

 Director	 Municipal Manager/Deputy Municipal Manager
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<u>COUNCIL AGENDA</u>	
Date: <u>July 20, 2026</u>	Item: <u>4.</u>



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

COUNCIL REPORT

Date:	July 9, 2026
From:	Jill Lawlor, Senior Manager, Parks
Subject:	Gleneagles Pickleball and Skateboard Park Update and Funding Request

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.

1.0 Purpose

The purpose of this report is to update Council on the results of the public engagement undertaken by New Line Skateparks Inc. (New Line), present the final design and project cost for the Gleneagles Pickleball and Skateboard Park, request additional funding for construction, and seek

funding to complete the design and site survey for a proposed pump track on the adjacent BC Hydro lands.

2.0 Legislation/Bylaw/Policy

The District's 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 note 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

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

New Line has completed the concept design of the three pickleball courts, new skateboard park, as well as painting of the skateboard bowl. The estimated cost of the project less the already spent design work costs is \$1,456,940; this does not have a contingency as this is a design/build contract New Line is required to build the project within their stated budget.

Noise and geotechnical studies were completed as part of project start-up design development to assess existing materials and suitability for construction, and \$16,100 was spent.

Geotechnical findings report additional excavation is required after bike jumps are removed to allow for import of structural fill to a 300mm depth with geogrid reinforcing across the entire site. Additional reinforcing and slip joint separation are required between the existing bowl and new skate park features. This approach will aim to mitigate any differential settling due to the unsuitable soil found below the site and reduce long-term maintenance liabilities and prolong asset life.

Significant project costs involve removal and hauling away of existing fill from the site and disposal at locations in the Lower Mainland. Staff and consultant continue to explore more cost-effective alternate locations for disposal of site fill.

The pickleball area fencing scope has expanded in response to user feedback. The revised design includes a 10-foot-high separation fence between the pickleball courts and skateboard park, in addition to fully enclosed courts, and multiple gated access points resulting in an increase in fencing requirements and costs to the project.

West and south 10-foot-high fencing will be reinforced suitably to accommodate acoustic panels should they ever be deemed necessary in the future.

Additional general site improvements include raised concrete curbing along the Spirit Trail to prevent gravel migration onto the courts, retaining wall structures to address grade differences around the northern portion of the site, and between the skate park and pickleball courts.

New landscaping will be kept to a minimum and will include trees and drought-tolerant plantings to enhance the park experience.

Including the \$42,000 design cost and the \$16,100 incurred for the noise and geotechnical studies, the total project cost is \$1,515,040.

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

Funding Available

Council has previously approved \$527,710 for the Gleneagles Pickleball and Skateboard Project. Staff have completed the first phase of the project

at a cost of \$42,000 as approved by Council and outlined below, leaving \$485,710 remaining.

Item	Amount
Design and engagement for the pickleball and skateboard areas	\$ 29,000
Feasibility and cost estimate for roof options and lighting	\$ 13,000
Total Design Cost	\$ 42,000

Parks staff have identified \$246,100 in capital funding available from projects completed, deferred, or tendered under budget, with \$16,100 already spent on the noise and geotechnical studies leaving \$230,000 for reallocation, subject to Council approval. If approved, total existing funding for the project would be \$773,810 which includes \$58,100 already spent as noted below.

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 Included in the \$527,710 remaining approved funding is \$438,940 of unspent funding related to the Hugo Ray Pickleball Project.

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

If approved, total existing funding is \$773,810 and an additional \$741,230 is required to proceed with the full project scope.

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 Skateboard Park. 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

At the February 9, 2026 regular Council meeting, staff advised that if additional funding was required following the Design Built Request for Proposal (DB-RFP) process, staff would return to Council with a request for funding from the Community Amenity Contribution (CAC) reserves.

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.

Since staff were last before Council, BC Hydro has approved, in principle, the District's use of its land for a pump track, subject to the District providing design drawings for BC Hydro's review and consideration. The design work is estimated to cost \$25,000, with an additional \$10,000 required for a site survey. Staff recommend that the total \$35,000 be funded from the CAC Neighbourhood-Serving Reserve, as the project would provide a new neighborhood-serving recreational amenity.

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

5.0 Background

5.1 Previous Decisions

At the June 9, 2025, regular meeting, Council defeated a broader proposal to upgrade Gleneagles Adventure Park. That proposal included improvements to the existing skate bowl, a new street-style skate area, a paved pump track, two or three pickleball courts, exploration of BC Hydro lands for additional recreation use, funding for concept design work, stakeholder engagement, and engineering review of possible roof and lighting options.

At the February 9, 2026, regular meeting, Council passed the following resolutions:

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 × 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.*

At the May 11, 2026, closed meeting, Council passed the following resolutions:

THAT

1. *the May 5, 2026 report from the Senior Manager, Parks, titled Gleneagles Pickleball and Skateboard Park Funding Request be received for information;*
2. *the District of West Vancouver enter into agreements with New Line Skateparks Inc.:*
 - a. *in the amount of \$29,000, funded from previously approved budget, to engage with community stakeholders on the refinement of the approved concept and prepare detailed design for three pickleball courts and a street-style skateboard area at Gleneagles Adventure Park;*
 - b. *in the amount of \$13,000, funded from previously approved budget, to complete a feasibility assessment and order-of-magnitude cost estimate for full-roof and partial-roof options, as well as lighting options, at Gleneagles Adventure Park;*
3. *a summary of Council's decision be released for public information at the May 11, 2026 regular Council meeting; and*
4. *staff present to Council the design and budget for approval on or before the July 20, 2026 regular Council meeting.*

5.2 History

At the June 9, 2025, regular Council meeting, staff presented the results of community engagement on proposed upgrades to Gleneagles Adventure Park. The proposed plan included enhancements to the existing

skateboard bowl, a new street-style skate feature, a paved pump track, and two regulation-size pickleball courts.

During the meeting, members of the pickleball community expressed concerns that two courts would be insufficient to meet existing and future demand in the Gleneagles area. Council did not approve the proposal as presented. Instead, Council directed staff to investigate the feasibility of partnering with BC Hydro to develop additional pickleball courts on the BC Hydro substation lands located across from the GECC.

At the February 9, 2026, regular Council meeting, Council approved proceeding with a DB-RFP for the construction of three pickleball courts, a street-style skateboard area, and the repainting of the existing skateboard bowl within the approved available funding of \$527,710.

Council also directed staff to obtain feasibility assessments and order-of-magnitude cost estimates for full-roof, partial-roof, and lighting options for the facility. In addition, staff were directed to continue exploring the feasibility of constructing a pump track on BC Hydro lands located across from the GECC.

The District went out to Request for Proposal for DB-RFP, New Line was selected and asked to complete the design, conduct stakeholder consultation, and bring back the actual costs of construction for council's consideration at or before the July 20, 2026, council meeting.

6.0 Analysis

6.1 Discussion

New Line completed the preliminary design and refined the concept based on feedback received through the community engagement process.



South Side view - Pickleball Court - perspective

The design includes three fully enclosed courts with 10-foot-high outside perimeter fencing and gated access at two entry points to each court that provide safety and accessibility for players. A 4-foot-high divider fence is proposed internally between the courts to separate play areas from pedestrian areas while maintaining visibility to all areas with 8-foot fence between the north court and the middle court. The 10-foot-high perimeter fencing includes the separation fence between the pickleball courts and adjacent skateboard park, as well as fencing along the Spirit Trail, to help contain balls within the playing area and minimize conflicts with other park users. The existing Spirit Trail alignment would remain largely unchanged, with only minor modifications required near the north pickleball court to accommodate court access.

A central gathering space with picnic tables is also incorporated into the design, providing a welcoming area for park users to socialize, and foster a strong sense of community among users. Together, these features create a functional and inviting recreation space that integrates with the surrounding park amenities.



North Side view (Fire Hall) - Skateboard Park Perspective

The proposed street-style skateboard park is designed to complement the existing transition (bowl) terrain and provide a diverse range of riding experience for skateboarders, scooter riders, and BMX users of varying skill levels. The design incorporates a range of street-style features that support skill progression, offering lower-level elements for beginners while

still providing opportunities for more advanced users to challenge themselves and develop increasingly complex skills. These features help riders build confidence, balance, and technical abilities that can serve as a pathway to using the bowl terrain.

The layout has been carefully designed to ensure appropriate spacing between features, allowing users to maintain flow throughout the park by linking multiple tricks and movements together. This creates a more dynamic and engaging riding experience while maximizing the functionality of the available space.

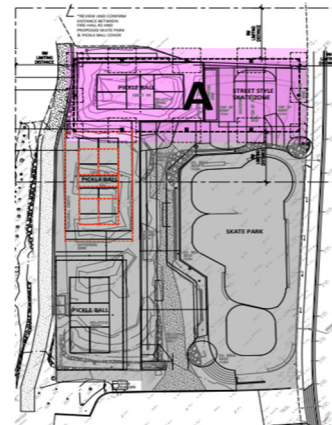
A spectator seating area is proposed on the northeast side of the skateboard park to provide viewing opportunities for park users, helping to create a welcoming and inclusive community gathering space.

Roof Feasibility Assessment

As part of the concept design process, staff explored three potential roof coverage options for the proposed Gleneagles Pickleball Courts and Skateboard park. The assessment considered constructability, impacts to existing infrastructure, operational benefits, permitting requirements, site constraints, and overall project cost. All three options were found to present significant challenges due to the constrained nature of the site, proximity to the Fire Hall, existing utilities, and the need for substantial structural foundations.

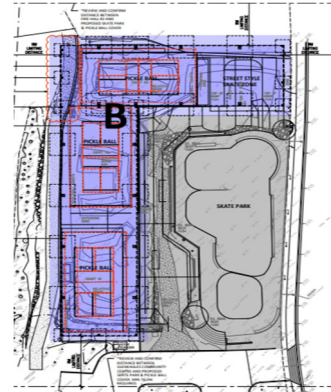
- Option A – Partial Coverage

Option A proposed a roof over the north pickleball court and a portion of the north street-style skate area. While it provided a balance between pickleball and skateboard park users and minimized impacts to the existing bowl, it would require court redesign, utility relocations, fire separation measures, additional geotechnical investigations, and rezoning approvals. Excluding the pickleball and skateboard park construction, the roof would add approximately one year to the project schedule and is estimated to cost **\$1.4 million**.



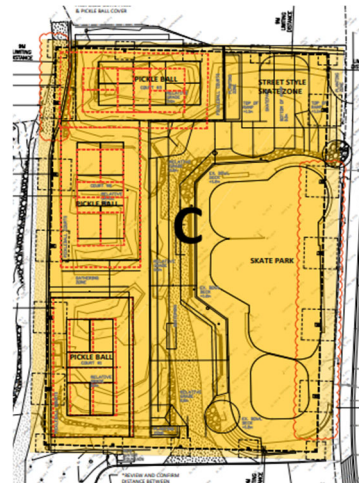
- Option B – Expanded Coverage

Option B proposed a roof over all three pickleball courts and a small portion of the street-style skateboard park area. This option would provide greater weather protection and year-round use but would require a significantly larger structure, increased foundation requirements, utility and servicing upgrades, and more complex permitting. Excluding the pickleball and skateboard park construction the estimated cost is **\$2.8 million**.



- Option C – Full Site Coverage

Option C proposed a roof over the entire facility, including the pickleball courts, street-style skateboard park, and existing bowl. To accommodate the structure, the existing bowl would need to be substantially modified, resulting in significant changes to its layout and functionality. This option would involve extensive engineering, foundation, utility, and permitting challenges, adding approximately one year to the project schedule. It was identified as the most costly and technically challenging option. Excluding the pickleball and skateboard park construction, the estimated cost is **\$3.7 million**.



While roof coverage would provide increased weather protection and year-round use, all three options introduce significant costs, design complexity, permitting requirements, and project delays. With estimated costs ranging from \$1.4 million to \$3.7 million, and considering the impacts to the site layout, existing facilities, and project timeline, both community feedback and staff do not support pursuing a roofed option as part of the current project.

Lighting Feasibility Assessment

The feasibility study confirmed that sports lighting for the entire site is technically achievable and would extend evening use of the facility. However, limited pole locations, deep foundation requirements, and the need for 30–50 ft tall poles create significant design and construction challenges. The estimated cost is \$375,000–\$450,000, plus a BC Hydro power connection estimated at \$12,000. Solar-powered sports lighting was evaluated but is not considered practical due to its higher cost, greater maintenance requirements, and limited battery performance under winter and cloudy conditions. Given the additional costs and site constraints, staff do not recommend including sports lighting as part of the current project.

Acoustic Feasibility Assessment

The feasibility study evaluated the installation of a 3-metre-high clear acrylic acoustic wall between the proposed pickleball courts and skateboard park to reduce sound transmission between the two activities. This approach could provide a modest reduction in sound transmission between the two sports, while maintaining visibility through the site, supporting safety and Crime Prevention Through Environmental Design principles.

However, the wall would also create a physical separation between activity areas, require ongoing maintenance, and increase drying times on both the court and skateboard park surfaces following rainfall. In addition, acrylic surfaces are susceptible to graffiti and scratching, and while graffiti can be removed, it often leaves a permanent cloudy or hazy appearance that can diminish visibility and the overall aesthetic quality of the structure over time. The estimated cost of the acoustic wall is approximately \$480,000–\$500,000 for installation and would involve an increase in operating maintenance budget for this park.

Given the significant cost, limited acoustic benefit, and operational challenges associated with the structure, staff do not recommend including an acoustic wall as part of the current project.

In addition, the proposed pickleball courts exceed the setback distances recommended in Pickleball BC's *A Guide to Pickleball Court Planning and Operation*. The separation from neighboring residences is expected to help reduce potential noise impacts.

Bike Pump Track

BC Hydro has advised that the proposed pump track concept can proceed to concept design and negotiations, subject to several site-specific requirements being addressed through the design process, including the potential replacement of the existing septic system with a sewer connection. To advance the project, staff recommend allocating \$35,000, including \$25,000 to retain New Line to prepare a detailed pump track design and \$10,000 to complete the required site survey. Using the same consultant that designed the Gleneagles Pickleball and Skateboard park will help ensure the two facilities are integrated, complementary in character, and provide a cohesive user experience across both sites.

Phasing Consideration

Constructing the project in two phases, with the pickleball courts completed first and the skateboard park constructed at a later date, would have both cost and construction implications. A significant component of the project cost is the demolition, earthworks, geotechnical improvements, and site preparation required to prepare the site for development. As a result, much of this work, including demolition, removal of existing fill,

grading, geotechnical improvements, and construction of the retaining walls, would still need to be completed during the first phase to ensure the site is stable and to avoid costly rework.

Although phasing reduces upfront installation costs, it transfers costs into future phases, where construction will be more complex, more disruptive, and ultimately more expensive to complete. A temporary surface treatment and drainage system would be required over the future skateboard park area until construction proceeds, representing an additional cost that would ultimately be removed or replaced. Because the skateboard park is proposed for the central and northern portions of the site, completing the pickleball courts first would also significantly reduce construction access for the second phase. Future contractors would be required to mobilize equipment through a much smaller work area between the existing skate bowl and the completed pickleball courts, increasing construction complexity, limiting equipment size, and potentially extending the construction schedule.

Constructing the skateboard park as a separate phase would also require future contractor remobilization, additional design and contract administration fees, and expose the project to construction cost escalation, increasing the overall project cost. A second construction period would also result in additional disruption to park users and create a greater risk of damage to the newly completed pickleball facilities. It may even be necessary to close the pickleball courts during the construction of the skateboard park. Overall, constructing the project under a single contract provides the greatest construction efficiency, minimizes disruption, and represents the most cost-effective approach.

6.1 Climate Change & Sustainability

The project supports active transportation and outdoor recreation by enhancing connections to the Spirit Trail and providing new recreational amenities for residents of all ages and abilities. The design maximizes the use of existing infrastructure, including stormwater management systems and site servicing, while retaining significant trees, boulders, and natural features where possible. Stormwater runoff from the new impervious surfaces will be managed through the existing drainage network and detention facilities, supporting responsible site drainage and long-term sustainability.

6.2 Public Engagement and Outreach

The District and New Line undertook public engagement to gather input on the proposed pickleball courts and skateboard park improvements. An in-person concept workshop was held on June 3, 2026, at the Gleneagles Clubhouse, followed by an online survey open from June 3 to June 7, 2026. A total of 131 individuals participated in the survey, with approximately 35 pickleball users and 15 skateboard park users attending the in-person engagement session. Survey results indicated that 71% of respondents supported the project. Feedback received through the

engagement process directly informed the proposed design, including the court layout, fencing configuration, gathering spaces, skateboard park features, and site amenities.

6.3 Other Communication, Consultation, and Research

Staff continue to work with BC Hydro regarding the potential development of a pump track on adjacent BC Hydro lands. BC Hydro has completed its initial review of the concept and advised that it is supportive of the project proceeding to the next stage, subject to several site-specific requirements being addressed through the design process, including the potential replacement of the existing septic system with a sewer connection.

7.0 Options

7.1 Recommended Option

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,
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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.

7.2 Considered Options

THAT the recommendations set out in the July 9, 2026 report from the Senior Manager, Parks regarding the Gleneagles Pickleball and Skateboard Park Update and Funding Request not be approved.

OR

THAT staff provide further information on the Gleneagles Pickleball and Skateboard Park Update and Funding Request as directed by Council.

8.0 Conclusion

The proposed Gleneagles Pickleball and Skateboard Park project responds to community interest in both pickleball and skateboarding amenities within the Gleneagles neighborhood. The recommended design reflects feedback received through public engagement and balances the needs of pickleball players, skateboarders, neighboring residents, and the surrounding park environment. The project will provide three dedicated pickleball courts, a new street-style skateboard park that complements the existing bowl, and improvements to the existing skateboard park surface, creating a recreational destination that serves a wide range of ages and abilities.

Staff have worked with New Line Skateparks Inc. to refine the design, evaluate potential enhancements such as roofing, lighting, and acoustic mitigation, and develop a cost-effective solution that can be delivered within the constraints of the site. The recommended option focuses available funding on the core recreational amenities while avoiding significant additional costs and project delays associated with roofed facilities, sports lighting, and acoustic walls.

In addition, BC Hydro has indicated support in principle for exploring a pump track on the adjacent BC Hydro lands. Advancing a detailed design at this time will allow staff to continue discussions with BC Hydro and evaluate the feasibility of creating a complementary cycling amenity that would further enhance recreational opportunities within the Gleneagles area.

Approval of the recommendations will allow construction of the Gleneagles Pickleball and Skateboard Park to proceed while advancing the next phase of planning for a potential future pump track.

Author:


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