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

**COUNCIL REPORT**

Date:	January 25, 2026
From:	Jill Lawlor, Senior Manager, Parks
Subject:	Gleneagles Youth Facilities and Pickleball Courts

**RECOMMENDATION**

THAT

1. the January 25, 2026 report titled Gleneagles Youth Facilities and Pickleball Courts from the Senior Manager, Parks, be received for information;
2. a Design-Build Request for Proposal be issued within the previously allocated funds available in the amount of \$527,710 to:
  - a. design and construct three pickleball courts that are constructed to Pickleball BC's recommended dimensions of 34 ft x 64 ft and a street-style skateboarding area,
  - b. repaint the skate bowl at the Gleneagles Adventure Park, and
  - c. obtain a feasibility assessment and order of magnitude cost estimates for full and partial roof and lighting options;
3. if the tendered bids for the Design-Build Request for Proposal exceed the allocated funding of \$527,710, staff return to Council to request additional funding from Community Amenity Contribution – Community-Serving Reserve; and
4. staff continue to explore the feasibility of constructing a pump track on the BC Hydro land across from Gleneagles Community Centre and report back to Council at a future date.

**1.0 Purpose**

The purpose of this report is to seek Council's approval to issue a Design-Build Request for Proposal (DB RFP) to design and construct three pickleball courts and a street-style skateboard amenity; repaint the existing skateboard bowl; and obtain a feasibility assessment and order of magnitude cost estimates for full and partial roof and lighting options. This report further seeks approval for staff to continue to work with BC Hydro on the development of a junior/intermediate pump track on the BC Hydro lands across from Gleneagles Community Centre (GECC) and report back to Council.

## 2.0 Legislation/Bylaw/Policy

The District of West Vancouver’s (District) Sport and Active Recreation Policy No. 0282-02-0086 (2025) provides policy and principles to support the provision of activities that benefit residents’ physical and mental wellness, as well as facilities that support participation in active recreation for all ages.

The Sport and Active Recreation Policy notes in part that: “Decisions about space or support of new or emerging activities will be made in a collaborative and transparent manner with current and potential users, respecting the principles noted in this policy. A balance between existing and new activities will be actively sought.”

## 3.0 Council Strategic Objective(s)/Official Community Plan

### Council Strategic Plan 2024-2025

Council’s Strategic Objective 6.4 is applicable to this report:

- Expand recreational opportunities for residents and visitors of all ages.
  - Deliverable 6.4.2: Collaborate with partners to pursue a tennis and pickleball centre.

### Official Community Plan

Enhancing an active community is supported in the Official Community Plan through the following policies:

- 2.9.1 Maintain and optimize the use of existing recreation facilities to help facilitate participation in sport, leisure and active recreation for all ages and abilities.
- 2.9.5 Provide accessible recreational programs and services to encourage physical and mental wellness for all ages, abilities and income.

## 4.0 Financial Implications

<b>PROPOSED FUNDING SOURCES</b>			
<b>Capital Project Funding Source</b>	<b>Pickleball</b>	<b>Sport Court</b>	<b>Total</b>
Available Capital Budget Previously Approved	\$450,000	\$99,200	<b>\$549,200</b>
Topographic Survey Expenses	(\$6,780)	(\$0)	<b>(\$6,780)</b>
Ambleside Pickleball Expenses	(\$4,280)	(\$10,430)	<b>(\$14,710)</b>
<b>Total Remaining Funding</b>	<b>\$438,940</b>	<b>\$88,770</b>	<b>\$527,710</b>

There is \$527,710 in funding currently available for this project. Since June 9, 2025, when the pickleball budget figures were presented to Council, a portion of these funds have been allocated to complete the Ambleside Pickleball Courts, including paving the north-side apron and the installation of bleachers.

This report recommends proceeding with a DB RFP. If additional funding is required, staff will return to Council to seek approval to appropriate additional funds from the Community Amenity Contribution - Community Serving Reserve. This reserve is expected to increase by \$1,838,531 with the return of funds from the Place for Sport project that will be completing under budget and these funds can be used for other eligible projects.

## **5.0 Background**

### **5.1 Previous Decisions**

At the June 9, 2025 regular meeting, Council defeated the following resolutions:

*THAT*

- 1. a proposal to update the Gleneagles Adventure Park be approved in principle to include:
  - a. refinement of the existing skateboard bowl through polishing;*
  - b. addition of a street-style skateboarding area;*
  - c. construction of a paved pump track on the north side of the property;*
  - d. installation of two or three pickleball courts; and*
  - e. investigation of the use of BC Hydro lands across the street from the Gleneagles Community Centre for additional pickleball use or other recreational purposes;**
- 2. the expenditure of up to \$125,000 from existing pickleball, sport court and capital budgets to complete a concept design for the total project with phased implementation options be approved;*
- 3. staff be directed to work with community stakeholders on the site layout and user flow;*
- 4. the expenditure of up to \$20,000 from existing pickleball and sport court capital budgets be approved to retain an engineer to:
  - a. assess the feasibility of installing roof and lighting over the entire site, as well as a partial covering option for the pickleball and skateboarding areas; and*
  - b. provide estimated lighting installation and construction costs for both roof options; and**
- 5. staff report back with recommendations to Council in September 2025.*

Council subsequently asked staff to explore the feasibility of working with BC Hydro to develop pickleball courts across the street from the GECC.

At the March 10, 2025 regular meeting, Council passed the following resolutions:

*THAT*

1. *the expenditure of up to \$28,000 from existing unspent sport court capital be approved to complete:*
  - a. *a topographic survey,*
  - b. *detailed design, and*
  - c. *Class C cost estimate (an estimate for the total project cost and phased implementation cost estimate)*  
*to construct four regulation size outdoor pickleball courts and a new paved pump track designed for all abilities, accommodating bikes, scooters, and skateboards, west of the Gleneagles Community Centre on the site that is currently the Gleneagles Adventure Park;*
2. *staff confirm available funding sources for the proposed project;*
3. *staff communicate with the western community and stakeholders about potential uses for the existing Gleneagles Adventure Park, including retaining it as is or repurposing it for pickleball courts and a paved pump track; and*
4. *staff report back to Council in early May 2025.*

## 5.2 History

The Gleneagles Adventure Park opened in 2005, two years after the GECC opened. It is located between the Fire and Rescue Services Station 2 and GECC, adjacent to the Spirit Trail. It features two skateboard bowls and a flat open asphalt surface located in the northeast corner of the park originally intended for beginners to practice riding. However, over time, users have added their own features to create a small street-style skate area.

The park also includes a bike terrain park made up of dirt jumps specifically for bikes. Although the jumps were rebuilt in 2023 to encourage greater use, they have since fallen back into a mild state of disrepair due to ongoing wear and limited maintenance capacity.

In fall of 2023, the Pickleball Advisory Roundtable (Roundtable) was established to support staff and address the future of both indoor and outdoor pickleball in West Vancouver. It brings together members from the West Van Players, North Shore Pickleball Club, and community members with expertise in sports, recreation, and mediation.

In January 2024, Council approved making the four pickleball courts at Normanby Park permanent. In October 2024, four new pickleball courts

were constructed and opened in Ambleside Park. This brings the total number of dedicated pickleball courts in West Vancouver to eight.

At the March 10, 2025 regular meeting, staff presented a proposal to Council to address the immediate need for more pickleball courts by repurposing the existing bike terrain park and skateboard bowl at GECC with:

- four pickleball courts; and
- a paved all-abilities pump track for bikes, skateboards, scooters, rollerblades, and other wheeled activities.

Council directed staff to engage the western community and key stakeholders on potential future uses of Gleneagles Adventure Park, including maintaining it in its current form or redeveloping it for pickleball and a pump track, and to report back.

At the June 9, 2025 regular meeting, staff presented the results to Council on the community engagement conducted between March 24 to April 11, 2025 regarding proposed upgrades to Gleneagles Adventure Park. Staff sought Council's approval in principle for a revitalization plan that included refining the existing skateboard bowl, adding a street-style skateboard amenity, building a paved pump track, and installing two regulation-size pickleball courts.

Members of the pickleball community addressed Council and highlighted that two courts would not adequately meet current or future demand in the western community. Council did not approve the project as presented. Instead, Council asked staff to explore the feasibility of working with BC Hydro to develop pickleball courts across the street from the GECC on the BC Hydro substation lands.

Since June 2025, staff have been working with BC Hydro and the multiple departments impacted to negotiate the potential use of the BC Hydro lands adjacent to the substation.

## **6.0 Analysis**

### **6.1 Discussion**

Following Council direction, staff initiated discussions with BC Hydro to explore opportunities for locating recreation amenities on BC Hydro-owned lands adjacent to the GECC. After several months of correspondence and internal review, BC Hydro advised that underground infrastructure on the site requires a minimum 10-metre setback from the transformer substation fence. This constraint would shift the footprint of the three proposed pickleball courts into the adjacent bedrock wall, substantially increasing construction costs and triggering the need for additional geotechnical investigations to determine feasibility. In addition, both a BC Hydro statutory right-of-way and a FortisBC right-of-way are present on the site and would require further investigation and approvals.

Based on this assessment, staff have determined that it is more feasible to locate three pickleball courts and complementary skate amenities within the Gleneagles Adventure Park site, while continuing to explore the feasibility of constructing a pump track on the adjacent BC Hydro lands. It is noted that the BC Hydro site presents several opportunities, but also a number of constraints that must be further assessed before proceeding including access, servicing, geotechnical conditions, and formal land use agreements.

### Revised Concept – Gleneagles Adventure Park

The revised concept plan for the Gleneagles Adventure Park site includes three pickleball courts constructed to Pickleball BC’s recommended new construction dimensions of 34 ft x 64 ft, matching the court size at Ambleside Park. The plan also includes approximately 6,535 square feet of new street-style skateboarding space, along with upgrades to the existing skateboard bowl through repainting. The layout provides two courts in the preferred north–south orientation and one court oriented east–west, and supports efficient site circulation. The pickleball courts would replace the current bike terrain park. Social patio space would be located between the two north-south pickleball courts, with a dedicated pedestrian walkway and buffers providing separation between the pickleball and street-style skateboarding areas.

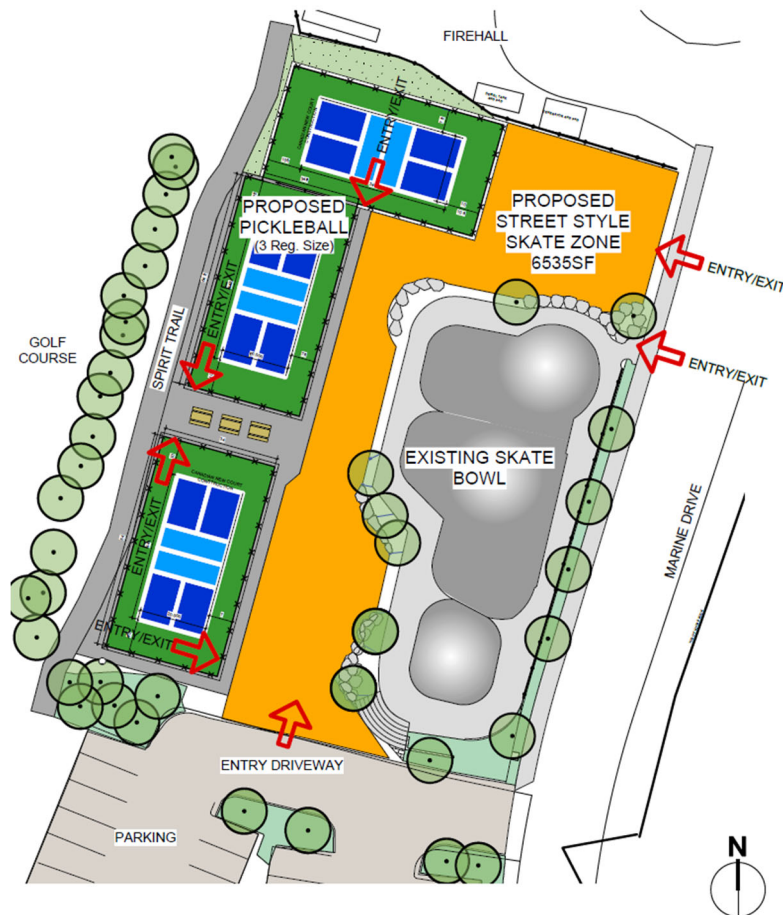


Figure 1: Revised Concept for Gleneagles Adventure Park

Based on feedback from professional skateboarders, repainting the skate bowl using approved specialty paint would rehabilitate the surface and significantly improve performance and safety. The repainting of the bowl would occur at the end of the project to ensure it is protected from construction impacts and would deliver a high-quality finished surface.

The addition of a street-style skateboarding area would complement the existing bowl, attract a broader range of skateboard users, and create positive synergies with nearby pickleball activity. The design also incorporates informal gathering areas that encourage social interaction, observation, and multi-generational community use.

The proposed improvements would add vibrancy to an area of the park that is currently underutilized. The existing skateboard bowl is well loved; enhancing it with complementary street-style elements will strengthen its function and long-term relevance while introducing new recreation opportunities for youth and adults.

#### BC Hydro Lands – Pump Track Feasibility

While the BC Hydro lands are not suitable for the construction of pickleball courts, they are potentially well suited for a paved pump track that weaves through the existing trees, creating a shaded park-like setting. This facility would provide a replacement for the existing bike terrain park, offering a more durable, lower-maintenance, and inclusive amenity that can accommodate a wider range of ages and skill levels.

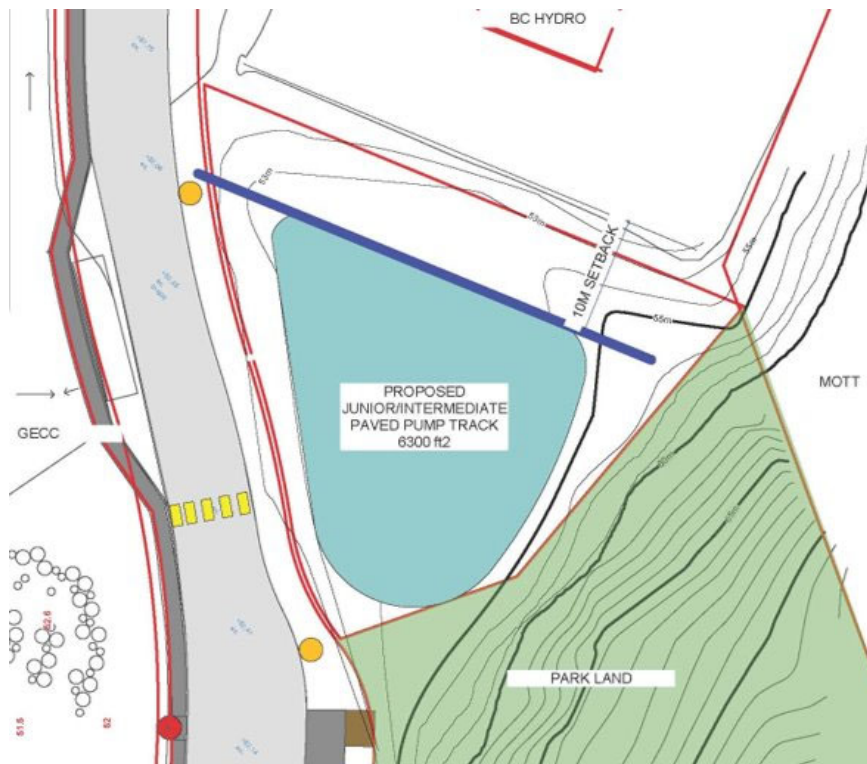


Figure 2: Proposed Junior/Intermediate Pump Track on BC Hydro Lands

Unlike dirt tracks, which require frequent maintenance and repairs, a paved track supports year-round use and offers a safe, accessible environment for all skill levels. It would:

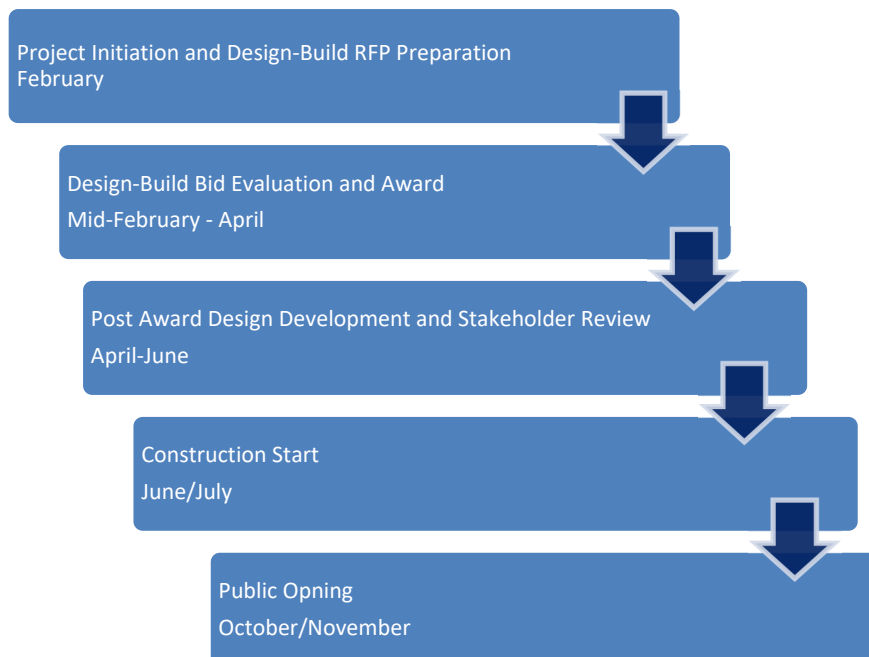
- serve a wide range of users, including those on rollerblades, bikes, skateboards, and scooters; and
- promote active transportation by offering a space for users to build confidence in cycling and wheeled sports.

Further investigation is required to confirm feasibility, including safe pedestrian access across Marine Drive, potential servicing and septic connections for BC Hydro, geotechnical conditions, and the negotiation of formal agreements with BC Hydro and potentially, FortisBC.

### Next Steps

Subject to Council approval, staff will proceed with issuing a DB RFP to construct three pickleball courts and a street-style skateboarding area at the Gleneagles Adventure Park, and will include a feasibility assessment and order of magnitude cost estimates for full and partial roof and lighting options. The existing skate bowl will also be repainted. The DB RFP process will include a review with the pickleball and skateboarding stakeholders. This review will allow the opportunity for the stakeholders to provide high-level suggestions; for example, on streetscape elements, social gathering areas, bench locations etc. Staff will also continue to explore the feasibility of constructing a pump track on the BC Hydro lands and will report back to Council at a future date.

### Revised Concept – Gleneagles Adventure Park Proposed Timeline



## 6.2 Climate Change & Sustainability

The proposed approach supports the District's climate and sustainability objectives by maximizing the use of existing infrastructure and promoting low-carbon, close-to-home recreation. Retaining and refurbishing the skateboard bowl and integrating street-style skate elements with pickleball courts at the Gleneagles Adventure Park minimizes construction waste, limits new servicing, reduces long-term maintenance demands, and will maintain existing site drainage patterns. Existing trees will be retained whenever possible on and around the site.

Pickleball and skate amenities are durable, low-impact facilities that encourage year-round use; and by providing recreation opportunities within an established community hub, reduce vehicle travel. Exploring a pump track on the BC Hydro lands further supports sustainability by repurposing underutilized land and leveraging natural site conditions to reduce earthworks while creating a shaded, park-like recreation space.

## 6.3 Public Engagement and Outreach

As directed by Council on March 10, 2025, staff conducted public engagement on the future of Gleneagles Adventure Park from March 24 to April 11, 2025. Engagement activities included an online survey, two in-person open houses, promotion through the District's website and social media channels, direct outreach to stakeholder groups and sports court email subscribers, and on-site signage at the GECC. A total of 1,308 survey responses were received, along with 78 letters submitted to Mayor and Council.

## 6.4 Other Communication, Consultation, and Research

Staff have undertaken additional consultation and research to support the proposed approach, including discussions with BC Hydro, coordination with District departments, and review of site constraints, servicing, and regulatory requirements. Input from previous community engagement and correspondence to Council was also considered, confirming a strong demand for pickleball courts and continued support for youth recreation amenities.

## 7.0 Options

### 7.1 Recommended Option

1. the January 25, 2026 report titled Gleneagles Youth Facilities and Pickleball Courts from the Senior Manager, Parks, be received for information;
2. a Design-Build Request for Proposal be issued within the previously allocated funds available in the amount of \$527,710 to:
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- b. repaint the skate bowl at the Gleneagles Adventure Park, and
  - c. obtain a feasibility assessment and order of magnitude cost estimates for full and partial roof and lighting options;
3. if the tendered bids for the Design-Build Request for Proposal exceed the allocated funding of \$527,710, staff return to Council to request additional funding from Community Amenity Contribution – Community-Serving Reserve; and
  4. staff continue to explore the feasibility of constructing a pump track on the BC Hydro land across from Gleneagles Community Centre and report back to Council at a future date.

#### 7.2 Considered Options

THAT the proposed recommendations outlined in the January 25, 2026 report from the Senior Manager, Parks not be approved.

OR

THAT staff provide further information on the Gleneagles Youth Facilities and Pickleball Courts as directed by Council.

### 8.0 Conclusion

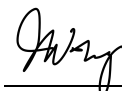
The introduction of three pickleball courts and the development of a dedicated street-style skateboarding area at Gleneagles Adventure Park, together with the repainting of the skate bowl, will create a vibrant, multi-generational park for the local community to gather and enjoy. Continued exploration of a future pump track on the adjacent BC Hydro lands will further expand recreation opportunities for youth and families. Collectively, these investments will support residents of all ages, encourage physical activity and social connection, and activate an underutilized park area.

Author:



Jill Lawlor, Senior Manager, Parks

Concurrence:



John Wong, Senior Manager, Facilities and Assets