

Gleneagles Pickleball and Skateboard Park Update

Jill Lawlor, Senior Manager, Parks

July 20, 2026 | Regular Council Meeting

PCCS-2076572800-77730

west vancouver

Proposed location

Gleneagles Adventure Park located north of the Gleneagles Community Centre



Proposed Pickleball Courts

- three (3) pickleball courts 34'x64'
- viewing and gathering area
- fencing
- two (2) entrances to each court
- gates on all courts



Proposed Skateboard Park

- progressive features teaching riders the skills to be able to use the bowl
- variety of progressives through the elements
- viewing and gathering area



Proposed Project Estimate

Proposed Project Estimate	
Item	Amount
General (demo, plaza, seating, and design)	\$ 603,700
Construction of 3 Pickleball Courts & Fencing	\$ 391,000
Construction of Skateboard Area and Bowl Refurbishment	\$ 462,240
Sub-total	\$ 1,456,940
Gleneagles Park Design Work (spent)	\$ 42,000
Gleneagles Noise and Geotechnical Studies (spent)	\$ 16,100
Total Project Cost	\$ 1,515,040

Cost Driver

- Geotechnical investigations identified the need for geogrid reinforcement and the removal of existing fill replaced with structural fill to support the site.
- Disposal costs could be reduced if a suitable local fill site is available.

Funding Available

Existing Funding Sources	Pickleball Courts	Skateboard Park	Total	Spent	Remaining
Previously Approved Funding Remaining ¹	\$483,325	\$ 44,385	\$ 527,710	\$ 42,000	\$ 485,710
Existing Funding Available for Reallocation ²	\$123,050	\$ 123,050	\$ 246,100	\$ 16,100	\$ 230,000
Total	\$606,375	\$ 167,435	\$ 773,810	\$ 58,100	\$ 715,710

¹ Existing funding sources available for reallocation

² Reallocated funding is proposed from Parks capital project budgets where savings have been realized or where project expenditures have been deferred.

Additional Funding Required

Costs	Pickleball Courts	Skateboard Park	Total
Gleneagles Park Design Work (spent)	\$ 21,000	\$ 21,000	\$ 42,000
Gleneagles Noise and Geotechnical Studies (spent)	\$ 8,050	\$ 8,050	\$ 16,100
Gleneagles Pickleball Courts & Skate Park Cost Summary (proposed) ²	\$ 692,850	\$ 764,090	\$ 1,456,940
Total	\$ 721,900	\$ 793,140	\$ 1,515,040
Shortfall	(\$ 115,525)	(\$ 625,705)	(\$ 741,230)

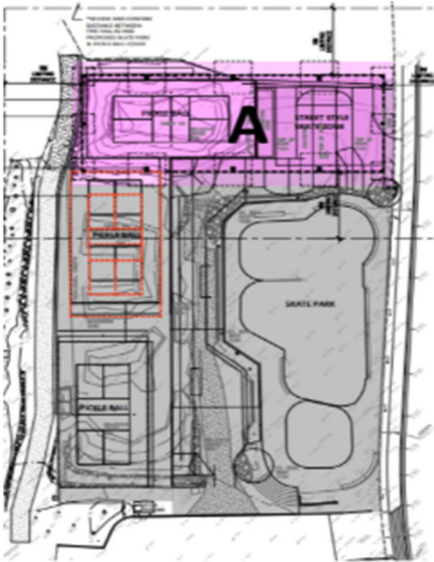
² Shared funding sources and certain common project costs have been allocated on a 50/50 basis between Pickleball Courts and Skatepark. Asset-specific construction costs have been attributed directly to the applicable project, resulting in an overall project cost allocation that is not evenly split.

Proposed Funding Model

Proposed Funding Sources	Pickleball Courts	Skateboard Park	Total
CAC - Community Serving Reserve	\$ 0	\$ 432,230	\$ 432,230
Community Works Fund ³	\$ 115,525	\$ 193,475	\$ 309,000
Total	\$ 115,525	\$ 625,705	\$ 741,230

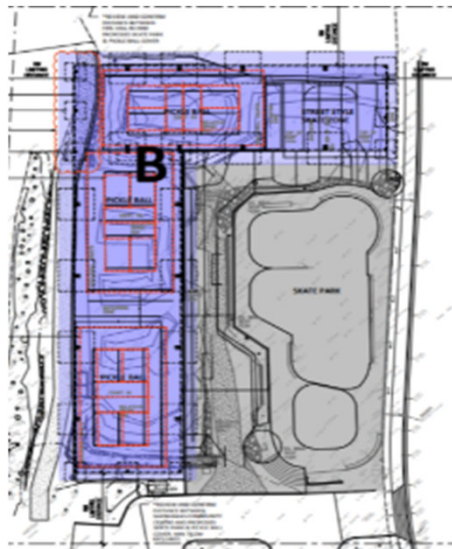
³ Includes the anticipated 2026 Community Works Fund contribution, expected to be received by year-end.

Roof Options – Not Recommended



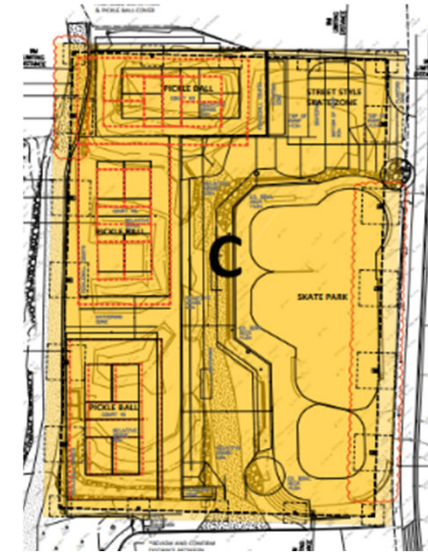
Partial Coverage

- north court & north skate area
- \$1.4 million



Expanded Coverage

- all courts & north skate area
- \$2.8 million



Full Site Coverage

- all courts & skate area including bowl
- \$3.7 million

Lighting – Not Recommended

- The lighting system would require 6–9 light poles and a new BC Hydro electrical connection.
- Due to the site's layout and soil conditions, lighting infrastructure must be installed during initial construction.
- Estimated cost: \$375,000–\$450,000, plus approximately \$12,000 for the BC Hydro connection.

Acoustic – Not Recommended

Neighbourhood

- The proposed pickleball courts are located beyond the recommended acoustic setback guidelines, reducing the potential for noise impacts on nearby residences. The court fencing will be designed to accommodate future acoustic panels if they are determined to be necessary in the future.

Within the Park

- Acoustic panelling between the pickleball courts and skateboard park was evaluated but is not recommended. The estimated cost is \$480,000–\$500,000, while providing only a modest reduction in sound and introducing ongoing maintenance requirements.

Phased Approach

- Site preparation: demolition, removal of existing fill, grading, geotechnical improvements, and construction of the retaining walls, would need to be completed during the first phase to ensure the site is stable.
- Temporary surface treatment and drainage system would be required over the future skatepark area until construction proceeds.
- The skateboard park, located between the pickleball courts and the bowl, makes for limited construction access and machines adding complexity to the phased approach.
- Future mobilization and construction cost escalation could increase the overall project cost.
- May require the closure of the park during construction.

Proposed Pump Track – BC Hydro Land



Pump Track Proposed Funding Model

Proposed Funding Sources	Pump Track
Site Survey - CAC - Neighbourhood Serving Reserve	\$ 10,000
Design - CAC - Neighbourhood Serving Reserve	<u>\$ 25,000</u>
Total	\$ 35,000

Recommendation

THAT

1. the July 9, 2026 report from the Senior Manager, Parks, titled Gleneagles Pickleball and Skateboard Park Update and Funding Request be received for information;
2. the District of West Vancouver enter into construction agreements, less the already spent \$42,000 design cost with New Line Skateparks Inc., in the amount of \$1,456,940 to construct three pickleball courts and a street-style skateboard area, and repaint the skateboard bowl at the Gleneagles Adventure Park; with funding of:
 - a. \$485,710 from previously approved budget for this project,
 - b. \$230,000 reallocated from previously approved parks capital projects,
 - c. \$432,230 from Community Amenity Contribution - Community Serving Reserve,
 - d. \$309,000 from Community Works Fund; and
3. the District of West Vancouver:
 - a. enter into a design agreement with New Line Skateparks Inc. for \$25,000 to complete the design of a pump track located on BC Hydro lands across from the Gleneagles Community Centre (GECC) which will be submitted to BC Hydro for final approval before returning to Council for construction funding, and
 - b. authorize an additional \$10,000 for a site survey, with a total project budget of \$35,000 to be funded from the Community Amenity Contribution Fund – Neighbourhood Serving Reserve.

Thank You!
Questions?

This page intentionally left blank

This page intentionally left blank