

<u>COUNCIL AGENDA</u>	
Date: <u>March 10, 2025</u>	Item: <u>7.</u>



7.

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

## COUNCIL REPORT

Date:	February 25, 2025
From:	Jill Lawlor, Senior Manager of Parks
Subject:	Pickleball Update
File:	2150-01-2025

### RECOMMENDATION

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.

### 1.0 Purpose

This report seeks Council approval to spend up to \$28,000 to complete a topographic survey, detailed design, and obtain a Class C cost estimate to construct four regulation-size outdoor pickleball courts and a new paved pump track at the Gleneagles Adventure Park, west of the Gleneagles Community Centre (GECC), on the existing Bike Terrain Park and Skateboard Bowl, and to communicate with the western community and stakeholders on the proposed project, and propose funding sources to complete the project.

### 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 \$28,000 from existing unspent sport court capital to complete a topographic survey, detailed design of the pump track and pickleball courts, and a Class C estimate of the total project.

### **5.0 Background**

#### 5.1 Previous Decisions

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.*

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

## 5.2 History

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.

The Gleneagles Adventure Park was originally opened in 2005 and included the Bike Terrain Park and the Skateboard Bowl, built for youth in the western area of the District.

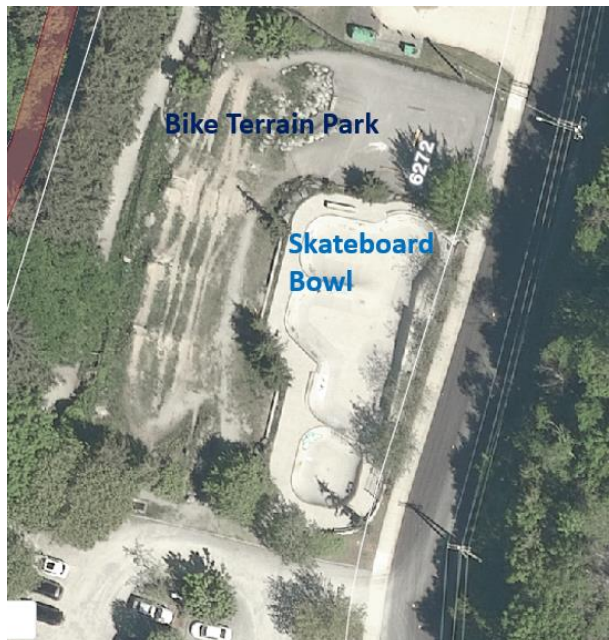


Figure 1: Existing Gleneagles Adventure Park

## 6.0 Analysis

### 6.1 Discussion

The Roundtable recommended the construction of four pickleball courts at Ambleside Park, which Council approved in February 2024 and opened for public use in October 2024. However, demand for additional courts continues to grow, particularly among West Vancouver's western residents, who have requested courts at the GECC.

The Roundtable voted 4-1 in favor of building courts at GECC, citing benefits such as improved accessibility, reduced environmental impact from driving, and increased social connections. Locating courts in the western part of the community would allow more residents to walk or bike rather than travel to centralized locations. However, the North Shore Pickleball Club, through its representative on the Roundtable, has advocated for a hub model at Ambleside Park before expanding to other sites. A hub model would see additional courts built at Ambleside.

While Ambleside Park is a well-utilized, multi-use space, it already experiences high demand, parking challenges, and space constraints, particularly on warm days. To ensure a balanced land-use approach, staff recommend completing the Ambleside Park Master Plan before considering additional pickleball expansion at this location. The Roundtable supports this approach. This plan will ensure balanced land use, event planning, sports facilities, and consider the Coastal Marine Management Plan recommendations.

To address the immediate need for more pickleball courts, the Roundtable recommends 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.

The current Bike Terrain Park and Skateboard Bowl have not attracted consistent popular use, with anecdotal evidence suggesting low usage of the site for the following reasons:

- The Bike Terrain Park struggles with erosion, weed growth, and is limited to BMX and mountain bikes, reducing its accessibility.
- The Skateboard Bowl features steep bowls that cater primarily to advanced riders, limiting broader community use.



Figure 2: Proposed Pickleball Courts & Bike Pump Track

A paved pump track would provide local residents with a low-maintenance, durable, and inclusive recreation space. 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;
- promote active transportation by offering a space for residents to build confidence in cycling and wheeled sports; and
- enhance health, social connections, and outdoor recreation in West Vancouver's western neighborhoods.

Adding both a paved pump track and pickleball courts west of GECC would transform an underutilized space into a vibrant, multigenerational recreation hub, benefiting residents of all ages and abilities.

Land in West Vancouver is scarce and valuable, and optimizing this site with diverse recreational amenities ensures efficient and effective public space use. The new facilities would:

- revitalize an underutilized space;
- encourage active transportation by reducing the need to drive; and
- provide long-term recreational benefits for West Vancouver's western neighborhoods.

The Roundtable has recommended that the District build more dedicated pickleball courts to keep up with rising participation levels, particularly in the western part of the municipality. The existing Normanby and Ambleside Park courts are heavily used, leading to overcrowding and limited availability, while western residents currently have no dedicated courts nearby.

Constructing new courts at GECC would improve the geographic balance, providing accessible recreation options that:

- reduce the need for residents to drive;
- support sustainability and active transportation goals; and
- ensure public space is optimized for multi-generational and inclusive use.

To determine the feasibility of this project, staff recommend allocating up to \$28,000 from existing unspent sport court capital to complete the following:

1. topographic survey of the site;
2. detailed design of the proposed facilities;
3. Class C cost estimate, including:
  - total project cost estimate; and
  - phased implementation cost estimate.

This investment will allow staff to report back to Council with a comprehensive project plan. To ensure a well-informed decision-making process regarding the future of recreational amenities adjacent to GECC, staff will communicate with the western residents and stakeholders on the proposed project.

## 6.2 Climate Change & Sustainability

The construction of pickleball courts and a pump track at GECC aligns with climate change and sustainability goals by promoting active transportation, reducing environmental impact, and optimizing existing public spaces.

## 6.3 Public Engagement and Outreach

Staff meet regularly with the Roundtable and the North Shore Tennis Society to discuss the evolving needs of the community. Staff have

received support for the proposed pickleball courts at GECC from key local stakeholders, including the Gleneagles Golf Society, Gleneagles Elementary School, Gleneagles Elementary School Parent Advisory Council, and the Fire & Rescue Department. Youth Services staff have also expressed positive feedback and strong support for the addition of a paved pump track, recognizing its potential to provide a safe, accessible, and engaging recreational space for youth and families.

#### 6.4 Other Communication, Consultation, and Research

Staff will develop a communications plan to inform the local community and other stakeholders and gather their feedback about the proposed new pickleball courts and paved pump track at GECC. Communications tactics will include direct letters, on-site signage, and a dedicated webpage to ensure residents have an opportunity to comment and provide feedback.

## 7.0 Options

### 7.1 Recommended Option

THAT

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4. staff report back to Council in early May 2025.

### 7.2 Considered Options

Council may:

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

## 8.0 Conclusion

The Pickleball Advisory Roundtable recognizes the growing demand for dedicated pickleball courts in West Vancouver, particularly in the western community. By repurposing the underutilized Bike Terrain Park and Skateboard Bowl at the Gleneagles Community Centre into a vibrant recreation hub with four pickleball courts and a paved all-abilities pump track, the District of West Vancouver can optimize public space while supporting multi-generational, inclusive recreation.

This proposal aligns with sustainability and active transportation goals, reducing the need for residents to drive while fostering community connections. To move forward, staff recommend allocating up to \$28,000 for a topographic survey, detailed design, and Class C cost estimate to support a well-informed decision. Communicating with local residents and stakeholders will be key in shaping this project, which has the potential to enhance recreational opportunities and improve accessibility for West Vancouver's western neighborhoods.

Author:



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Jill Lawlor, Senior Manager of Parks