

<i>COUNCIL AGENDA</i>	
Date: <u>June 9, 2025</u>	Item: <u>4.</u>



4.

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

## COUNCIL REPORT

Date:	May 22, 2025
From:	Jill Lawlor, Senior Manager of Parks
Subject:	Gleneagles Adventure Park Site Update
File:	2150-01-2025

### RECOMMENDATION

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 regulation-size pickleball courts;
2. the expenditure of up to \$125,000 from existing pickleball, sport court and capital budgets to complete a detailed design and Class C cost estimate 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,
  - b. provide estimated lighting installation and construction costs for both roof options, and;
5. staff report back with recommendations to Council in September 2025.

### 1.0 Purpose

This report presents the results of the community engagement conducted from March 24 to April 11, 2025 regarding proposed upgrades to Gleneagles Adventure Park. Staff are seeking Council’s approval in principle for a revitalization plan that includes refining the existing skateboard bowl, adding new street-style features, building a paved pump track, and installing two regulation-size pickleball courts.

Staff also request approval to allocate up to \$125,000 for detailed design and a Class C cost estimate. An additional allocation of up to \$20,000 would be required to complete an engineering feasibility assessment for potential roof and lighting installations.

The project would involve community stakeholders to ensure an accessible and well-integrated design. A follow-up report with refined cost estimates and implementation options will be brought to Council in September 2025.

## **2.0 Legislation/Bylaw/Policy**

The District of West Vancouver's (District) Sport and Active Recreation Policy No. 02-70-366 (2016) 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."

The District's Access and Inclusion Policy 02-70-321 (2009) provides principles on implementing, maintaining, and enhancing accessibility for all by demonstrating a leadership role in meeting the needs of all community members for whom accessibility is a concern.

## **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

Staff recommend allocating up to \$125,000 from existing pickleball and sport court capital budgets to complete detailed design work and a Class C cost estimate. To further explore infrastructure enhancements, an additional \$20,000 is requested to undertake an engineering feasibility assessment for potential roof and lighting installations, with two options regarding the roof to be explored:

- a. covering the entire space
- b. covering only the skateboard and pickleball areas, with the possibility to phase in both options over time

Costs will be split equally across pickleball, the pump track, and the skatepark. One-third will be covered by the pickleball capital budget, and two-thirds by the remaining sport court capital budget.

	Pickleball	Sport Court
Available capital budget previously approved	\$450,000	\$99,200*
Spent to date (topographic survey for Gleneagles pickleball courts)	(\$6,775)	(0)
Costs split equally between pickleball, the pump track, and the skatepark	(\$48,333)	(\$96,667)
<b>Total Remaining Funding</b>	<b>\$394,892</b>	<b>\$2,533</b>

\*This includes \$28,000 of sport court capital reallocation, previously approved by Council on March 10, 2025. It also includes \$71,200 of unused sport court capital budget.

## 5.0 Background

### 5.1 Previous Decisions

Council, at its March 10, 2025 regular meeting, 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.*

At the March 11, 2024 regular meeting, Council confirmed the resurfacing of the tennis courts and the construction of four dedicated pickleball courts at Ambleside Park to be ready for play in the fall of 2024.

Council, at its December 13, 2021 regular meeting, passed the following resolution:

*THAT the report dated November 16, 2021 titled Update on Pickleball Sport in West Vancouver be received for information.*

## 5.2 History

The Gleneagles Adventure Park opened in 2005, two years after the Gleneagles Community Centre (GECC) opened. It is located between the Fire & Rescue Services Station 2 and GECC, adjacent to the Spirit Trail. It features two skateboard bowls designed for users of all abilities and skill levels, including skaters, bikers, bladers, and scooter riders. While the skateboard bowl may appear advanced at first glance, beginners can walk into the bowl and use the lower sections, while advanced riders can navigate the full depth and perform tricks throughout.

A flat, open cement surface located in the northeast corner of the park was originally intended for beginners to practice riding, but over time, users have added their own features to create a street-style skate area.

The park also includes a bike skills area 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.

Established in the fall of 2023, the Pickleball Advisory Roundtable (Roundtable) was created to support the future of both indoor and outdoor pickleball in West Vancouver. Serving as a key advisory body, the Roundtable develops recommendations to staff for this growing sport. It brings together members from the West Van Players, North Shore Pickleball Club, and community members with expertise in sports, recreation, and mediation. Working collaboratively with District staff, the Roundtable fosters a constructive and supportive environment for pickleball while balancing the sport's growth with the needs of other sports and community concerns in West Vancouver. The Roundtable model was designed to streamline and expedite pickleball-related decision-making.

In January 2024, Council approved making the four pickleball courts at Normanby Park permanent. In October 2024, four new pickleball courts opened in Ambleside Park, attracting both local and regional players. The new courts received immediate positive feedback, as their central location

makes them easily accessible and highly popular. This brings the total number of dedicated pickleball courts in West Vancouver to eight.

## **6.0 Analysis**

### **6.1 Discussion**

Due to the growing popularity of pickleball and ongoing high demand, the Roundtable voted 4-1 in favor of building additional courts at GECC. This follows Council's approval of four courts at Ambleside Park, which opened in October 2024. The GECC site was identified as an ideal location due to its proximity to the community centre, lack of immediate residential neighbours, and convenient access to parking.

At the March 10, 2025 regular Council meeting, staff brought forward a proposal to address the immediate need for more pickleball courts, and recommended replacing 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 communicate with the western community and stakeholders about the 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 report back to Council in May 2025. Staff completed the public engagement from March 24 to April 11, 2025 through an online survey and two in-person community open houses. At the time of this report, the District also received 78 letters directed to Mayor and Council.

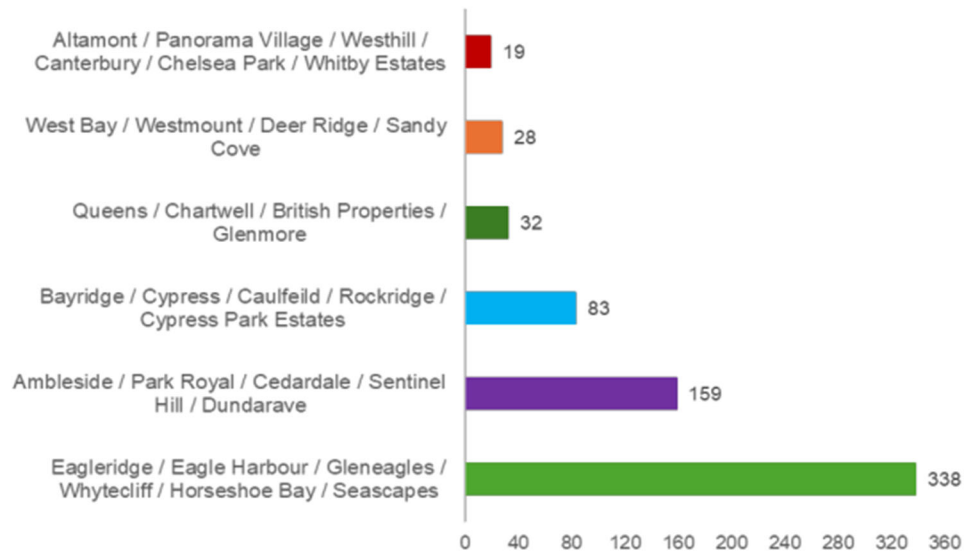
#### **Engagement Summary**

- Survey Platform: [westvancouverlTE.ca](https://westvancouverlTE.ca)
- Total Responses: 1,308 surveys submitted
- West Vancouver Residents: 659 identified, of which 338 reside in western neighbourhoods (Eagleridge, Eagle Harbour, Gleneagles, Whytecliff, Horseshoe Bay, Seascapes)
- Letters Received: 78 letters submitted, with strong themes of support for youth-focused amenities, specifically the skateboard bowl and the need for pickleball courts at Gleneagles.

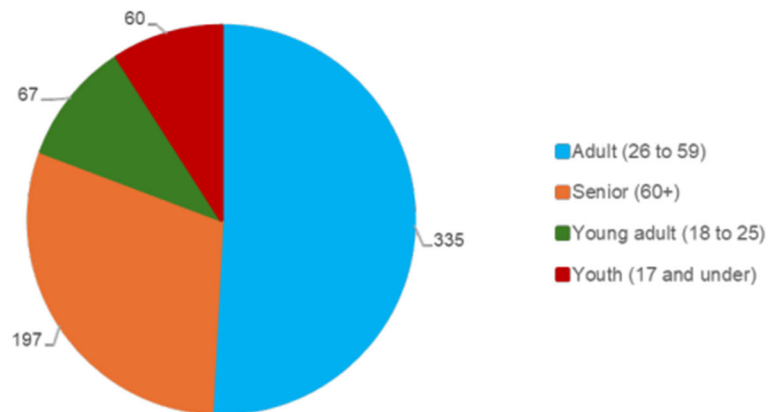
The survey was posted on [westvancouverlTE.ca](https://westvancouverlTE.ca) and was sent to community stakeholders for distribution. The District received 1,308 surveys – 1,224 were the unique number of people who completed the survey. This means only 84 of the surveys were completed more than once.

The survey asked 8 questions, below are the results just for the people who identified as West Vancouver residents.

**Question 1: Where do you live?**

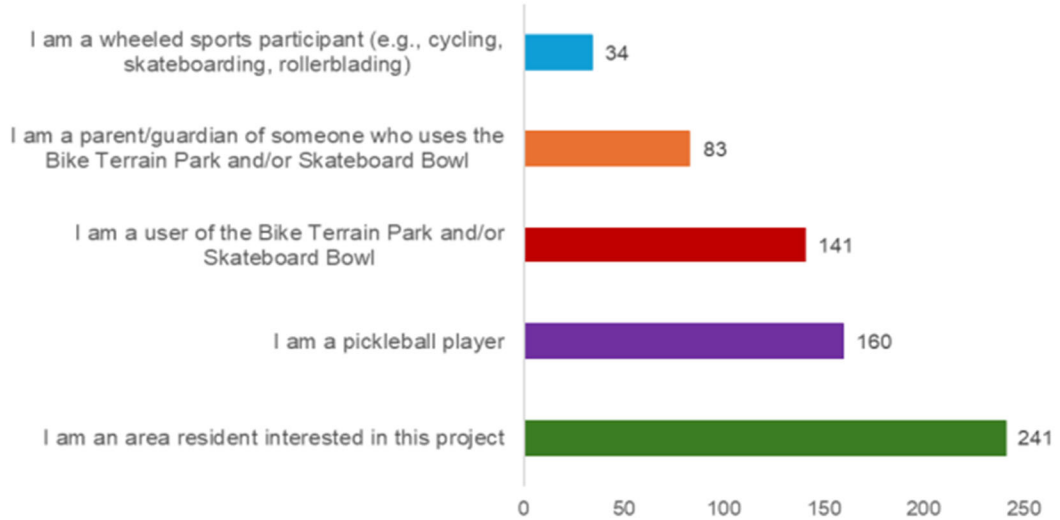


**Question 2: What age group do you fall under?**



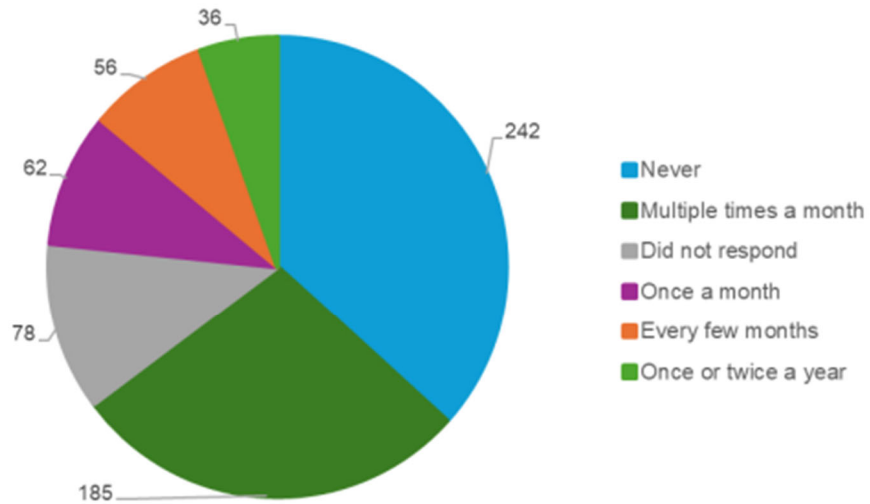
659 responses, 0 skipped

**Question 3: Which of the following best describes you?**



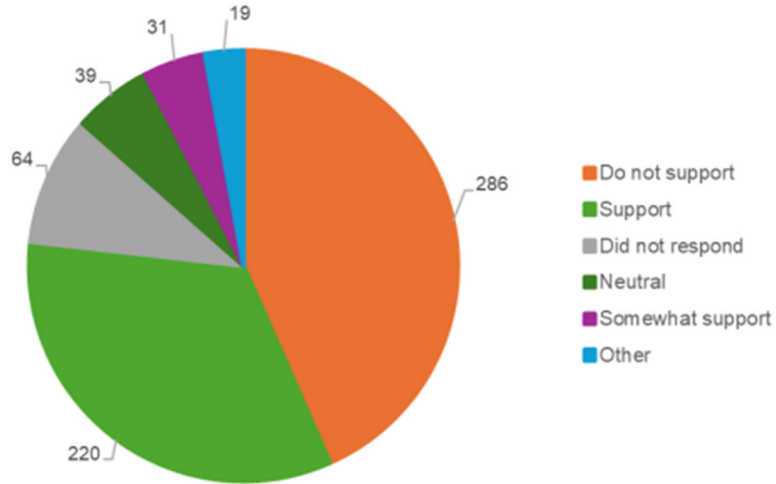
659 responses, 0 skipped

**Question 4: How often do you use/visit the Bike Terrain Park and/or Skateboard Bowl near Gleneagles Community Centre?**



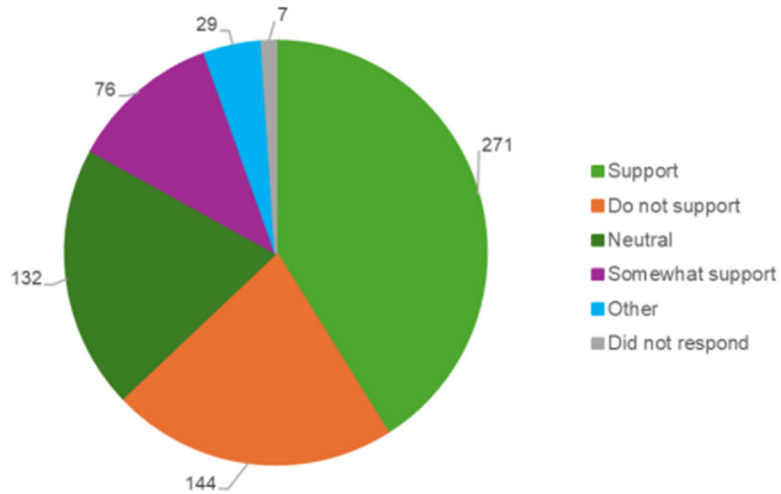
581 responses, 78 skipped

**Question 5: How would you describe your level of support for the proposed pickleball courts?**



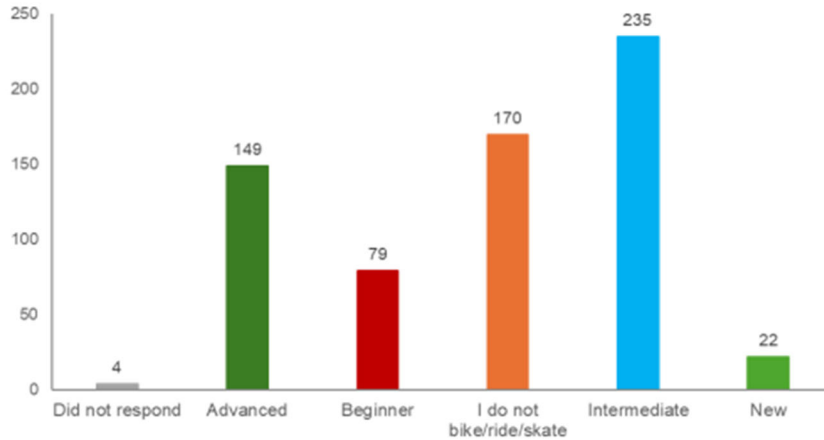
595 responses, 64 skipped

**Question 6: How would you describe your level of support for the proposed pump track?**



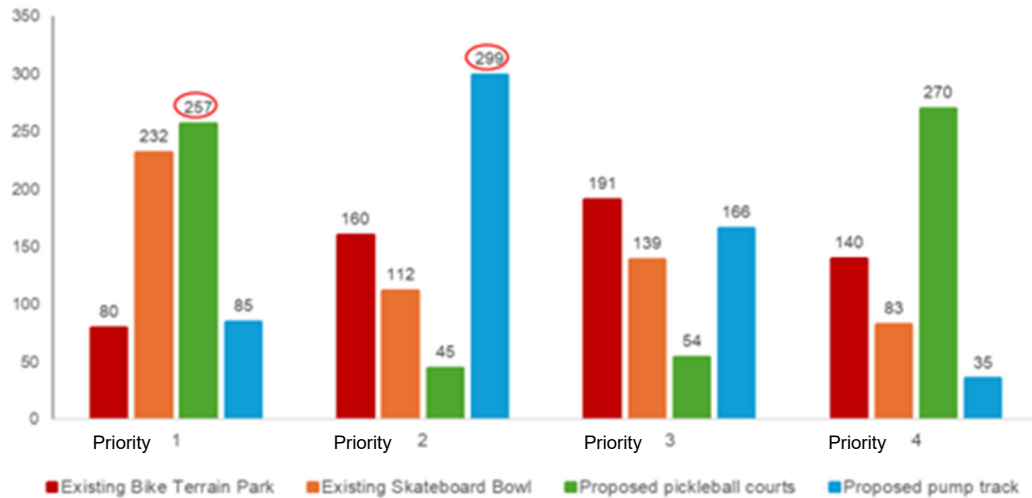
652 responses, 7 skipped

**Question 7: Pump tracks can be designed to suit varying skill levels. What is your level of experience with wheeled sports (e.g., cycling, skateboarding, rollerblading)?**



655 responses, 4 skipped

**Question 8: Please prioritize the following amenities in order of importance to you. Rank the list in order from 1 to 4, with 1 being the highest importance, and 4 being the lowest importance.**



654 responses, 5 skipped

The chart shows that pickleball is narrowly ranked as the top priority, just ahead of the skateboard bowl, while the pump track is the second priority for most respondents. However, pickleball was also frequently ranked fourth, indicating a split in community preferences and highlighting strong interest in maintaining wheeled activities at the Gleneagles site. Overall, the chart reflects support for all the proposed activities.

The following is a summary of the most frequently mentioned themes extracted from the written comments provided by survey respondents. The written comments or short answer responses were all reviewed by staff. In their analysis, staff identified themes and trends within the responses. The number of occurrences of each theme was then counted. Please note:

- The views represented in the survey reflect the priorities and concerns of survey respondents. They may not be representative of the views of the public and other stakeholders because participants self-selected into the survey and; therefore, do not reflect a random sample.
- Not all survey respondents provided written comments when taking the survey.
- The number of mentions represent the number of times a key theme was mentioned in the written comments. Key themes from all open-ended survey questions.

#### Top Themes by Number of Mentions

<b>Theme</b>	<b>Mentions</b>
I want to keep the skateboard bowl	223
Comment not related to this engagement	131
I want to add pickleball courts here	119
I do not want to add pickleball courts here	105
Support/proposal for other amenity combinations not in the survey	92
I want a pump track here	67
I want to keep the Bike Terrain Park	49
Importance of recreational spaces for youth	41
I do not want a pump track here	24
I do not want to keep the Bike Terrain Park	23
I want more pickleball courts in Ambleside; create a “hub” there	23
I do not want to keep the skateboard bowl	14
Comments about budget or cost	13
Comments about the survey process or questions	7

Overall, responses to the short answer questions revealed that West Vancouver residents feel strongly about preserving the skateboard bowl; are generally supportive of the proposed pump track; and are divided

when it comes to having pickleball courts at this site. While the proposal presented during the community consultation focused on converting the existing facility into only pickleball courts and a pump track, it became clear that West Vancouver residents would like to see more amenities in this one space. Ideally, they envision a design where the skateboard bowl is preserved, alongside the addition of a pump track and possible pickleball courts, too. There was less support for retaining the existing bike terrain based on lower numbers of comments about this amenity.

At the time of this report, the District has received 78 written letters from the community, emphasizing the importance of prioritizing youth-focused amenities on the site and the need for pickleball courts out west.

In response, staff have prepared a revised concept that:

- retains the skateboard bowl;
- adds an additional 'street style' skate zone;
- adds a new paved pump track designed for both introductory and intermediate riders; and
- includes two regulation-size pickleball courts.

The new proposal is designed to create a cohesive flow for riders between all three wheeled amenities, allowing for continuous movement between the skateboard bowl, new street-style features, and the pump track. In contrast, the pickleball courts would be fully fenced and function as a distinct standalone area.

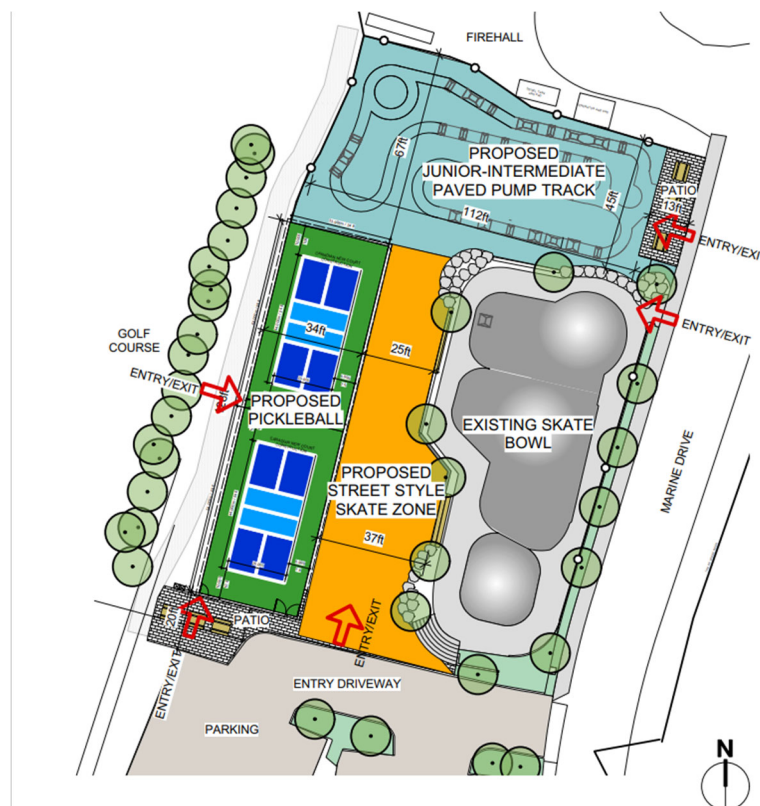


Figure 1: New Proposed Layout of the Gleneagles Adventure Park

### Skateboard Amenities

- Refine by polishing existing concrete skateboard bowl to improve rideability.
- Construct a new street-style skate zone with updated features to diversify user experience.
- Create a new transition zone to connect the bowl to both the street-style skate area and the pump track, increasing the functional space and rider options.

### Pump Track

- Construct a paved pump track that will provide a low-maintenance riding surface suitable for a wide range of ages and skill levels.
- Construct a seating area for spectators and caregivers.

### Pickleball Courts

- Construct two regulation-size pickleball courts to be located near the existing Spirit Trail, maximizing accessibility and visibility.
- The proposed north-south orientation is the preferred alignment for pickleball courts
- Fencing around the courts will contain gameplay and enhance safety.

The Pickleball Advisory Roundtable has advocated for the addition of pickleball courts in the western part of the community to meet growing local demand. Pickleball players initially requested 3 to 4 courts in the area, proposing to replace the existing bike terrain park while retaining the skateboard bowl. However, feedback from the community survey and letters to Council highlighted the importance of prioritizing amenities for youth. To balance the needs of both groups, the proposal includes two regulation-size pickleball courts, and the replacement of the difficult-to-maintain dirt jumps with a low-maintenance paved pump track. Staff also met with Skaters of the North Shore, an advocacy group that identified the need for a covered skateboarding area. Due to West Vancouver's significant rainfall, particularly in the fall and winter, outdoor skateboarding is underused during wet conditions. The group emphasized that a roofed structure would support safe, year-round access. Similarly, covering the pickleball courts would allow for play throughout the year. Adding lighting would further improve usability for both riders and players during the darker winter months. The structure would remain open-air and staff recommend exploring phased cost options to implement these improvements over time.

This revitalization project, featuring improvements to the skateboard bowl and area, the addition of a paved pump track, and installation of pickleball courts, would provide significant benefits to youth in the community. By creating a dynamic multi-use recreational space, the project encourages active, outdoor play and helps youth of all ages and skill levels build

physical literacy, confidence, and social connection. The enhanced facilities will offer inclusive opportunities for both structured and unstructured activity, supporting youth who skateboard, bike, scoot, or are interested in learning new skills. With the potential addition of lighting and weather protection, the space will be more accessible year-round, offering a safe and welcoming environment for youth to be active, engaged, and connected to their community. The mix of amenities also creates a unique opportunity for multi-generational use, where children, teens, parents, and older adults can enjoy the space together, fostering community connection across age groups.

## 6.2 Climate Change & Sustainability

Retaining the existing skateboard bowl and adding a paved pump track with two pickleball courts supports climate action and sustainability by maximizing use of existing infrastructure and minimizing construction waste. These low-maintenance hard-surface amenities promote active low-carbon recreation close to home, reducing the need for travel and resource-intensive upkeep. By combining facilities that appeal to a wide range of ages and abilities, the space encourages inclusive year-round use and provides a multigenerational social gathering 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 included an online survey, two in-person open houses, social media and website promotions, direct emails to stakeholder groups and sports court email subscribers, and site signage at GECC. There were also 78 letters from the public submitted to Mayor and Council

## 6.4 Other Communication, Consultation, and Research

If this project proceeds as outlined in this report, it is recommended that staff engage professional skateboard and pump track designers to ensure the space is used effectively and supports high-quality, inclusive design. Staff will work with key stakeholders from the skateboard community on the proposed design.

# 7.0 Options

## 7.1 Recommended Option

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 regulation-size pickleball courts;
2. the expenditure of up to \$125,000 from existing pickleball, sport court and capital budgets to complete a detailed design and Class C cost estimate 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,
  - b. provide estimated lighting installation and construction costs for both roof options, and;
5. staff report back with recommendations to Council in September 2025.

## 7.2 Considered Options

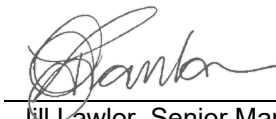
Council may:

1. request further information; and/or
2. not approve the recommendation.

## 8.0 Conclusion

The revitalized Gleneagles Adventure Park supports a broad range of recreation opportunities for youth, families, and older adults. With the preserved skateboard bowl, a new street-style skate area, paved pump track, and two pickleball courts, the park is designed for inclusive, year-round, multi-generational use. This project reflects the priorities expressed through the engagement process and supports the District of West Vancouver's goals for community wellness, active recreation, and inclusive public spaces.

Author:



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Jill Lawlor, Senior Manager of Parks