2017-2037)
Four Corners Precinct Study	



## General (Potential) Project Sequencing



Disclaimer: Project timing is conceptual only for planning purposes and is not intended to confirm actual project approval and timing.

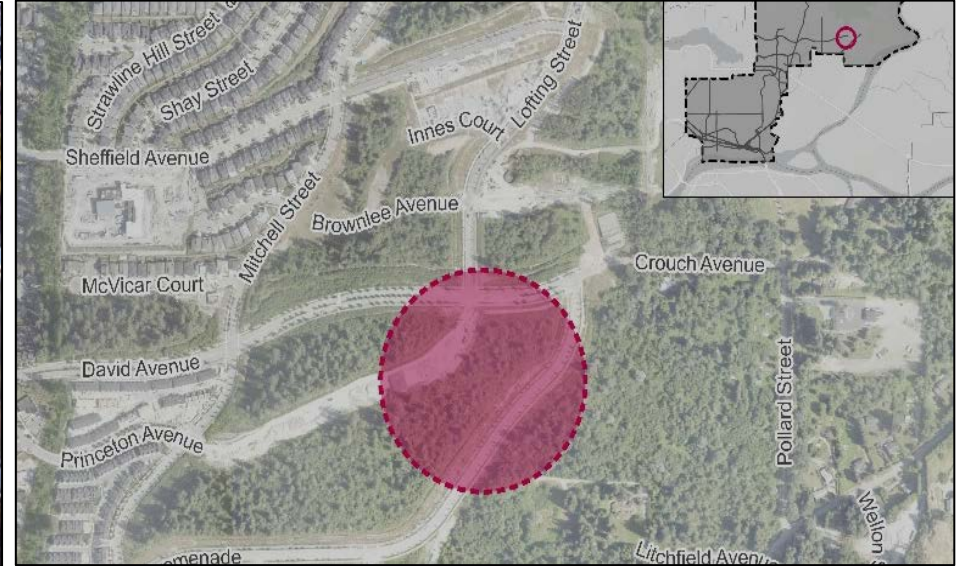
Draft Major Facilities Roadmap

# Facility Profiles

## 2025 – 2034 Capital Projects



# Northeast Community Centre



<b>Primary Use:</b>	Sports, Recreation, Aquatic Services and Library
<b>Service Principle:</b>	Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	Coquitlam Public Library
<b>Policy, Plans and Strategies:</b>	Northeast Community Area Plan Library Services and Spaces Strategy Aquatic Services and Infrastructure Strategy (2015-2040)



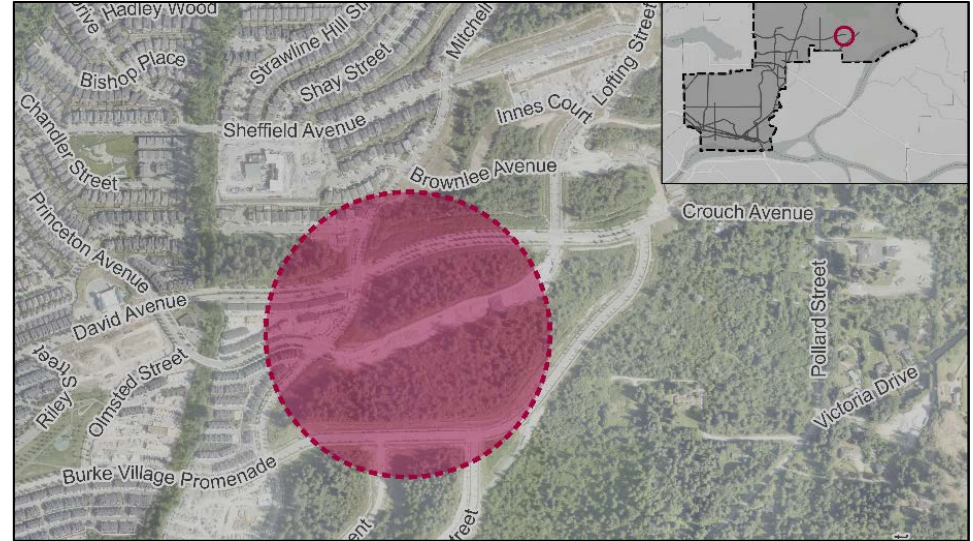
# Planet Ice



<b>Primary Use:</b>	Sports and Recreation Services
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing)
<b>Partnership:</b>	Planet Ice (GSL Holdings)
<b>Policy, Plans and Strategies:</b>	2016-2030 Arena Services and Facilities Strategy Unsolicited P3 Proposals Policy

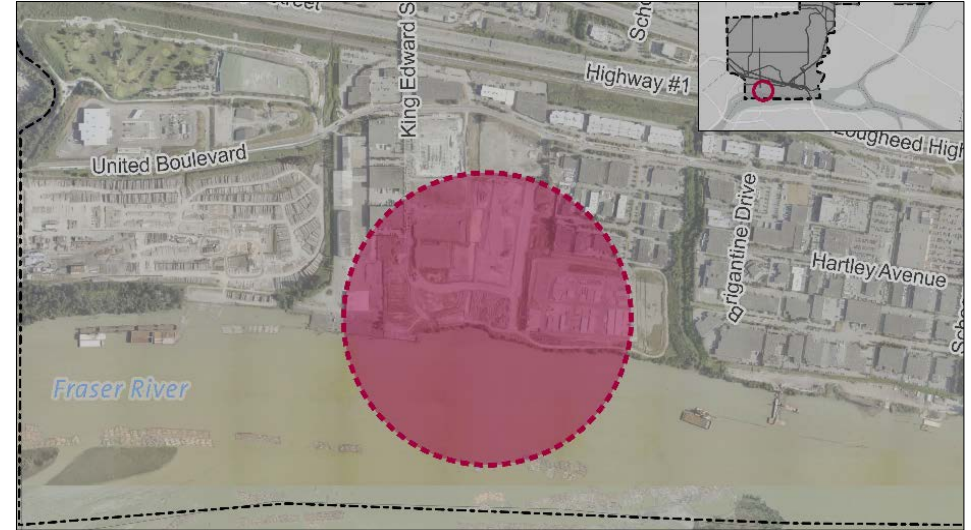


# Northeast Community Police Office



<b>Primary Use:</b>	Civic Service and Public Safety
<b>Service Principle:</b>	Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	Coquitlam RCMP
<b>Policy, Plans and Strategies:</b>	Northeast Community Area Plan

# Fraser Mills Community Centre



<b>Primary Use:</b>	Sports, Recreation and Aquatic Services
<b>Service Principle:</b>	Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	Developer delivered
<b>Policy, Plans and Strategies:</b>	Waterfront Village Centre Neighbourhood Plan Aquatic Services and Infrastructure Strategy (2015-2040)

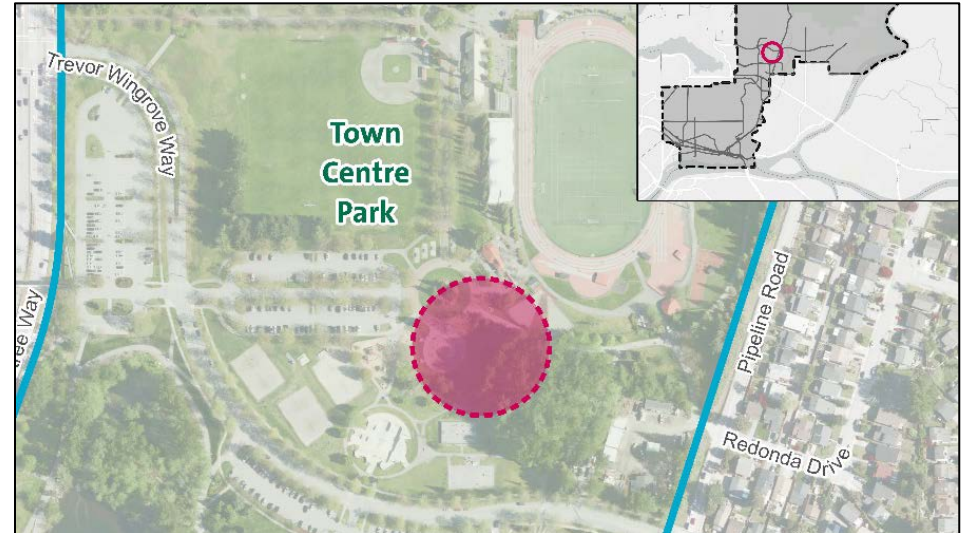


# Blue Mountain Park Fieldhouse



<b>Primary Use:</b>	Sports and Recreation Services
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 - Enhance and Expand Existing Facilities
<b>Partnership:</b>	N/A
<b>Policy, Plans and Strategies:</b>	Parks, Recreation, and Culture Master Plan

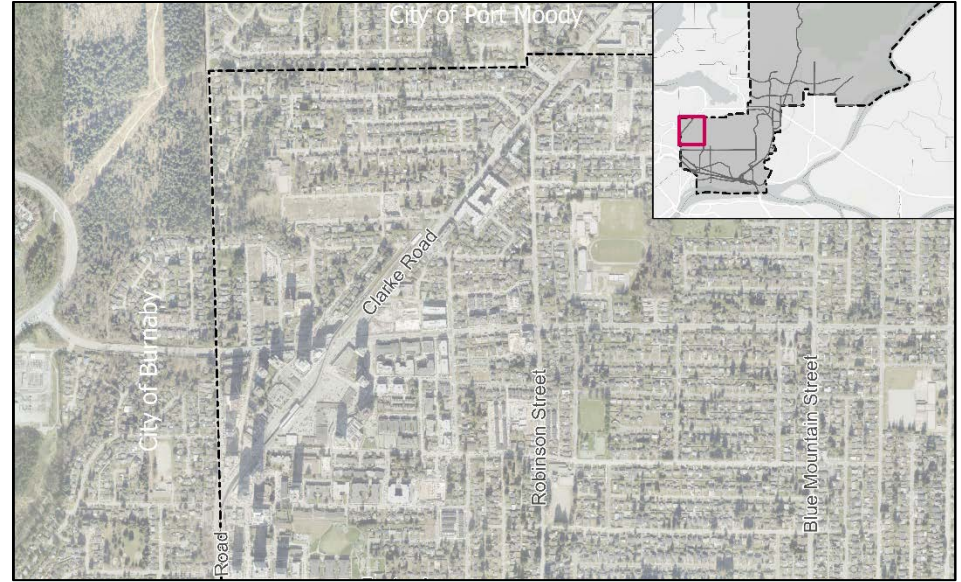
# Town Centre Park Facility Phase 1



<b>Primary Use:</b>	Sports and Recreation Services
<b>Service Principle:</b>	Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	N/A
<b>Policy, Plans and Strategies:</b>	Parks, Recreation, and Culture Master Plan Town Centre Park Master Plan



# New Burquitlam Library



<b>Primary Use:</b>	Arts and Culture
<b>Service Principle:</b>	Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	Coquitlam Public Library
<b>Policy, Plans and Strategies:</b>	Library Services and Spaces Strategy

# Austin Heights Fire Hall



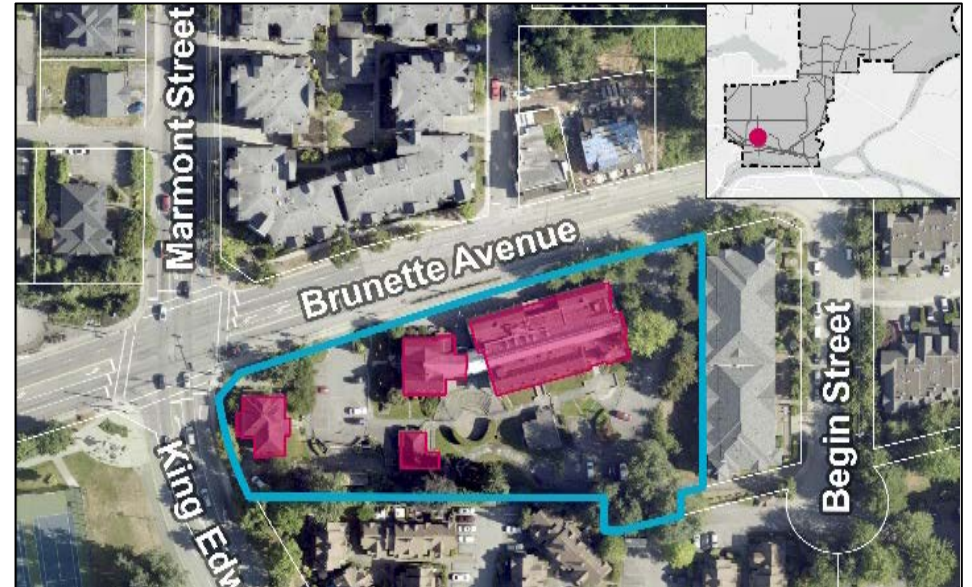
<b>Primary Use:</b>	Civic Service and Public Safety
<b>Service Principle:</b>	Principles 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities
<b>Partnership:</b>	N/A
<b>Policy, Plans and Strategies:</b>	Southwest Coquitlam Area Plan



Draft Major Facilities Roadmap  
**2035 – 2045 Capital Projects**



# Southwest Arts and Heritage



<b>Primary Use:</b>	Arts, Culture and Heritage
<b>Service Principle:</b>	Principle 1 - Maintaining Aging Facilities (Existing); Principle 2 - Enhance and Expand Existing Facilities
<b>Partnership:</b>	Place des Arts Society; Coquitlam Heritage Society
<b>Policy, Plans and Strategies:</b>	Parks, Recreation, and Culture Master Plan Southwest Coquitlam Area Plan

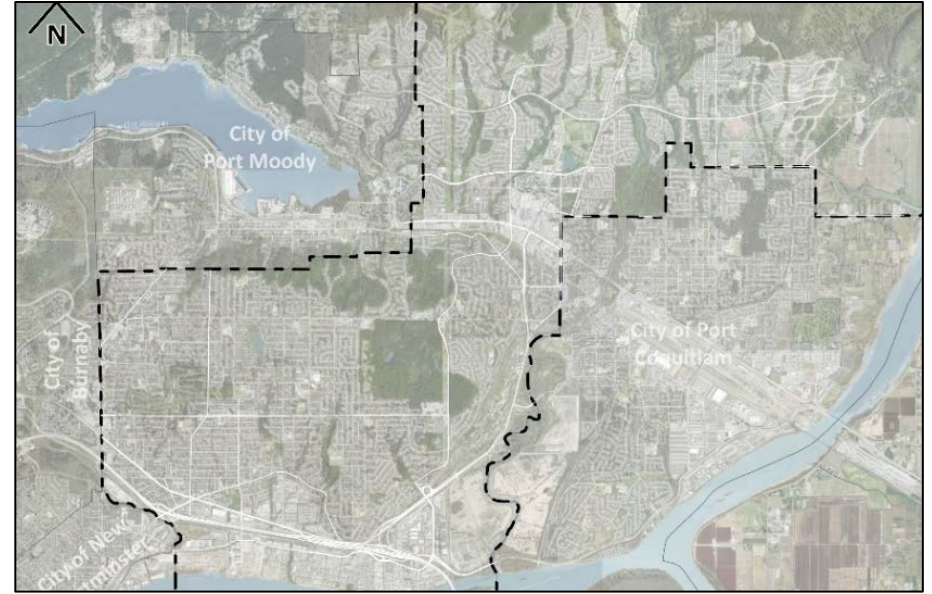


# City Centre Aquatic Complex and Eagle Ridge Pool



<b>Primary Use:</b>	Sports, Recreation and Aquatic Services
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities; Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	
<b>Policy, Plans and Strategies:</b>	Parks, Recreation, and Culture Master Plan Aquatic Services and Infrastructure Strategy (2015-2040) City Centre Area Plan

# Future Ice Facilities



<b>Primary Use:</b>	Sports and Recreation Services
<b>Service Principle:</b>	Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	Potential for P3
<b>Policy, Plans and Strategies:</b>	2016-2030 Arena Services and Facilities Strategy



# Town Centre Park Facility Phase 2



<b>Primary Use:</b>	Sports and Recreation Services
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities
<b>Partnership:</b>	N/A
<b>Policy, Plans and Strategies:</b>	Parks, Recreation, and Culture Master Plan Town Centre Park Master Plan

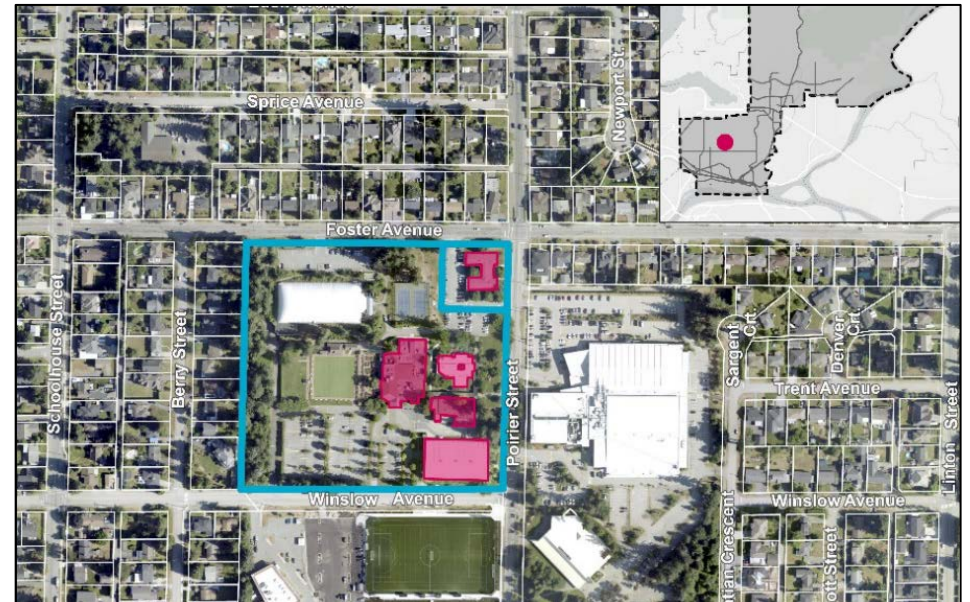
# Poirier Library



<b>Primary Use:</b>	Arts and Culture
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities; Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	Coquitlam Public Library
<b>Policy, Plans and Strategies:</b>	<p>Parks, Recreation, and Culture Master Plan</p> <p>Library Services and Spaces Strategy</p> <p>Southwest Coquitlam Area Plan</p>



# Poirier West Community Facilities

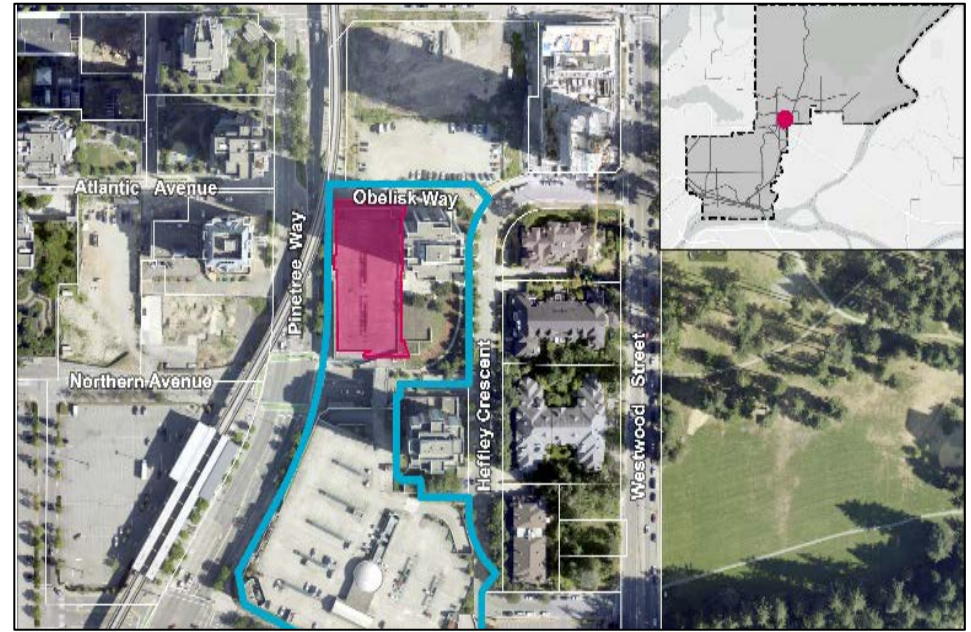


<b>Primary Use:</b>	Recreation Services
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities
<b>Partnership:</b>	Dogwood Seniors Society
<b>Policy, Plans and Strategies:</b>	<p>Parks, Recreation, and Culture Master Plan</p> <p>Aquatic Services and Infrastructure Strategy (2015-2040)</p> <p>Southwest Coquitlam Area Plan and Austin Heights Neighbourhood Plan</p>

Draft Major Facilities Roadmap  
**2045+ Capital Projects**



# City Centre Library



<b>Primary Use:</b>	Arts and Culture
<b>Service Principle:</b>	Principle 2 – Enhance and Expand Existing Facilities; Principle 4 – Facility Aspirations and New Opportunities
<b>Partnership:</b>	Coquitlam Public Library
<b>Policy, Plans and Strategies:</b>	City Centre Area Plan Library Services and Spaces Strategy



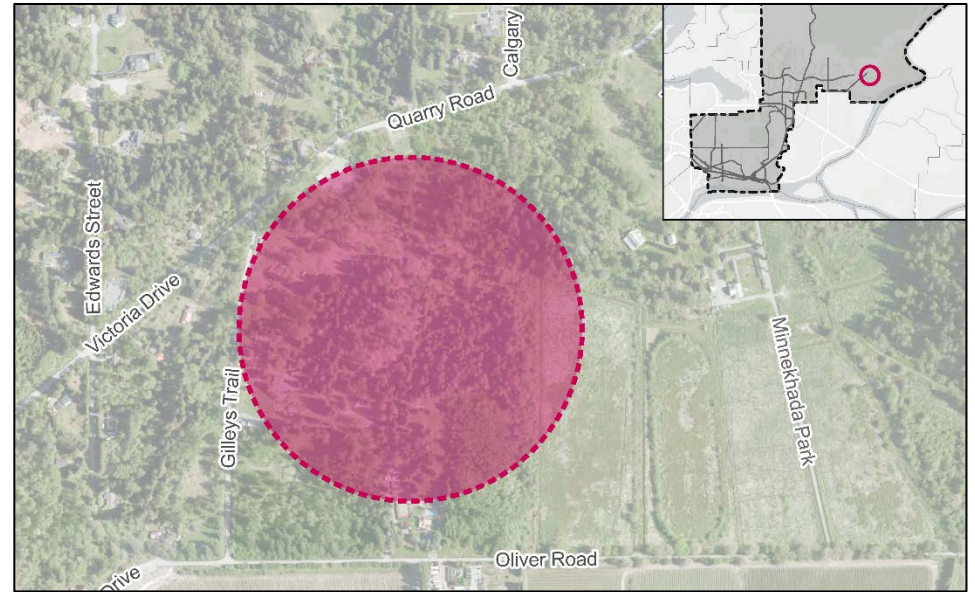
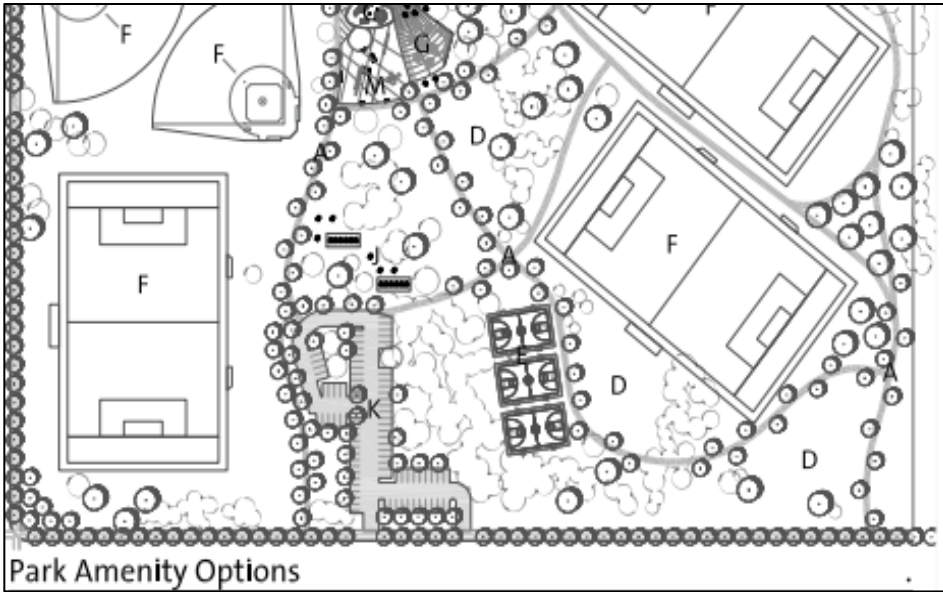
# City Centre Cultural Centre



<b>Primary Use:</b>	Arts and Culture
<b>Service Principle:</b>	Principle 2 – Enhance and Expand Existing Facilities; Principle 4 – Facility Aspirations and New Opportunities
<b>Partnership:</b>	Evergreen Cultural Centre
<b>Policy, Plans and Strategies:</b>	City Centre Area Plan Four Corners Precinct Study

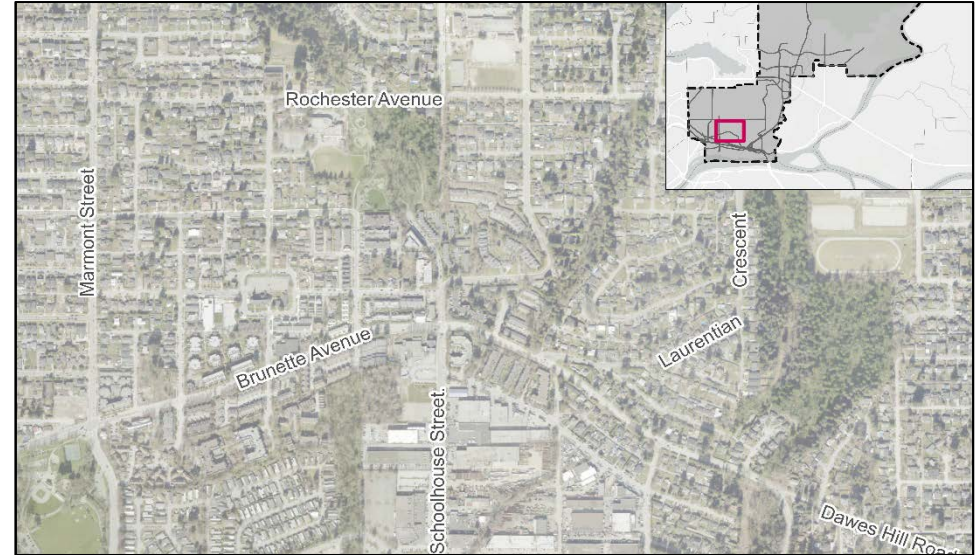


# New Athletic Park Facility



<b>Primary Use:</b>	Sports and Recreation Services
<b>Service Principle:</b>	Principle 3 – Build New Facilities to Meet Growth Needs
<b>Partnership:</b>	N/A
<b>Policy, Plans and Strategies:</b>	Parks, Recreation, and Culture Master Plan

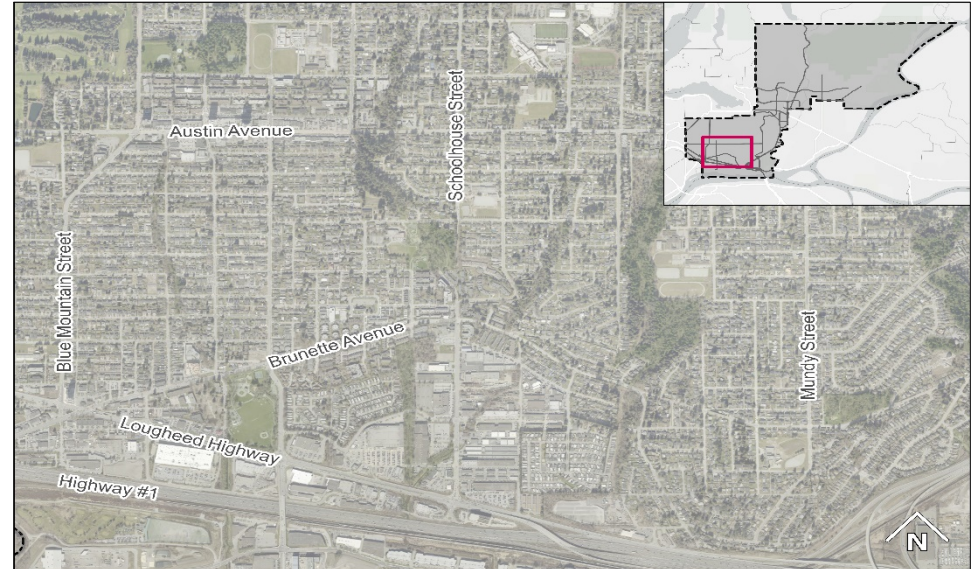
# New Southwest Fire Hall



<b>Primary Use:</b>	Civic Service and Public Safety
<b>Service Principle:</b>	Principle 3 – Meeting Growth Needs
<b>Partnership:</b>	N/A
<b>Policy, Plans and Strategies:</b>	Southwest Coquitlam Area Plan

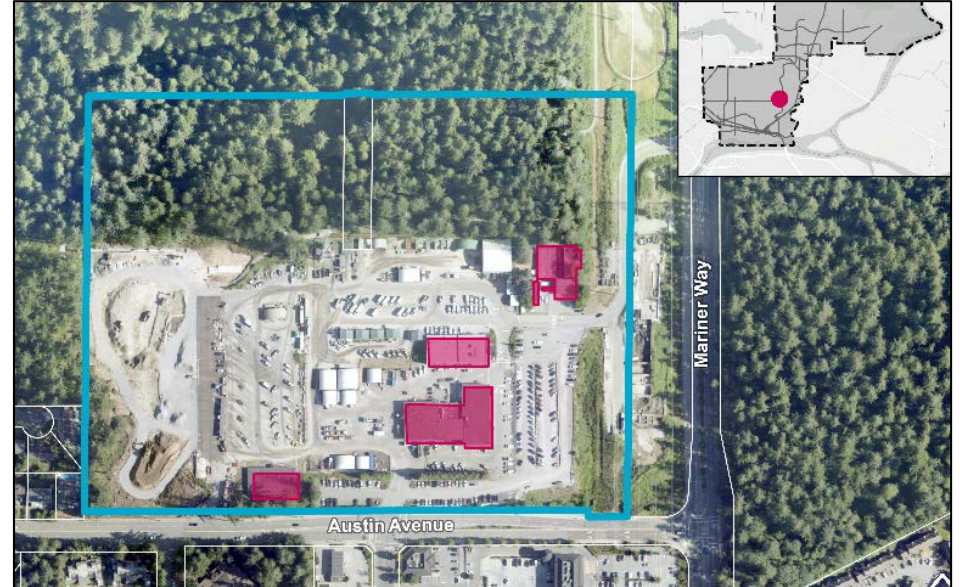


# Southwest Community Police Office



<b>Primary Use:</b>	Civic Service and Public Safety
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities;
<b>Partnership:</b>	Coquitlam RCMP
<b>Policy, Plans and Strategies:</b>	N/A

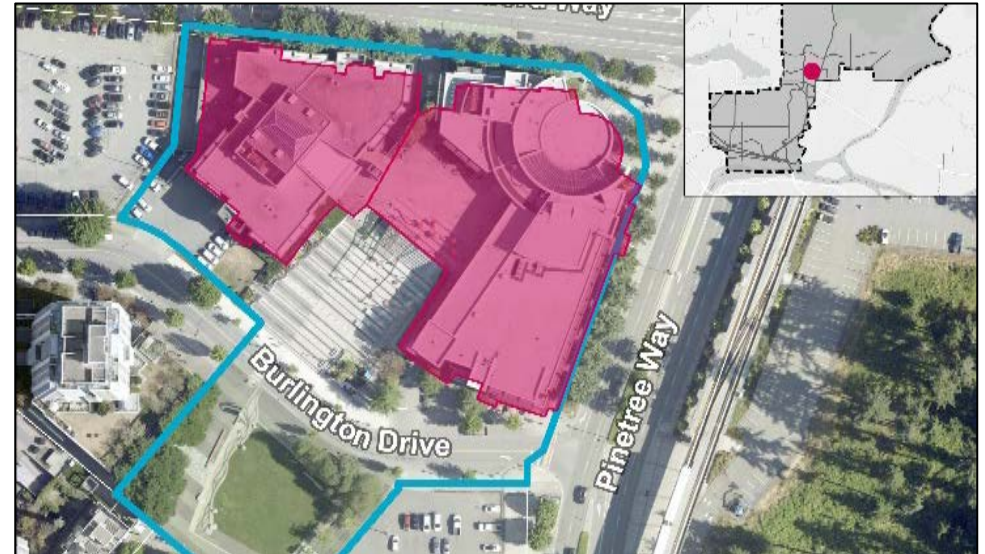
# Austin Works Yard Phase 2



<b>Primary Use:</b>	Civic Service and Public Safety
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities
<b>Partnership:</b>	N/A
<b>Policy, Plans and Strategies:</b>	N/A



# City Hall/RCMP Assessment and Upgrades



<b>Primary Use:</b>	Civic Service and Public Safety
<b>Service Principle:</b>	Principle 1 – Maintaining Aging Facilities (Existing); Principle 2 – Enhance and Expand Existing Facilities
<b>Partnership:</b>	Coquitlam RCMP
<b>Policy, Plans and Strategies:</b>	City Centre Area Plan Four Corners Precinct Study