
 Director	 Municipal Manager/Deputy Municipal Manager
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<i>COUNCIL AGENDA</i>	
Date: <u>December 15, 2025</u>	Item: <u>4.</u>



DISTRICT OF WEST VANCOUVER
 750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	November 26, 2025
From:	Jill Lawlor, Senior Manager, Parks
Subject:	West Vancouver Place for Sport Final Project Update
File:	2100-12

RECOMMENDATION

THAT

1. the November 26, 2025 report from the Senior Manager, Parks titled West Vancouver Place for Sport Final Project Update be received for information; and
2. the return of the projected savings in the amount of \$1,838,531 to the Community Amenity Contributions – Community Serving Reserve be approved.

1.0 Purpose

To provide an update on the completion and final cost of the West Vancouver Place for Sport (PFS) project.

2.0 Legislation/Bylaw/Policy

2011 Sport Field Master Plan

This plan endorses the continued cooperation of all sports users to optimize field usage by the community. Relevant recommendations from this plan include:

- Continue to monitor opportunities for additional artificial turf fields, taking into account local demand and balancing the needs of the community. Field sports anticipate the need for an additional artificial turf field within the next 2 to 3 years.
- West Vancouver Secondary: this field has potential for being upgraded to artificial turf in the future.

3.0 Council Strategic Objective(s)/Official Community Plan

The building of an artificial sports field and track is supported in the Official Community Plan (OCP) through policies related to supporting demographic and cultural diversity (2.8.1, 2.8.5); enhancing public facilities and spaces (2.8.16); promoting an engaged community (2.8.17); enabling an active community (2.9.1, 2.9.2, 2.9.5); and enhancing community health (2.9.11).

This report also aligns with the Council's Strategic Plan 2024-25 objective:

- 6.4: Expand recreational opportunities for residents and visitors of all ages.
 - Deliverable 6.4.1: Collaborate with WVSD to complete a Place for Sport. (2024-2025+)

4.0 Financial Implications

The total budget for the PFS project was \$17,000,000, which included funds pledged by community donors. An additional \$750,000 was allocated for the washroom renovation. Both projects were completed under budget, resulting in a combined savings of \$1,931,631 from budget. However, community donations received were \$93,100 below the pledged amount reducing the projected savings to \$1,838,531 that can be returned to the Community Amenity Contribution – Community Serving Reserve.

Project	Budget	Combined Actual and Remaining Commitments	Variance
Place for Sport	\$ 17,000,000	\$ 15,368,798	\$ 1,631,202
Washroom Renovation	\$ 750,000	\$ 449,571	\$ 300,429
Total:	\$ 17,750,000	\$ 15,818,369	\$ 1,931,631

Table 1: PFS Project Budget and Combined Actual and Remaining Commitments

The combined actual and remaining commitments includes \$400,000 (including a 15% contingency) set aside for repaving 17th Street and the lower parking lot. The work will be completed once construction of West Vancouver Football Club's indoor sports bubble, located at West Vancouver Secondary School (WVSS), directly south of PFS is completed.

Funding for the PFS project came from various sources as outlined below.

Funding Source	Budget
ParticipACTION Community Challenge Contribution	\$ 15,000
Canada Community-Building Fund	\$ 125,000
DWV Capital Infrastructure Reserve	\$ 125,000
West Vancouver Foundation	\$ 250,000
West Vancouver Schools	\$ 250,000
Community Funders	\$ 1,002,908
DWV Community Amenity Contributions – Community Serving Reserve	\$ 6,050,461
BC Ministry of Municipal Affairs Growing Communities Fund	\$ 8,000,000
Total	\$ 15,818,369

5.0 Background

5.1 Previous Decisions

Council, at its October 23, 2023 closed meeting, passed a resolution to enter into a Joint use Agreement with the West Vancouver Board of Education for Place for Sport.

Council, at its October 23, 2023 closed meeting, passed a resolution to enter into a Construction Agreement for Place for Sport.

5.2 History

A track facility with a central grass field has been at WVSS since 1948. The track was rebuilt in 1990 and resurfaced with a synthetic rubber material. The 2011 *District of West Vancouver Sport Field Master Plan* recommends the need for an additional artificial turf field in the community. The track and grass field at WVSS were in poor condition and in need of replacement. Combining a new track with an artificial turf sports field supports the needs of school students, community track and field clubs, community field sports groups, and the greater community recreation needs.

In 2014–2015, WVS and the District consulted the community and stakeholders to develop a project scope and study project impacts.

Although the facility is located on WVS land, the Ministry of Education does not provide funding for sports fields. As a result, the fundraising campaign for PFS was launched in 2015 by a small group of private citizens, beginning with a generous donation of \$100,000 from the West Vancouver Football Club. Early contributions from WVS, the District, and West Vancouver Foundation helped build momentum for a community-wide fundraising effort.

In February 2021, in partnership with the District, WVS announced that the running track will be named the Harry Jerome Oval, in honour of one of Canada's most celebrated athletes who trained on the original West Vancouver track.

In October 2023, Council approved the budget to construct a six-lane track with an artificial turf sports field, along with long jump, high jump, triple jump, pole vault, shotput, training throwing cage, and training area for javelin.

6.0 Analysis

6.1 Discussion

The PFS project was constructed at WVSS to replace the deteriorating track and poorly draining grass field. Through a Joint Use Agreement, the facility is available to WVS Monday – Friday during school hours 8:00 a.m. – 5:30 p.m. to support school-based sports programs. Outside of school hours and during school breaks, the facility is available for community use for sport field users, track and field users, and individual access.

The PFS project features a state-of-the-art track built using a high-performance sandwich system that meets both BC Athletics and World Athletics competition standards. The track and field amenities include a training area for javelin, along with competition facilities for long jump, high jump, triple jump, pole vault, and shot put. A new lit artificial turf sports field, designed to competitive standards for soccer and football, and training standards for rugby was also constructed. The site includes a new water drinking fountain for players and spectators and specialized wiring for track event timing.

The site was also designed with enhanced accessibility in mind. Ramp connections link the facility to school pathways, increasing inclusivity and creating a more welcoming environment, including for wheelchair athletes who train on the track.

The project also included the renovation of an underutilized WVSS changeroom and shower room, converting them into three universal, accessible washrooms with direct exterior access to support after-hours community use.

While the existing bleachers at WVSS were not part of the original project scope for replacement, they were able to be refurbished, including crack repairs, new epoxy coating, and paint that significantly improves their longevity and overall appearance.

Construction began in November 2023 with major excavation work, including the removal of unsuitable fill and replacement with engineered fill. A substantial retaining wall, sports-field-specific drainage, sports field lighting, and the new FIFA-standard artificial turf sports field (including a shock pad) were installed. The artificial turf sports field officially opened on December 10, 2024, with Council, Board of Education Trustees, and members of the community in attendance.

The civil work and field construction were largely complete by early fall 2024. However, weather conditions prevented installation of the rubber track surface, delaying completion of the track to spring 2025. The high-performance sandwich-system track installation started in the spring of 2025 and officially opened as the Harry Jerome Oval on July 8, 2025, with Council, Board of Trustees, Harry's sister Valerie Jerome, and members of the community in attendance.

The project is nearly complete, with only additional signage and the repaving of the lower parking lot and the section of 17th Street between Kings Avenue and Inglewood Avenue remaining. This work has been accounted for in the final cost and will be completed once the sports bubble construction is complete. As is standard in large-scale construction projects, several changes were made during construction. Notable modifications include the following:

- Cantilevered Walkway: Designed and constructed to preserve the mature tree stand along Sinclair Street and maintain neighbourhood privacy and visual buffering.

- Additional Excavation: Required to remove unsuitable soils as directed by geotechnical engineers.
- Retaining Wall: The design was shifted from lock-block to Magnum Stone, achieving cost savings and improved aesthetics for the large retaining wall on the south side of the track.
- Throwing Cage: Removed based on track and field group feedback to remove the training cage. This allowed for additional gathering space and storage through the creation of two new aprons on the east and west sides of the track, now used for event staging and equipment storage.

Below is a series of photos that showcase the project from start to finish.



Image 1: Original grass field and running track



Image 2: Demolition



Image 3: Demolition



Image 4: Removal of unsuitable sub-grade materials



Image 5: New gravel base for running track



Image 6: Construction of south retaining wall



Image 7: Installation of NE retaining wall



Image 8: Installation of NE retaining wall



Image 9: NW storage area



Image 10: Asphalt base for running track

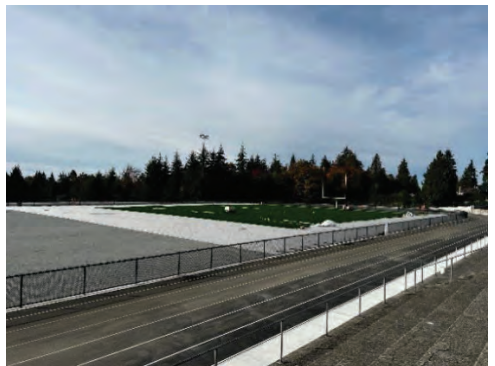


Image 11: Shock pad and turf installation

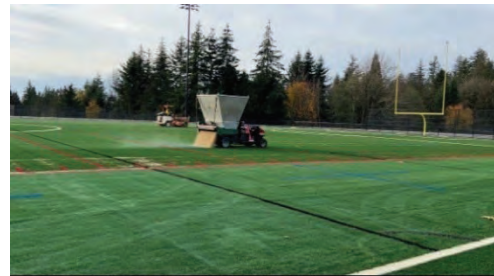


Image 12: Turf infill material installation



Image 13: Rubber running track installation



Image 14: Rubber running track installation

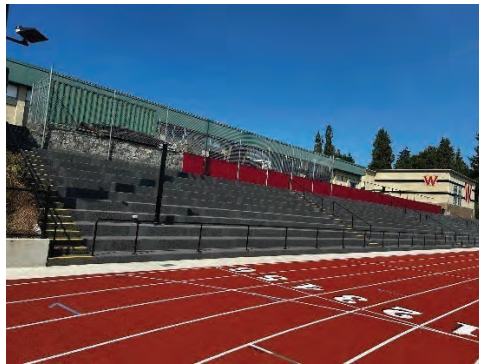


Image 15: Refurbished bleachers



Image 16: Completed track and field

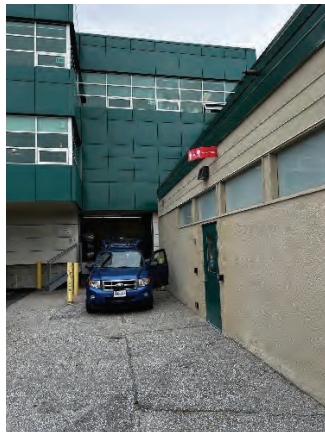


Image 17: Exterior to Washrooms



Image 18: Entrance to Washrooms



Image 19: Washroom Interior

The project delivered a modern competition-level track, new lit artificial turf field, and upgraded amenities at WVSS, creating a shared school–community athletic facility.

6.2 Climate Change & Sustainability

PFS strengthens long-term social sustainability by providing a high-quality, inclusive facility that supports year-round physical activity, school programs, and community sport. Universal washrooms, extended hours of use, and shared access with WVS enhance community well-being, youth development, and social connection.

Environmentally, the project improves stormwater management through upgraded drainage and engineered sub-base work, while the cantilevered walkway preserves mature trees, maintains habitat, and neighbourhood buffering. Durable materials and thoughtful design choices reduce maintenance requirements and the overall environmental footprint over the facility's lifecycle.

Economically, the joint-use model maximizes public investment and avoids duplication of infrastructure. Rental revenues and WVS annual contribution ensure predictable long-term funding for future turf and track replacement. The all-weather facility lowers ongoing maintenance costs and supports local sport activities that contribute to the broader community economy.

6.3 Public Engagement and Outreach

A mailout was delivered to residents surrounding the project site prior to construction to ensure neighbours were aware of upcoming work. Public engagement also included two open house events, one at the West Vancouver Community Centre's Lalji Family Atrium on November 29, 2023, and another at the WVSS cafeteria on December 5, 2023, which allowed residents, students, sport groups, and other stakeholders to review the proposed design and provide feedback.

Throughout construction, ongoing communication was provided through multiple channels, including continuous updates on the District's' PFS project page, email notifications to project subscribers, and regular posts through the District's social media platforms. This multi-channel approach ensured timely and accessible information at every stage of the project.

6.4 Other Communication, Consultation, and Research

In addition to public engagement, the PFS project required extensive coordination with multiple agencies, internal departments, and external partners. As a provincially funded project, District staff worked closely with the Province of British Columbia to ensure compliance with funding requirements, reporting obligations, and timelines associated with the provincial contribution. The project also utilized the Canada Community-Building Fund allocations, which required alignment with federal program criteria and adherence to specific eligibility, documentation, and audit standards.

Internal coordination involved regular collaboration between the District's Parks; Engineering and Transportation; Facilities and Assets; Finance and Corporate Services; and Communications, Indigenous, and Community Relations departments, as well as the Municipal Solicitor, ensuring the project met technical, legal, financial, and operational requirements. Joint planning with WVS, the District's project partner, ensured alignment on design needs, joint-use commitments, maintenance responsibilities, and long-term asset management.

7.0 Options

7.1 Recommended Option

THAT

1. the November 26, 2025 report from the Senior Manager, Parks titled West Vancouver Place for Sport Final Project Update be received for information; and
2. the return of the projected savings in the amount of \$1,838,531 to the Community Amenity Contributions – Community Serving Reserve be approved.

7.2 Considered Options

1. THAT staff provide further information on the West Vancouver Place for Sport Final Project as directed by Council.

and/or

2. THAT staff be provided direction regarding the allocation of the West Vancouver Place for Sport projected savings in the amount of \$1,838,531.

8.0 Conclusion

The completed West Vancouver Place for Sport project delivers a high-quality sports field and track and field facility for students and the broader community, with costs projected to be \$1,838,531 under budget. Staff are seeking approval from Council for these projected savings to be returned to the Community Amenity Contributions – Community Serving Reserve.



Author:

Jill Lawlor, Senior Manager, Parks

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