

July 21, 2025

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To: Chief Administrative Officer

From: General Manager Parks, Recreation, Culture and Facilities  
General Manager Engineering and Public Works

Subject: **Town Centre Park Tennis Enhancements Concept Design Approval**

For: **Council**

**Recommendation:**

That Council direct staff to proceed with detailed design for the Town Centre Park Tennis Enhancements, including the closure of the Recycling Depot and East Works Yard, as outlined in the report of the General Manager Parks, Recreation, Culture and Facilities and General Manager Engineering and Public Works dated July 21, 2025 and entitled "Town Centre Park Tennis Enhancements Concept Design Approval".

**Report Purpose:**

The purpose of the report is to update Council on impacts to Town Centre Park resulting from the construction of the Metro Vancouver Coquitlam Water Main #4 Project and to seek Council's approval to prioritize the relocation and expansion of the tennis facility called for in the Town Centre Park Master Plan to provide enhanced and expanded tennis facilities and mitigate impacts to park users during the tunneling phase of the Water Main Project.

**Strategic Priorities:**

The information presented within this report supports the City's Corporate Strategic goals by investing in *community amenities* and supporting a *healthy community and active citizens*. Council's feedback will support staff with the implementation of the Town Centre Park Master Plan, which is a "B" Priority in the 2025 Business Plan.

**Background:**

In 2018, Council adopted the Town Centre Park Master Plan (the "Master Plan") setting a 20-year vision to guide Park improvements. The Master Plan identified several short-term implementation priorities to create a diverse mix of public amenities to support the growing community. To date, most of the priorities



have been completed, including the Festival Lawn Expansion, Festival Plaza, Washroom and Concession building, the Town Centre Park Washroom adjacent to the Evergreen Cultural Centre, and Lake Loop improvements.

On April 3, 2023 Council received a joint report from Engineering and Public Works and Parks, Recreation, Culture and Facilities entitled "Metro Vancouver Coquitlam Water Main #4 Project" to update Council on Metro Vancouver's planned upgrades. The Water Main Project is a regional priority that will ultimately supply clean drinking water to the Tri-Cities and beyond. Construction has been divided into four sections along the 14-kilometer route between upper Pipeline Road and the Cape Horn neighbourhood (Attachment 1).

During the April 2023 meeting, staff acknowledged pending and unavoidable impacts of the Metro Vancouver Water Main on some of the most popular amenities within Town Centre Park, including the removal of the Inspiration Garden as well as long-term disruptions to specific user groups such as the Coquitlam Tennis Club, festivals and events and broader impacts to the community. In 2024, the Town Centre Park Master Plan Update was identified as a "B" priority in the City's Business Plan to reconsider the long-term implications to the Park's vision and Implementation Strategy in light of these impacts. However, this update, along with other Business Plan priorities were deferred as a result of changes to provincial housing legislation that diverted staff resources to address these legislative changes and completely overhaul the City's development finance framework.

As Metro Vancouver's "open cut" section that began in 2023 is now complete between David Avenue and Guildford Way, staff have advanced the City's Pipeline Road Upgrade Project to ensure a seamless transition between the two projects and expedite the delivery of public realm improvements along the Pipeline Road corridor. This work includes a restoration plan for affected areas in collaboration with Metro Vancouver including a significant number of new, and larger caliper tree plantings to replace those removed during the water main's installation, as well as increased soil volumes and irrigation to support the long-term health and viability of new tree plantings. Additional corridor improvements include extensive landscaping, seating, a lit multi-use pathway and bi-directional cycle tracks south of Trevor Wingrove Way. This work is anticipated to be complete by late 2025.

**Discussion/Analysis:**

With Metro Vancouver's tunnel section expected to get underway in fall 2026 and extending into 2034, Town Centre Park will experience additional impacts to park use and access for a decade. In light of this, the Town Centre Park Master Plan Update was identified as a "B" priority in the City's 2025 Business Plan to reconsider the long-term implications to the Park's vision and Implementation Strategy.

Staff have now reviewed key amenities within Town Centre Park to assess the effects of Metro Vancouver's Water Main project and propose several changes to mitigate impacts to the Park's popular amenities. While these adjustments deviate slightly from the original Implementation Plan, they remain aligned with the Master Plan's vision and intent, aiming to enhance the experience for park visitors for many years to come (Attachment 1). Details of the proposed changes are outlined below:

Tennis Court Relocation and Expansion

Staff propose to expedite the implementation of the expanded tennis facility as identified within the Master Plan. The new facility will include 10 full size tennis courts and one half court (representing a net increase of two courts), complete with high-quality playing surfaces, LED sports lighting, spectator seating, a drinking fountain/bottle refill station and four accessible parking stalls. The design also incorporates soft landscaping including lawns, trees, and planting pockets to ensure visual integration with the surrounding park environment

New Support Building

Originally built in 1955 as a weigh station, the current clubhouse has provided a vital function, facilitating tennis court programs and events for decades. While its retention was not identified in the Master Plan, a new support building will be a valuable addition to the Park offering continued tennis support, while adapting to the evolving needs of park users, sport groups and the wider community.

This new like-for-like building will offer additional value through enhanced build quality, extended lifespan and improved energy efficiency while seamlessly blending with the Park's environment.

Consistent with other park facilities, the City will own and maintain this new building ensuring public access for all community user groups while the Coquitlam Tennis Club will receive priority in-season access.

#### Park Service Hub at Town Centre Park

In alignment with the Master Plan, the relocated and expanded tennis facility will displace the existing East Works Yard. Operational functions specific to Town Centre Park will be moved to two distinct locations within the Park.

The first location, located at the southeast corner of the Percy Perry track, will support the storage of tools and equipment essential for the Park's ongoing operations and maintenance. The second location, within the existing field house at the north end of the stadium, will support the administrative needs of Town Centre Park Operations staff, including shared computer touchdown stations, lockers and a lunchroom.

#### Recycling Depot Closure

As per the Town Centre Park Master Plan, the Recycling Depot is identified for closure to facilitate the relocated tennis facility. Staff will implement a structured plan to wind down operations and decommission the depot in alignment with the proposed construction schedule, which is anticipated to get underway as early as T1 2026. Staff will notify recycling partners—such as Recycle BC—of the closure timeline and coordinate the removal of collection bins.

#### Restoration at Existing Tennis Facility

Following completion of the new tennis facility, the site of the existing courts and clubhouse will be restored to an interim lawn to support community events and facilitate flexible passive recreation until the Park's eastern frontage is built out to its ultimate condition following the completion of Metro Vancouver's Coquitlam #4 tunnel project in 2034. Once complete, the fully realized Festival Lawn area will offer additional park space for informal recreation activities such as playing games, picnicking and relaxing while also supporting an expanded ability to host festivals, events and community gatherings.

#### Public Engagement:

Public information for this project will take place largely at the "Inform" level of the IAP2 Spectrum of Public Participation. Staff will conduct focused outreach and feedback opportunities with partner organizations who are most affected by these changes.

- *Tennis Enhancements*

Pending Council's direction, staff will ensure that information on the changes and enhancements to the tennis area are shared with sport users,

park users, and the broader community through a range of digital tools such as the City's website and social media, as well as through onsite signage. Staff will meet with the Coquitlam Tennis Club on design related details and keep them informed through the duration of the project.

- *Recycling Depot Closure Plan*  
Pending Council direction, staff will initiate public communications regarding the Recycling Depot closure through a multi-channel communications campaign, including on site signage that will support advising the public about the closure date and details, while continuing to promote other local recycling options.

Next Steps:

Pending Council direction, staff will initiate procurement of a consultant team to proceed with detailed design for the project. Staff will return in T1 2026 seeking final design approvals prior to proceeding with construction procurement. Key project milestones are outlined below:

Town Centre Park Tennis Court Relocation and Expansion		
PHASE	STATUS	TASK
Town Centre Park Tennis Enhancements and Recycling Depot Closure	<b>WE ARE HERE</b>	<ul style="list-style-type: none"> <li>• Concept design approval (relocated tennis courts, Park Service Hub and expanded interim event lawn)</li> <li>• Recycling depot closure public messaging</li> <li>• <b>Joint PRCF/EPW report to Council</b></li> </ul>
Initiation of Detailed Design Phase	T2 2025	<ul style="list-style-type: none"> <li>• Consultant procurement</li> <li>• Site testing and analysis</li> <li>• Refined costing</li> <li>• Engagement with Coquitlam Tennis Club, SD43 and Douglas College on detailed design</li> </ul>
Town Centre Park Tennis Enhancements	T1 2026	<ul style="list-style-type: none"> <li>• Permanent closure of Recycling Depot</li> <li>• Permanent relocation of East Works Yard uses to Austin Works Yard</li> <li>• Final Design Approvals</li> <li>• <b>Report to Council</b></li> </ul>
Construction Procurement	T1-T2 2026	<ul style="list-style-type: none"> <li>• Issue RFP, select Contractor</li> </ul>
Construction Initiation	T2 2026	<ul style="list-style-type: none"> <li>• Park Service Hub Completion</li> <li>• Tennis Court Enhancements</li> </ul>



Project Completion	T2 2027	<ul style="list-style-type: none"><li>• Open new tennis courts and support building</li><li>• Closure and removal of old tennis courts, restoration to interim event lawn</li></ul>
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**Financial Implications:**

The proposed improvements will be partially funded through existing sources earmarked for the implementation of the Town Centre Park Master Plan, including the Growing Communities Fund grant from the Province of BC and a contribution from Metro Vancouver. The remaining funding requirements will be brought forward through the 2026 budget process. These enhancements are projected to increase annual operating costs by \$65,000 to \$80,000 to support new custodial services and increased park maintenance requirements, with an additional \$65,000 to \$75,000 for asset replacement for the expansion-related portion of the improvements in recognition of the growing asset base.

As the design progresses, these estimates will be refined and presented to Council in an upcoming report and incorporated into future annual budget processes for Council's consideration.

The City is currently engaged in discussions with Metro Vancouver with respect to compensation for the impacts of Metro Vancouver's Water Main #4 project on Town Centre Park and the City more broadly. This compensation may support improvements in Town Centre Park such as the tennis enhancements.

**Conclusion:**

The Metro Vancouver Coquitlam Water Main #4 Project is a major, multi-year project that will extend from the northern part of Pipeline Road to Metro Vancouver's reservoir and pump station at Mariner Way and Hickey Drive. The work began in the summer of 2023 and is expected to continue until 2034. Staff identified significant impacts to key amenities in Town Centre Park and are seeking direction from Council to expedite the delivery of renewed and expanded tennis amenities identified in the Town Centre Park Master Plan to minimize both short and long-term impacts of Metro Vancouver's Coquitlam Water Main #4 Project.

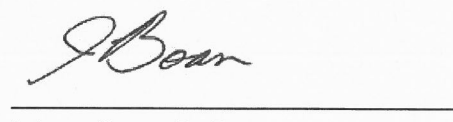
Pending Council's direction, staff will initiate the procurement of a consultant to proceed with detailed design and begin phasing out operations at the Recycling Depot and East Works Yard in preparation for decommissioning in T1 2026.

Staff will also return to Council in T1 2026 seeking final design approvals prior to initiating construction procurement.



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Lanny Englund



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Jaime Boan P. Eng

**Attachments:**

1. Presentation - Town Centre Park Tennis Enhancements Concept Design Approval (# 5784582)

This report was prepared by Michael Teed, Park Planner 2 and reviewed by Gorana Cabral, Director Finance; Tobi May, Director Major Capital Projects; Michelle Frilund, Senior Manager Communications and Civic Engagement; Kathleen Reinheimer, Senior Manager Parks; Nichelle Cameron, Manager Solid Waste and Special Projects; Doron Fishman, Manager Park Planning and Design; and Jamie Mahal, Manager Financial Planning.

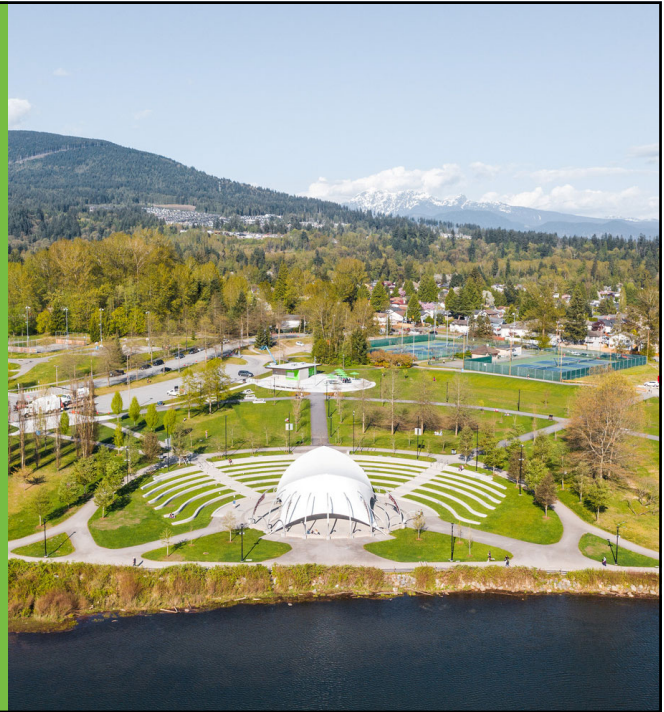
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Parks, Recreation,  
Culture and Facilities

# Town Centre Park Tennis Enhancements Concept Design Approval

Regular Council  
July 28, 2025

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## Agenda

1. Metro Vancouver Coquitlam Water Main #4 Update
2. Town Centre Park Master Plan Implementation
3. Tennis Enhancements Concept Design
4. Recycling Depot Closure Plan
5. Next Steps



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# Metro Vancouver Coquitlam Water Main #4

## Robson to Guildford Section

2023 – 2026

## Pipeline Road North Section

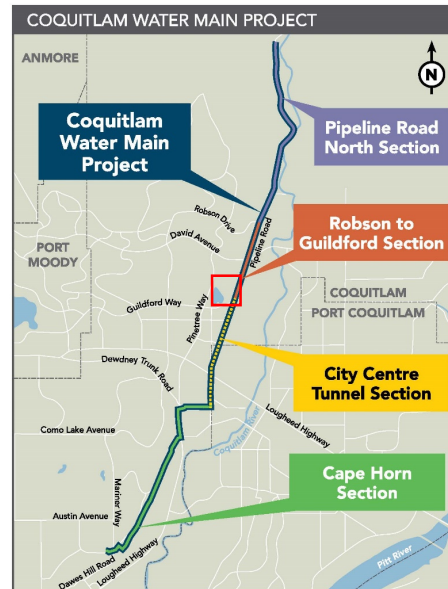
2026 – 2032

## Cape Horn Section

2026 – 2032

## City Centre Tunnel Section

2027 – 2034



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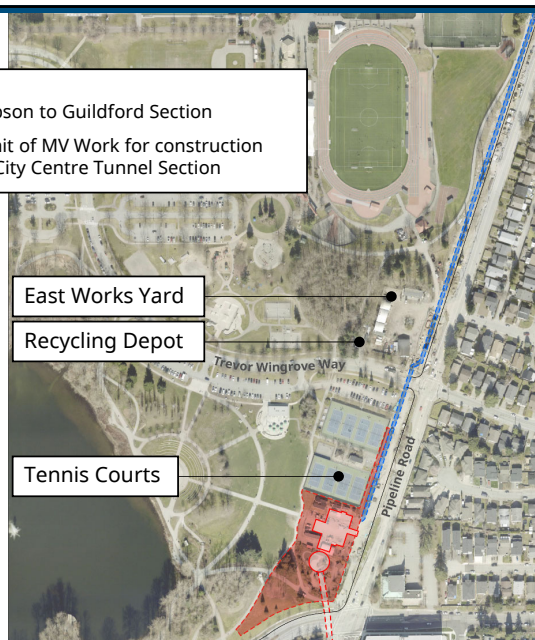
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# Metro Vancouver Coquitlam Water Main #4

## City Centre Tunnel Section

- Commence in Fall 2026 extending to 2034
- Metro Vancouver to construct permanent tunnel and underground valve chamber within Park
- New permanent SRW and limited surface rights
- Major Impacts to Tennis Facility
- Removal of Inspiration Garden

Legend  
 Robson to Guildford Section  
 Limit of MV Work for construction of City Centre Tunnel Section



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## TCP Master Plan Implementation

### 1. Park Core

- “Active recreation zone” immediately north of Trevor Wingrove Way
- A dynamic hub of activity in the centre of the park that provides opportunities for active and social play

### 2. Green Commons

- “Passive recreation zone” south of Trevor Wingrove Way
- A diverse array of passive recreation options, such as large-scale public events



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## TCP Master Plan Implementation

### 1. Tennis courts, support building, paths and accessible parking

- Requires removal of Recycling Depot and East Works Yard

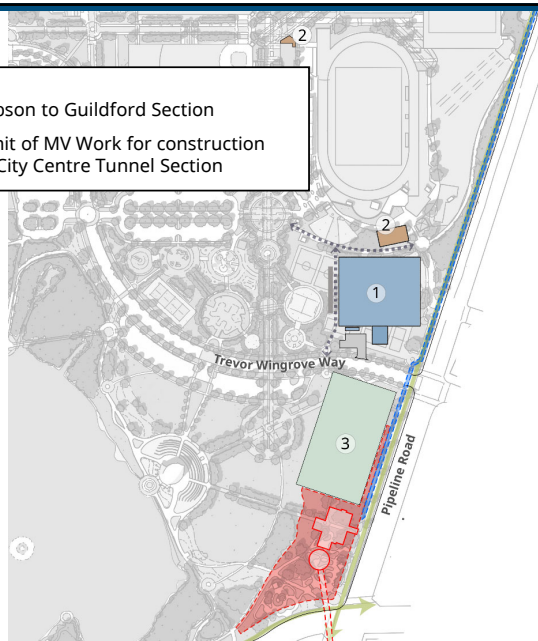
### 2. Parks Service Hub at Town Centre Park

- Storage for park maintenance equipment
- Staff touchdown space in Percy Perry Fieldhouse

### 3. Removal of old tennis courts and installation of an interim lawn

#### Legend

- Robson to Guildford Section
- Limit of MV Work for construction of City Centre Tunnel Section



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## Tennis Enhancements Concept Design

1. Tennis courts
2. Spectator Seating
3. Support Building
4. Accessible Parking
5. Park Service Hub at Town Centre Park



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## Recycling Depot Closure Plan

**Final date of operation: T1 2026**

**Phase 1: Public Awareness & Promotion** Signage installed at the depot with a **map of local recycling facilities**. (Started in 2024)

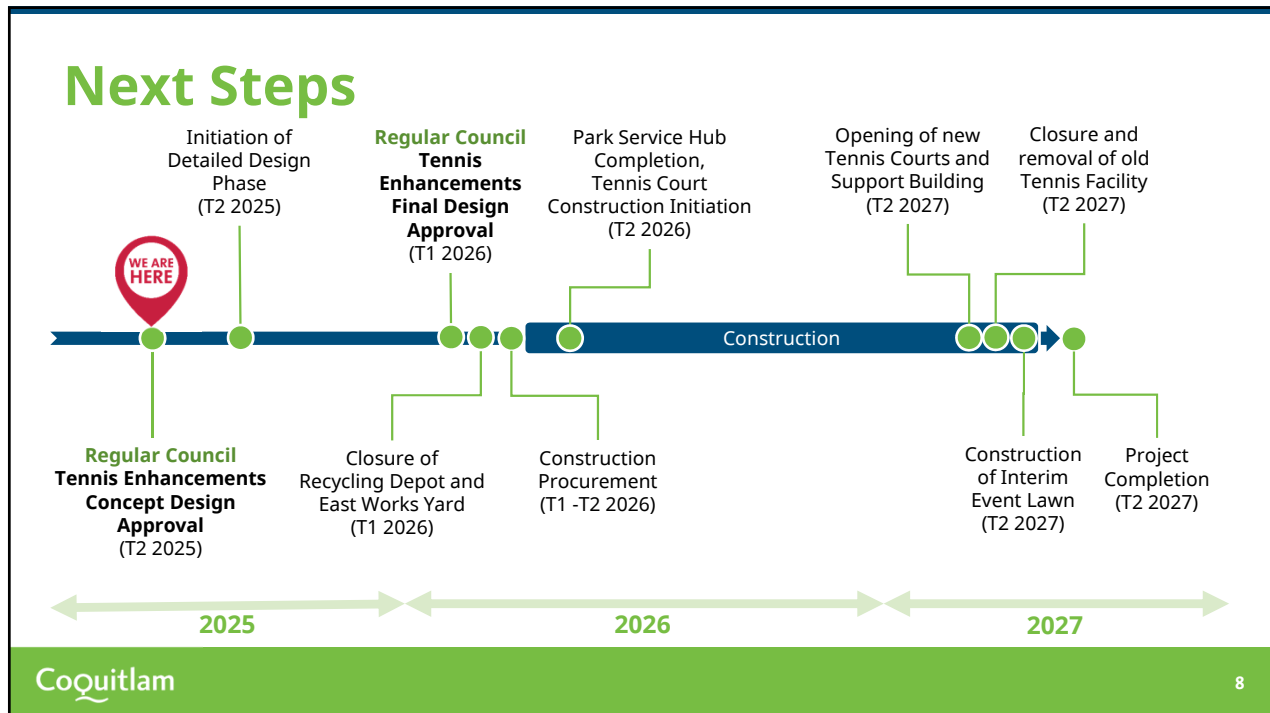
- Ongoing promotion of **United Boulevard Recycling and Waste Centre and local Return-It Depots**.

**Phase 2: Wind-Down & Decommissioning** (Begins T2 2025)

- Launch of a **multi-channel communications campaign** to inform the public of closure details.
- **Notification to recycling partners** (e.g., Recycle BC) about closure timeline.
- **Coordination of trailer and collection bin removal** from the site.

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Questions?

**Thank you**

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